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April 12, 2021

File Number: 57ER-265809

BY EMAIL

South Valley Area Planning Commission
Los Angeles Department of City Planning
6262 Van Nuys Blvd., Ste. 251
Van Nuys, California 91401
Email: apcsouthvalley@lacity.org

Re: Response to Appeal of Case No. DIR-2018-2336-SPP-SPPA
for 21515 Vanowen Street Project

Dear President Dierking and Honorable Commissioners:

This firm represents 21515 Vanowen Street Associates, LLC (the "Applicant") regarding the development project at 21515 Vanowen Street (the "Project") in Warner Center that is subject to the Warner Center 2035 Specific Plan ("WC2035 Plan").

On November 24, 2020, the Coalition for Valley Neighborhoods (the "Coalition"), represented by Dr. Gina K. Thornburg, its Executive Director, filed an appeal (the "Appeal") of a written determination dated November 9, 2020 from the Director of Planning (the "Director") that approved Case No. DIR-2018-2336-SPP-SPPA (the "Determination") for Project Permit Compliance and Project Permit Adjustment.

The Appeal is based on two grounds: first, the Coalition argues that under the California Environmental Quality Act ("CEQA"), the Director erred in finding that the Project is within the scope of the WC2035 Plan Program Environmental Impact Report (the "WC2035 EIR"), and that a Supplemental EIR should be required before project approval; second, the Coalition argues that the Director should impose a Condition of Approval setting aside a certain percentage of housing units for Low Income and Extremely Low Income households. For the reasons presented below, the Appeal has no merit and we therefore respectfully request that the Area Planning Commission (the "APC") deny it and approve the Project. Please include this letter in the administrative record for consideration by the APC at the hearing on the Appeal scheduled for April 22, 2021.

I. RESPONSE TO THE FIRST GROUND OF APPEAL

In its first ground of appeal, the Coalition argues that under CEQA, the Director erred in finding that the Project is within the scope of the WC2035 EIR, and that a Supplemental EIR should be required before project approval. The Coalition relies on Public Resources Code ("PRC")

Section 21166, and argues that a Supplemental EIR should be required because (1) substantial changes have occurred with respect to the circumstances under which the Project is being undertaken which will require major revisions in the WC2035 EIR, and (2) new information, which was not known and could not have been known at the time the WC2035 EIR was certified as complete, has become available. (Appeal, pp. 2-7) The Coalition conflates these two distinct legal arguments in its appeal and relies on the same set of facts for both arguments, neither of which is supported by the facts and law.

A. There Is No Substantial Change In Circumstances As Defined In PRC § 21166(b).

The Coalition argues that a Supplemental EIR should be prepared before project approval because there have been "substantial changes ... with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report," which would trigger a Supplemental EIR under PRC § 21166(b). (Appeal, p. 2)

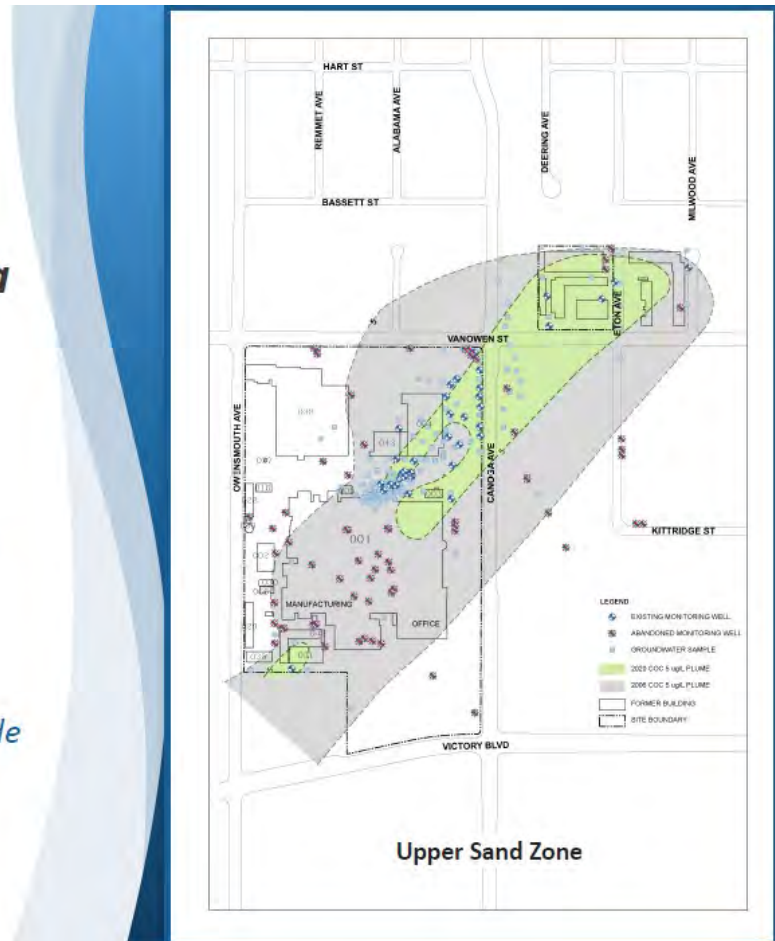
The "substantial changes" the Coalition references are related to a November 19, 2020 public meeting held by the Los Angeles Regional Water Quality Control Board (the "LA Water Board"). The Coalition alleges that at this meeting, the LA Water Board "disclosed new information" that raises the question of "whether or not the toxic contamination underlying the site known as Raytheon Technologies Corporation – Canoga Avenue Facility (which includes the address 21600 Vanowen St. across from the Project site) had migrated to the Project site." Specifically, the Coalition argues that the new information regarding the Project site includes the "map of the toxic contamination migrating off-site from Raytheon-Canoga Avenue Facility." According to the Coalition, the map, which was shared by the LA Water Board at the November 19, 2020 meeting, "shows that as of 2000 the plume of toxic contamination extended to underneath the southeastern corner of the Project site." Moreover, the Coalition claims that the map "indicates a 20-year gap in knowledge regarding the location of the toxic plume's off-site migration across the street to the Project site." The Coalition argues that this "new information" constitutes "substantial changes ... with respect to the circumstances," and because the WC2035 EIR was approved without this information, a Supplemental EIR should be prepared and the project approval should be denied. (Appeal, pp. 2-3)

The Coalition's presentation of the relevant facts contains numerous inaccuracies and omissions. The LA Water Board's November 19, 2020 meeting did not reveal any new information that indicated that there has been substantial changes in circumstances at the Project site. The purpose of the meeting was for the LA Water Board to provide updates to the public regarding the ongoing clean-up and remediation efforts at the Canoga Avenue Facility ("CAF") site and to solicit public comment as the LA Water Board considers issuing a "No Further Soil Matrix Remediation Letter." The "map" that was shown during the LA Water Board's presentation, as shown in Figure 1 below, which the Coalition refers to as the "map of the toxic contamination migrating off-site from Raytheon-Canoga Avenue Facility," was meant to demonstrate the progress in groundwater clean-up that has been made between 2006 and 2020. On the map, the gray shading specifies the area of groundwater plume in the year 2006, while the green shading shows the area of groundwater plume in the year 2020. According to the LA Water Board presentation, this map shows that in the past 14 years, the area affected by groundwater contamination has been greatly reduced in size.

Figure 1

Site Assessment: Groundwater *Evaluación del Sitio: Agua Subterránea*

- Assessment
Evaluación
- Chemicals of concern
Sustancias químicas de interés
- Extent of groundwater impacts
Alcance de los impactos de las aguas subterráneas



Nevertheless, the Coalition asserts that the map "shows that as of 2000 the plume of toxic contamination extended to underneath the southeastern corner of the Project site," and that the map "indicates a 20-year gap in knowledge regarding the location of the toxic plume's off-site migration across the street to the Project site." (Appeal, p. 3) In addition to seemingly having the incorrect date, the Coalition's claim that this map shows the toxic plume's off-site migration from the CAF site to the Project site is completely unfounded. Quite the opposite, as the LA Water Board made clear at the meeting, this map demonstrates that the area affected by groundwater contamination has been greatly reduced in the past 14 years. Figure 1 illustrates that the groundwater plume has been retreating from the Project site.

CEQA provides that a Supplemental EIR may be required if "substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report." PRC § 21166(b). The CEQA Guidelines amplify the statutory language: under 14 Cal Code Regs § 15162(a)(2), no Subsequent or Supplemental EIR will be required unless substantial changes occur with respect to the

circumstances under which the project is undertaken will require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, in order to trigger a Supplemental EIR under 21166(b), the changed circumstances must not only be substantial, but also must result in new or more severe significant environmental impacts.

California courts construe these parameters narrowly. For example, in *Fund for Environmental Defense v. County of Orange*, 204 Cal.App.3d 1538 (4th Dist. 1988), an environmental group challenged a decision to issue a use permit for a research and laboratory complex under a 5-year-old EIR. The original use permit expired, and the developer later changed the project and applied for a new use permit. In the interim, a wilderness park adjacent to the project had been expanded to surround the site. The petitioners asserted that changed circumstances relating to the expansion of the wilderness park required preparation of a Supplemental EIR. The court rejected the challenge, holding that the record demonstrated that the change in circumstances raised no new adverse effects. Although the land surrounding the project had been designated as a park, the physical character of the area did not change. Therefore, there would be no new significant environmental impacts that were not considered in the previously certified EIR.

Here, as in *Fund for Environmental Defense*, there has been no substantial change in circumstances that will result in new or more severe significant environmental impacts that were not analyzed in the previous EIR. The WC2035 EIR was certified in 2013. The WC2035 EIR previously identified potential significant impacts with respect to VOCs in groundwater at shallow depths (15 to 20 feet below the ground surface). (WC2035 Draft EIR, p. 4.6-2) Specifically, the WC2035 EIR determined that concentrations of chlorinated solvents (e.g., PCE, TCE) may be present at the CAF site. (*Id.*) The WC2035 EIR also analyzed the CAF site's ongoing groundwater monitoring stating, "As of the most recent monitoring report in 2006, PCE was reported at a concentration of 28 ppb in a monitoring well in the northeastern corner of the facility, on the northeastern corner of Vanowen and Canoga Avenue." (*Id.*)

Accordingly, to address the potential for known significant impacts related to hazards and hazardous materials within the WC2035 Plan area, the City adopted mitigation measures HAZ-1 through HAZ-5. Mitigation measure HAZ-1 requires that "individual projects conduct a Phase 1 Environmental Site Assessment to identify any hazardous materials/wastes that could be present on each project site. The Phase 1 will also include recommendations and measure for further site assessment (Phase 2) and mitigation (Phase 3) to address any hazardous materials/wastes potentially present on each site including any asbestos and lead-based paint." In addition HAZ-2 requires that a Phase 2 Site Assessment be conducted as may be indicated by the site-specific Phase 1 Environmental Site Assessment. Should a Phase 2 Site Assessment indicate contamination a Phase 3 Mitigation Plan shall be designed and implemented to the satisfaction of the appropriate regulatory agency (DTSC, LARQCB, LAFD or other regulatory agency as appropriate)." (*Id.* at 4.6-7; WC2035 Final EIR, pp. V-16-17)

With the implementation of said mitigation measures, the WC2035 EIR concluded that the potential for significant impacts related to hazards and hazardous materials would be less than significant. (WC2035 Draft EIR, p. 4.6-7) Therefore, the groundwater contamination and related environmental impacts caused by the CAF site prior to 2013 have been fully analyzed in

the WC2035 EIR. Moreover, the City incorporated and adopted said mitigation measures as conditions of approval in the Determination, and thus the Project would be required to comply with mitigation measures HAZ-1 and HAZ-2 prior to any issuance of a building permit.

In addition, as discussed above, the site investigation at the CAF site began in 1984 and clean-up and remediation efforts at the CAF site have been ongoing since at least 1991. (Phase 1 ESA Addendum, p. 8) The environmental conditions emanating from the CAF site predate the WC2035 EIR certification in 2013 by many years and although contaminant levels have decreased significantly over time, the hazardous conditions persist within the CAF site vicinity. This was recently confirmed when the Applicant was asked to prepare a series of environmental site assessments for the Project site, as further detailed below. In short, the Phase 2 Environmental Site Assessment (the "Phase 2 ESA") prepared for the Project site confirmed that VOC-impacted groundwater has migrated northerly from the CAF site and off-gassing of PCE has occurred and been detected on the Project site. (Phase 2 ESA, p. 3) This finding is consistent with the potential significant impacts identified in the WC2035 EIR and has already been addressed by the adopted mitigation measures HAZ-1 and HAZ-2.

In sum, there is no substantial change in circumstances that warrant preparation of a subsequent or supplemental EIR. To the contrary, the WC2035 EIR expressly considered potential environmental impacts from the known presence of subsurface contamination at the CAF site and required implementation of site-specific mitigation measures that ensured that the potential for significant impacts related to hazards and hazardous materials within the WC2035 Plan area would be less than significant. If anything, the physical character of the groundwater plume has significantly diminished and the related environmental impacts of the CAF site have become less severe since 2006 due to the substantial reduction of area affected by the groundwater plume. Therefore, the Coalition has failed to present any substantial evidence that would require the preparation of a Supplemental EIR under PRC Section 21166(b).

B. No New Information Has Become Available As Defined In PRC § 21166(c).

Relying on the same set of facts, the Coalition also claims that a Supplemental EIR should be prepared before project approval because of "new information, which was not known and could not have been known at the time the environmental impact report was certified as complete," which would trigger a Supplemental EIR under PRC § 21166(c). (Appeal, p. 2)

The Coalition again points to the November 19, 2020 LA Water Board meeting as the source of "new information," including the map that allegedly shows the "20-year gap in knowledge regarding the location of the toxic plume's off-site migration across the street to the Project site." The Coalition asserts that "the Program EIR for the Warner Center 2035 Specific Plan was approved without this knowledge or information," thus a new Supplemental EIR should be prepared and the Director's approval should be denied. (Appeal, p. 4)

CEQA provides that a Subsequent or Supplemental EIR is required if "new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." PRC § 21166(c). The CEQA Guidelines amplify the statute by providing that the new information trigger applies only to new information that was not

known and could not have been known "with the exercise of reasonable diligence" when the prior environmental review was completed, and that the new information be of "substantial importance." 14 Cal Code § 15162(a)(3).

In *Moss v. County of Humboldt*, 162 Cal.App.4th 1041 (1st Dist. 2008), the court held that a statement about some level of increased contamination in a creek did not make any showing that there would be a new significant impact, and thus failed to demonstrate that the new information was "of substantial importance." In *No Oil, Inc. v. City of Los Angeles*, 196 Cal.App.3d 223 (2nd Dist. 1987), the City of Santa Monica claimed that the EIR for a proposed exploratory oil well was deficient because it did not evaluate a study that was submitted to the city after certification of the EIR, that contradicted the conclusion of studies relied on in the EIR. The court rejected Santa Monica's claim and reasoned that since there was no showing that the information contained in the study was not and could not have been known at the time the EIR was certified as complete, a Supplemental EIR discussing the new study was not required.

As discussed above, notwithstanding the Coalition's assertion to the contrary, the LA Water Board's November 19, 2020 public meeting did not reveal any "new information" – the map that the Coalition emphasizes as the crucial new piece of information, merely shows that between 2006 and 2020, the area around the CAF site affected by groundwater contamination has been greatly reduced in size due to the remediation efforts undertaken. Even if this information is considered "new," it is immaterial here because it cannot be said to be of "substantial importance," since the information demonstrates no new significant environmental impact that was not otherwise analyzed and disclosed in the WC2035 EIR. Once again, the remediation efforts at the CAF site have been ongoing since at least 1991, while the WC2035 EIR was certified in 2013.

Furthermore, as stated above, the City analyzed the CAF's ongoing groundwater monitoring and adopted mitigation measures HAZ-1 and HAZ-2 to address potentially significant impacts related to hazards and hazardous materials within the WC2035 Plan area. (WC2035 Draft EIR, pp. 4.6-2, 4.6-7) Therefore, the information regarding the contamination at the CAF site could have been known with the exercise of reasonable diligence, and frankly was known to the City when it certified the WC2035 EIR in 2013. The Coalition also claims the presence of toxic contaminants' "potential but uninvestigated migration northeastward and northward" from the CAF site to the Project site, citing no evidence that this migration could not have been known "with the exercise of reasonable diligence" when the WC2035 EIR was certified. Therefore, because the Coalition has failed to make a showing of any new information that there would be a new significant impact that was not known or could not have been known when the WC2035 EIR was certified in 2013, a Supplemental EIR is not required under PRC § 21166(c).

In addition to these two arguments under Section 21166, the Coalition also makes several arguments and requests that have no CEQA bearing. For example, the Coalition repeatedly requests that the LA Water Board be given jurisdiction over the Project site, without citing any legal authority to support that request. (Appeal, pp. 4-5) Contrary to the Coalition's position, the LA Water Board has no jurisdiction over the preparation of a Phase I ESA, (Appeal, p. 5), which involves a desktop review and site visit to ascertain known environmental conditions, and which is performed by a qualified environmental professional. 40 C.F.R. § 312.21. Furthermore, the

LA Water Board already has exercised jurisdiction over the cleanup action being conducted at the CAF site, and that jurisdiction extends to the off-site migration of contaminants from the CAF site. The Project site is not the contaminated CAF site, however, and there is no justification for the LA Water Board to assume jurisdiction over the Project site itself because the Project site is not the source of the contaminants emanating from the CAF site.

The Coalition also argues that residents and surrounding communities "should have reason to trust the LADCP to do all within its authority to ensure that area residents enjoy the 'benefits of a healthy environment' and that the 'burden of pollution' are not 'focused on sensitive populations or on communities that already are experiencing its adverse effects.'" (Appeal, p. 7) As further addressed below, mitigation measure HAZ-2 is adequate to address the potential impacts related to hazards and hazardous materials and no further mitigation is required under CEQA.

C. Existing Mitigation Measure HAZ-2 Is Adequate To Address The Potential Impacts Related to Hazards and Hazardous Materials.

1. The WC2035 EIR Deferred Mitigation Was Appropriate Under CEQA.

The CEQA Guidelines provide that mitigation measures may specify performance standards for mitigating a significant impact when it is impractical or infeasible to specify the specific details of mitigation during the EIR review process, provided the lead agency commits to implement the mitigation, adopts the specified performance standard, and identifies the types of actions that may achieve compliance with the performance standard. 14 CCR § 15126.4(a)(1)(B). While the general rule against deferred mitigation bars "loose or open-ended performance criteria," a requirement that mitigation be developed in consultation with regulatory agencies can be sufficient to ensure that potential impacts will be adequately mitigated. *Rialto Citizens for Responsible Growth v City of Rialto*, 208 Cal.App.4th 899, 945 (4th Dist. 2012). In addition, a lead agency may rely on future studies to devise the specific design of the mitigation measure when the results of later studies are used to tailor mitigation measures to fit on-the-ground environmental conditions. *City of Maywood v Los Angeles Unified Sch. Dist.*, 208 Cal.App.4th 362, 411 (2nd Dist. 2012) (upholding mitigation measure, based on further investigation of contamination at project site, calling for development of hazardous materials remediation plan); *Residents Against Specific Plan 380 v County of Riverside*, 9 Cal.App.5th 941, 971 (4th Dist. 2017) (upholding agency's use of performance standard, rather than prescriptive mitigation measures, to allow implementation of mitigation to be tailored to fit final project design and then-available technology).

Here, the WC2035 EIR recommended and the City adopted mitigation measure HAZ-2, which provides that a Phase 2 Environmental Site Assessment shall be conducted as may be indicated by a site-specific Phase 1 Environmental Site Assessment. If the Phase 2 Environmental Site Assessment indicates contamination, then a Phase 3 Mitigation Plan shall be designed and implemented to the satisfaction of the appropriate regulatory agency, such as the LA Water Board or other regulatory agency as appropriate. The WC2035 EIR concluded that significant impacts related to hazards and hazardous materials within the WC2035 Plan area would be less than significant with implementation of such mitigation. Mitigation measure HAZ-2 relies on industry experts utilizing widely-accepted standards to evaluate site-specific

environmental impacts in a Phase 2 Environmental Site Assessment and the development of Phase 3 Mitigation. Consistent with established case law, this type of deferred mitigation was appropriate because the WC2035 EIR could not feasibly specify detailed mitigation measures because it programmatically studied an entire geographic area and did not have site-specific information about the environmental condition of each individual project site. Thus, each individual project would be required to undergo a site-specific environmental site assessment to ensure that any potential significant impacts are mitigated to a level of insignificance.

2. Implementation of Mitigation Measure HAZ-2 Would Reduce Potential Impacts Related to Hazards and Hazardous Materials To Less Than Significant.

On August 29, 2016, Centec Engineering completed a Phase I Environmental Site Assessment ("Phase I ESA") in compliance with ASTM E1527-13. A true and correct copy of the Phase I ESA is attached hereto as Exhibit 1. The Phase I ESA included a site visit and a desktop review of known cases of contamination within a one-mile radius of the Project site, including a review of the ongoing remedial action at the CAF site. With respect to the CAF site, the Phase I ESA concluded that "groundwater monitoring indicates the plume flows northeasterly and does not impact the subject property." (Phase I ESA, p. 2.)

The City asked the Applicant to update the Phase I ESA, so the Applicant retained Centec Engineering to prepare an Addendum to Centec Engineering's Phase I Environmental Site Assessment, dated February 25, 2021 (the "Phase I Addendum"). A true and correct copy of the Phase I Addendum is attached hereto as Exhibit 2. The Phase I Addendum included an in-depth desktop review of data from the CAF site (called the "UTC Site" in the Phase I Addendum) and analysis of the efficacy of that remedial action and of the potential for vapor encroachment conditions beneath the Project site. The Phase I Addendum concluded:

In sum, based on the available and most current data for the UTC Site, it appears UTC followed an assertive path in identifying and remediating the various areas of contamination at the former rocket engine facility south of the Sandstone Property. UTC Site investigations have been ongoing since 1984, and remedial actions utilizing soil excavation, groundwater pump and treat systems, and in-situ enhanced biodegradation have been ongoing since 1991. Contaminant levels have decreased significantly, both from source removal of vadose zone soils and groundwater remediation, and plume maps depict an ever-narrowing outer plume boundary that continues to move farther away from the Sandstone Property. Remedial actions have been very successful in reducing the contaminant mass and the VOC concentrations at the UTC Site, and the ongoing actions are fully expected to continue the reduction process. It therefore appears reasonable to conclude that no significant vapor encroachment condition would be likely for the Sandstone Property at this time.

Nevertheless, the Applicant was asked to prepare a Phase 2 ESA in compliance with mitigation measure HAZ-2, as well. On March 23, 2021, Centec completed a Soil Vapor Survey (the "Phase 2 ESA") to determine whether soil vapor beneath the Project site has been impacted by volatile organic compounds ("VOCs"). A true and correct copy of the Phase 2 ESA is attached hereto as Exhibit 3. The sampling conducted at the Project site pursuant to the Phase 2 ESA detected VOCs in soil vapors beneath the site. (Phase 2 ESA, p. 3) Consequently, and consistent with the requirements of mitigation measure HAZ-2, Centec recommended that the Applicant "incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, into the design of the proposed residential development to mitigate the potential risk of soil vapor intrusion into the future structure." (Phase 2 ESA, p. 4) Centec added that "[i]ntegration of such vapor mitigation technology in accordance with DTSC's promulgated guidance documents, including DTSC's Vapor Intrusion Mitigation Advisory, dated October 2011, has been shown to significantly reduce the risk of vapor intrusion." (*Id.*) The Phase 2 ESA also stated that "[s]oil vapor mitigation technologies are increasingly common and found at numerous developments on impacted properties throughout the City of Los Angeles and elsewhere in the State." (*Id.*) Indeed, the Phase I Addendum had already identified one such residential development on VOC impacted soils directly adjacent to the Project site (Case No. DIR-2015-3494-SPP-SPPA):

Centec notes that a new apartment complex, known as Mira Apartments, has recently been completed at 21425 Vanowen Street across Alabama Avenue directly east of the Sandstone Property. The new complex appears to be 6 stories and features "174 contemporary apartment homes" and underground parking. Its southeast corner is approximately 200 feet closer than the Sandstone Property to the northeasterly flowing plume migrating away from the UTC Site source area and it is 200 feet closer to the contaminants present from former gas station-related releases identified in the Phase I ESA at 21401 Vanowen Street 340 feet east of the Sandstone Property. Centec understands an excavation of the former UST bed and other soils at the former gas station had been approved for this site to further a path toward closure and to accommodate its redevelopment plan that will also include subterranean parking for an apartment complex.

Centec also confirmed that a large apartment complex completed in 2012-2013 east of the CAF site located at 67011 Eton Avenue, known as Eton at Warner Center, installed a vapor mitigation sub-slab barrier system. (Phase 2 ESA, p. 5) The Eton at Warner Center includes subterranean parking like the Project, and appears to be near the southeastern edge of the CAF site groundwater plume. (*Id.*) As such, there is clear precedent for the City's review and approval of the type of vapor mitigation technology recommended by Centec within the Project vicinity to address the very impact at issue in this case.

Furthermore, Centec was asked to prepare an Addendum to the Phase 2 ESA ("Phase 2 ESA Addendum"), attached hereto as Exhibit 4, which further demonstrates that through compliance with mitigation measure HAZ-2 the impacts of the Project will be rendered less than significant.

Centec further substantiated the efficacy of protective sub-slab vapor barrier technology in its Phase 2 ESA Addendum to demonstrate that the technology is effective in mitigating health risks from soil vapor intrusion. (Phase 2 ESA, pp. 3-5) The Phase 2 ESA Addendum examines design features of the Project's conceptual design that, when considered in conjunction with an engineered vapor mitigation technology such as a vapor barrier or sub-slab venting system, will mitigate the risk of vapor intrusion impacts on the residents of the Project to less-than-significant levels. The existing design features Centec identified in the Phase 2 ESA Addendum include: (1) two levels of subterranean parking with a large vehicle driveway, which will continuously act as a natural vent for any vapors that might enter the garage, (2) a mechanical ventilation system in the subterranean parking levels, which will further pull VOCs from the air within the garage area and vent them outward from the building, (3) a 3 to 4 foot steel-reinforced concrete slab, which will serve to prevent vapors from being able to penetrate through it, (4) at least half of the ground floor level is designed with either open area for vehicle parking, bike storage, or other uses that do not include human occupancy, and the ground floor "Live-Work" units will be ventilated with outdoor air from commercial access to the street, and (5) the intervening level of above-grade parking on the second floor has continuous openings to the outside air, which further serves to ventilate air within the parking level and prevents it from rising further upwards to the six levels of apartment units above. (*Id.* at 2-3)

For all these reasons, mitigation measure HAZ-2 in the WC2035 EIR, and as incorporated and adopted as a Project condition of approval in the LOD, is adequate and the proposed vapor mitigation technology will reduce any potential site-specific impacts related to soil vapor intrusion to less than significant.

II. RESPONSE TO THE SECOND GROUND OF APPEAL

In its second ground of appeal, the Coalition argues that the Director should impose a Condition of Approval setting aside 7.5% of the units in the Project for Low Income Households, and 7.5% of the units for Extremely Low Income households, both categories for 55 years. As justification for this request, the Coalition points to the fact that the Project site is in an underserved and economically disadvantaged area, that few residential units approved for Warner Center will be set aside for households earning service and hospitality sector wages, and that affordable housing is needed amid a pandemic-induced economic crisis and homelessness crisis.

While more affordable housing is a worthy goal in terms of public policy, the request that the Director should reject the Project for a lack of affordable housing is not supported by law. The WC2035 Plan does not establish affordability requirements that would apply to the Project, so the provision of affordable housing is not a legal requirement. The only section of the WC2035 Plan that discusses potential affordable housing for development projects is Section 5.3.5, which provides that affordable housing is one of the public benefits that could be included in a development agreement between an applicant and the City, in exchange for which the applicant would vest its development rights sooner than would otherwise be the case. However, the Applicant is not seeking a development agreement with respect to the Project.

Contrary to the Coalition's assertion, the Director does not have the discretion to require a certain percentage of units be set aside for low-income households. The Applicant is not

requesting entitlements or incentives that would require the recordation of an affordable housing covenant, and the City cannot require the Applicant to set aside affordable units where none is required by law. Therefore, the Coalition's second ground of appeal is without merit.

For all of the reasons discussed above, we respectfully request that the APC deny the Appeal and approve the Project.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Kira T. Conlon', with a stylized, looped design.

Kira T. Conlon
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

cc: Sheila Toni, sheila.toni@lacity.org

EXHIBIT 1

(21515 Vanowen – Phase 1 ESA)



Environmental Assessments and Solutions

4299 MacArthur Blvd., Suite 107 • Newport Beach, CA 92660

(949) 476-8922 • FAX (949) 474-3222

August 29, 2016

Mr. David Garcia, Vice President

SANDSTONE PROPERTIES

10877 Wilshire Boulevard, Suite 1105

Los Angeles, CA 90024

Re: **EXECUTIVE SUMMARY** - Phase I Environmental Site Assessment
21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0816059

Dear Mr. Garcia:

Centec Engineering has completed the Phase I Environmental Site Assessment for the above-referenced property. This assessment has revealed no evidence of a Recognized Environmental Condition (REC) associated with the subject property, one rectangular-shaped parcel totaling approximately 1.01 acres, developed as a two-story office building with a subterranean garage located at 21515 Vanowen Street, Canoga Park, California 91303. Based on our findings, no further actions would appear necessary at this time. These conclusions have been reached for the following reasons:

- 1) The property is an office building with a below-grade parking garage. There are small areas for parking on the eastern and western sides of the building. All of the office tenants do office work on-site. There are no doctors, dentists, or chiropractors in the building. There is an elevator and the equipment room appears to be maintained exceptionally well, with no areas of stains or spills noted, and nothing stored inside the closet except the elevator equipment. The maintenance people have two storage closets. Both are well-organized with the interior paints in one storage space, and household cleaning materials in another. Formal landscaping surrounds the building on three sides and there is an atrium on the first floor. The plantings appear healthy and growing, and adapted to the limited irrigation occasioned by the drought. No evidence of toxic materials abandonment was noted.
- 2) A history of the subject property was ascertained through historical aerial photographs, historical USGS Maps, records at the City of Los Angeles Building



SANDSTONE PROPERTIES

Executive Summary - Centec Project #0816059

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and Fire Departments, and an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group who manages the building, and Mr. Kevin Zetino, Building Engineer for Moss Group, and who is responsible for the subject property maintenance. Sanborn Fire Insurance Maps were sought for the property, but although Canoga Park has its own map, the subject property was just outside the boundary, and there was no coverage. Prior to its current development, the subject property was under residential development, and the Building Permit for constructing the extant office building notes that eight dwellings and garages were on-site at the time the permit was issued (1982). Permits for the demolition of six of the houses and the relocation of one of the houses were located. Permit data indicated that the current building was for non-medical offices. Prior to the residential development of the property and vicinity, it appears to have been under dry-type agriculture.

- 3) There are no PCB-containing transformers evident. The age of the building (post-1980) does not suggest a significant use of asbestos-containing building materials, and no suspect, damaged, friable materials were noted. Hazardous materials are limited to the hydraulic fluid in the elevator equipment and the cleaning supplies. There are no hazardous wastes generated on-site.
- 4) A review of adjacent properties indicated some evidence for concern. A former aerospace facility is across Vanowen Street to the south of the subject property and there had been hazardous materials in use and hazardous wastes generated there. There are also areas of contamination at the former aerospace facility, however, the closest directly south-southwest of the subject property has been remediated and closed, and the solvents at the remainder of the facility to the south and southeast have undergone remedial actions and been reduced in significance. Groundwater monitoring indicates the Boeing plume flows northeasterly and does not impact the subject property.
- 5) Our review of known cases of contamination found within a one-mile radius of the subject property found no reasons to suspect that off-site sources of contamination would adversely impact the subject property. There are numerous different sites of known or suspected contamination from leaking USTs or process spills within a ½-mile radius of the subject property. Most of the sites are leaking USTs that have a "case closed" status, or are under remediation. Other than the 2 Boeing sites referenced above, the closest is a former gas station 425 feet to the east, which had a limited release from its former gasoline USTs and which has been approved for excavation. Another former facility



SANDSTONE PROPERTIES

Executive Summary - Centec Project #0816059

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1200 feet to the northeast is still under investigation, but is hydrologically downgradient. The other 3 sites within the critical ¼-mile radius have been remediated and closed. All of the listed sites are considered too distant and lack adequate significance to pose a significant threat of impairment to the subject property.

This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) associated with the property. Our report goes into further detail regarding how and why these conclusions are reached. Sandstone Properties, and/or assigns, may rely on the information contained in the report as being accurate and thorough subject to the limitations detailed in the report. If you should have any questions whatsoever regarding the report, please feel free to contact me directly.

Sincerely,

CENTEC ENGINEERING, INC.

A handwritten signature in blue ink that reads "Steven Collins". The signature is stylized with a large, looped "S" and a cursive "Collins".

Steven N. Collins, REA
Principal, Project Manager



CENTEC
engineering

Environmental Assessments and Solutions

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PHASE I

ENVIRONMENTAL SITE ASSESSMENT

PREPARED FOR

21515 VANOWEN STREET

CANOGA PARK, CALIFORNIA 91303

AUGUST 29, 2016



PHASE I

ENVIRONMENTAL SITE ASSESSMENT

- For property located at -

21515 VANOWEN STREET

CANOGA PARK, CALIFORNIA 91303

CENTEC PROJECT #0816059

- Prepared for -

SANDSTONE PROPERTIES

- Prepared by -

**CENTEC ENGINEERING, INC.
4299 MacArthur Boulevard, Suite 107
Newport Beach, California 92660
(949) 476-8922
Steven N. Collins, President**

August 29, 2016

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INTRODUCTION

Centec Engineering is pleased to submit the following information in response to authorization by Mr. David Garcia, Vice President of Sandstone Properties, to provide a Phase I Environmental Site Assessment for property located at 21515 Vanowen Street, Canoga Park, California 91303. The scope of services authorized includes a preliminary environmental assessment of the property in order to identify any Recognized Environmental Conditions or other specific environmental concerns (as defined by ASTM E1527-13 and summarized below). The results of this study are based on information obtained from the following sources:

- Visual inspection of the property and adjacent areas
- EDR, "Environmental FirstSearch Report," August 18, 2016
- An interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group
- An interview with Mr. Kevin Zetino, Building Engineer for Moss Group, and who is responsible for the subject property
- City of Los Angeles Fire Department
- City of Los Angeles Building and Safety Department
- City of Los Angeles Planning and Zoning Departments
- City of Los Angeles Department of Water and Power
- City of Los Angeles Central Library Database, Sanborn Fire Insurance Maps
- Los Angeles County Assessor's Office
- South Coast Air Quality Management District
- historicaerials.com
- California Water Quality Control Board - Los Angeles Region
- California Environmental Protection Agency, Dept. of Toxic Substances Control
- California Waste Management Board
- California Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- California Division of Mines & Geology
- California Governor's Office of Planning & Research
- United States Environmental Protection Agency

Definitions for ASTM Standard Practice E1527-13

Recognized Environmental Conditions (RECs)

Defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. De minimus conditions are not RECs.

Controlled Recognized Environmental Conditions (CRECs)

Defined as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with

hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Historical Recognized Environmental Conditions (HRECs)

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.

Environmental Issues

Defined as environmental concerns identified by Centec Engineering, Inc. that warrant discussion, but do not qualify as recognized environmental conditions as defined by the ASTM Standard Practice E1527-13. These can include, but are not limited to risks which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the subject property.

Limitations

This Phase I Environmental Site Assessment was performed in accordance with generally and currently accepted environmental engineering principles and practices, including current ASTM standards (E-1527-13). The findings of this Phase I report concerning the subject property should be considered a professional opinion based upon the data obtained during the investigation and should not be considered a definite statement that hazardous contamination is or is not present at the subject property. The scope of work for this assessment did not include testing of electrical equipment for the potential presence of PCBs or collection of environmental samples. The scope of work did not include an assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas, an assessment for the potential release of radio nuclides, an assessment of non-chemical hazards such as the potential for damage from earthquakes or floods, or an assessment of the presence of endangered species or wildlife habitats. This Phase I Environmental Assessment also did not include an assessment of the environmental compliance status of the subject property, working condition or compliance status of any equipment or machinery on the subject property, or a health-based risk assessment. In addition, a title search was not conducted by Centec, and the Client did not provide a chain-of-title report or environmental lien search to Centec for review. Based on the research completed, no such liens or environmental deed restrictions are considered likely for the subject property, and no such liens or use limitations were identified for the site on DTSC's Envirostor website. Any opinions or recommendations concerning asbestos-containing materials or lead-based paint should be considered limited in scope and are intended for preliminary screening purposes only. The conclusions made in this report are based on and in accordance with information obtained at this time from visual inspections of the property and from relevant federal, state, regional, and local agencies. Although Centec Engineering believes that the information contained herein is reliable, no guarantee is made as to the accuracy of information provided to Centec by others. This report was prepared for the use of **Sandstone Properties, their successors, assigns**

and/or affiliates. Although Centec Engineering consents to the release of this report to other third parties at the discretion of **Sandstone Properties**, Centec makes no warranty of any kind to other third parties and cannot be held liable for any reliance by other third parties upon the information contained herein.

SITE DESCRIPTION AND HISTORY

The subject property consists of one rectangular-shaped parcel totaling approximately 1.01 acres, developed as a two-story office building with a subterranean garage located at 21515 Vanowen Street, Canoga Park, California 91303. The subject property is located on the northwest corner of Vanowen Street and Alabama Avenue and stretches to the northeast corner of Vanowen Street and Remmet Avenue, as shown on the Site Location map in the Appendix. The property can be found in the Los Angeles County Assessor's Map Book 2138, Page 11, Parcel 94, as shown on the Assessor's Map (Map A) in the Appendix.

A history of the subject property was ascertained through historical aerial photographs, historical USGS Maps, records at the City of Los Angeles Building and Fire Departments, and an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group who manages the building, and Mr. Kevin Zetino, Building Engineer for Moss Group, and who is responsible for the subject property maintenance. Sanborn Fire Insurance Maps were sought for the property, but although Canoga Park has its own map, the subject property was just outside the boundary, and there was no coverage. Prior to its current development, the subject property was under residential development, and the Building Permit for constructing the extant office building notes that eight dwellings and garages were on-site at the time the permit was issued (1982). Permits for the demolition of six of the houses and the relocation of one of the houses were located. Permit data indicated that the current building was for non-medical offices. Prior to the residential development of the property and vicinity, it appears to have been under dry-type agriculture. There is no information suggesting that the property had ever been a location of a dry cleaning business or a gas station.

No unusual conditions or suspect prior uses were noted in any of the aerial photographs or historical USGS Topographic Maps, a complete list of which can be found in the Appendix.

The historical use of the surrounding properties follows the subject property development from agricultural use to single-family residential development to commercial/retail and multi-family residential development.

The property is zoned CR-1VL-R10, a Los Angeles designation for commercial uses. Adjacent property users include a large apartment complex to the northwest and north, an undeveloped lot (which formerly had a small restaurant and parking lot and at the time of the inspection was mostly vacant) across Alabama Avenue to the east, a former aerospace manufacturing facility across Vanowen Street to the south, and an office building across Remmet avenue to the west. The former aerospace facility across Vanowen Street to the south included a 9-acre Pratt & Whitney Division to the southwest (Map ID #2) and a larger 40+-acre Boeing/Rocketdyne facility to the southeast (#D33), both of which had releases of chlorinated solvents (or volatile organic compounds - VOCs) and some metals. The Pratt & Whitney contamination

impacted soil only, primarily in the southern end of the former building, or 600 feet south of the subject property, and was remediated with the excavation and removal of 2,200 tons of soil, and it was closed in 2010. The Boeing releases impacted groundwater, but they were 600-800 feet to the southeast and 1200 feet to the south, and have undergone various efforts of remediation that have significantly reduced the VOC concentrations. Groundwater has consistently flowed to the northeast, and the available data do not suggest any significant impact to groundwater below the subject property has likely occurred. The nearest available monitoring point is 150 feet southeast of the subject property, and it only contained 17 $\mu\text{g/L}$ PCE in 2010 (the only data available). Since remedial actions utilizing groundwater pump-and-treat in 2012-2015 and in-situ injections of biodegradation compounds in 2012 and 2015 have significantly reduced VOC concentrations in the source areas, it is reasonably presumed any remnant VOCs across the property will also attenuate over time. None of the other adjacent properties appear to utilize underground storage tanks currently, and none would appear to present a likely risk of impairment to the subject property. Please refer to the "Known Sources of Off-Site Contamination" section of this report for information regarding properties of known environmental concern within a one-mile radius of the subject property.

GEOLOGY AND HYDROGEOLOGY

The subject property sits approximately 790 feet above mean sea level within the southeastern portion of the Ventura Basin in the San Fernando Valley. The site vicinity is underlain by recent alluvium of 70-100 feet thick deposited within the drainage system of the nearby Los Angeles River. The subsurface lithology would typically consist of sandy loams, various permeable materials (sands, gravels, and cobbles), and lenses of clay and silty sands. Subsurface investigations at the subject property to the south indicated soil consisted of fine-grained silty and sandy clays and sandy and clayey silts down to groundwater at 16-18 feet.

The property lies within the West Coast Groundwater Basin of the Coastal Plain of Los Angeles County. Domestic-yield aquifers may be encountered in the vicinity at depths in excess of 200 feet below ground surface (bgs), although upper water-bearing zones of little beneficial use may be encountered at shallower depths of 20-30 feet bgs. Four different water-bearing units have been identified at the Boeing facility, with upper groundwater encountered at 16-17 feet bgs. Groundwater flow at the Boeing property has consistently been calculated to be toward the northeast.

According to the U. S. Department of Homeland Security, FEMA website, the subject property is in Zone X on Community Panel Number 06037C 1280F, September 26, 2008.

ON-SITE INSPECTION

The subject property and the surrounding vicinity were inspected by Centec personnel on August 17, 2016. Mr. Joel C. Johnson, Senior Property Manager of Moss Group, and Mr. Kevin Zetino, Building Engineer for Moss Group who is responsible for the subject property, accompanied the inspection. Photographs of the subject property, and an aerial photograph believed to be from 2015 are included in the Appendix for reference.

The subject property consists of one rectangular-shaped parcel totaling approximately 1.01 acres, developed as a two-story office building with a subterranean garage located at 21515 Vanowen Street, Canoga Park, California 91303. The building permits state that the structure is constructed of "frame" and Mr. Johnson said it is a steel frame and reinforced concrete building with concrete block foundational walls in the garage. The floors are covered variously with carpet, ceramic tiles, vinyl planking which appears to be a wood floor, but is easily maintained, and bare concrete in the garage and storage rooms. Ceilings have decorative finishes as well as 2' by 4' T-bar grids with lighting and HVAC ducts and small rooms have painted wall board ceilings.

Due to the post-1980 construction of the subject property building, Centec determined that it is unlikely for building materials to contain any significant quantities of asbestos. All materials appeared to be in good condition and no samples were obtained for analysis. No stored lead-based paints were noted during inspection of the building and no use of lead-based paint is suspected. However, no sampling or laboratory analyses were completed during this investigation to verify the presence or absence of lead in any building materials.

The property is an office building. None of the tenants does anything other than office-type work. There are no retail spaces in the building, nor are there any medical offices on-site. There is an atrium near the center of the building opening onto the first floor, and there is a suspended walkway in the lobby. The elevator is hydraulic. The elevator equipment room in the garage is extremely clean. There did not appear to be any unauthorized storage in the elevator equipment room. The two maintenance offices were also viewed. Each has access to space to use for storage. The paints that are needed in an office building on a regular basis are stored in 1- and 5-gallon buckets in one of these closets. These all appear to be latex paints, not hazardous materials, and all of the paint is stored neatly, with no signs of spills or stains. The maintenance offices appear to have small quantities of hazardous materials in the form of household cleaners and lubricants. No areas of stains or spills were noted.

The property is concrete-paved. There are two small parking lots on the east and west sides of the building, and the garage beneath the building. All these areas are concrete-paved. None of the paved areas display signs of hazardous material stains, odors, or spills other than minor surface oil stains from vehicles.

Landscaping surrounds the building on the east, south, and west sides in planters which are part of the design of the building. The purposely-planted drought-tolerant plants appear to be flourishing.

No evidence of current or former underground or aboveground storage tanks, ponds, pits, lagoons, clarifiers or interceptors, or groundwater monitoring wells was noted during either the on-site inspection or during the file reviews. There was evidence of sensitive environmental receptors in the immediate vicinity due to the proximity of apartments and residences in the immediate area. The headwaters of the Los Angeles River are 200 feet to the north of the subject property. These could be considered sensitive environmental receptors. There are some historical landmarks in the vicinity, including a sign at a store within about 200 feet of the subject property. No high-tension electrical towers were noted in the vicinity.

The property is served by Los Angeles Department of Water and Power (DWP) transformers. Mr. Don Giddings from the DWP has told Centec that DWP-owned transformers have no PCB-containing materials in them. The EPA defines less than 50 ppm as "non-PCB."

Radon is generally not considered a significant area of concern for Southern California and has not been tested for in the course of this investigation. A 1990 study by the State of California Department of Health Services, in conjunction with the EPA, concluded that California ranks as the third lowest state in the country for percentage of dwellings exceeding the recommended action level for radon. The study also concluded that Southern California generally has an even lower incidence and likelihood of elevated levels of radon than the rest of the state.

REVIEW OF GOVERNMENT AGENCIES AND PUBLIC RECORDS

Records for the subject property were sought at the **City of Los Angeles Building and Safety Department**. Records for the subject property covered 1949 through 2016. The information in the "Site Description and History" section covers pertinent information noted in the records. No records reviewed suggested the installation or removal of underground storage tanks (USTs).

A request to review all pertinent information for the subject property addresses was made to the **City of Los Angeles Fire Department Fire Prevention Section - Hazardous Material Unit** and **UGT Plan Check Unit**. Neither Unit has yet responded to the request, but no issues of environmental concern are expected. If any information is received that alters the conclusions of this report, an addendum will be issued immediately.

A record review on the **South Coast Air Quality Management District (AQMD)** database was made for the subject property address. The AQMD had no data for the subject property address.

A request for records at **California Environmental Protection Agency - Toxic Substances Control Division** was responded to that no data for the subject property address was located.

A review of oil and gas well maps with the **State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources**, revealed no wells on or near the subject property.

A search was made of the **City of Los Angeles Central Library Database, Sanborn Fire Insurance Map** Collection for the subject property. There is a map specifically for Canoga Park from 1927 corrected to 1932, but the boundary is north of the location of the subject property. It was not located on other maps.

The subject property is not found on public records as a known source of former contamination. Please refer to the following section of this report for details concerning known sources of contamination within a one-mile radius of the subject property.

KNOWN SOURCES OF OFF-SITE CONTAMINATION

Centec requested and received a database report on known or potential sources of off-site contamination in the vicinity of the subject property from Environmental Data Resources (EDR). The Environmental FirstSearch database searched pertinent federal, state, and local lists of public information, according to appropriate ASTM standards, to identify and geographically locate sites of concern within a maximum radius of one mile of the subject property.

The subject property is not identified on the database for any reason. Several adjacent and nearby sites are identified as generators of hazardous waste and operators of USTs, as well as known sources of contamination.

The database identified 26 known cases of contamination within a ½-mile radius of the subject property, 11 of which are within the critical ¼-mile radius of the subject property. Most of the sites have been remediated and “closed.” The closest across Vanowen Street to the south included a 9-acre former Pratt & Whitney Division to the southwest (Map ID #2) and a larger 40+-acre Boeing/Rocketdyne facility to the southeast (#D33), both of which had releases of chlorinated solvents (or volatile organic compounds - VOCs) and some metals. The Pratt & Whitney contamination impacted soil only, primarily in the southern end of the former building, or 600 feet south of the subject property, and was remediated with the excavation and removal of 2,200 tons of soil, and it was closed in 2010. The Boeing releases impacted groundwater, but they were 600-800 feet to the southeast and 1200 feet to the south, and have undergone various efforts of remediation that have significantly reduced the VOC concentrations. Groundwater has consistently flowed to the northeast, and the available data do not suggest any significant impact to groundwater below the subject property has likely occurred. The nearest available monitoring point is 150 feet southeast of the subject property, and it only contained 17 µg/L PCE in 2010 (the only data available). Since remedial actions utilizing groundwater pump-and-treat in 2012-2015 and in-situ injections of biodegradation compounds in 2012 and 2015 have significantly reduced VOC concentrations in the source areas, it is reasonably presumed any remnant VOCs across the property will also attenuate over time. Other than the 2 Boeing sites referenced above, the closest is a former gas station 425 feet to the east (#A3), which had a limited release from its former gasoline USTs and which has been approved for excavation. Another former facility 1200 feet to the northeast (#C23) is still under investigation, but is hydrologically downgradient. The other 3 sites within the critical ¼-mile radius have been remediated and closed. Twelve of the remaining sites ¼-½ mile away have also been remediated and closed and 5 are undergoing remedial action. All of these sites appear too distant and lack adequate significance to present a realistic risk of impairment to the subject property.

There are no NPL or state “Superfund” sites, active CERCLIS sites, hazardous waste landfills, or other significant cases of contamination in the vicinity of the subject

property. The entire FirstSearch report, including site location maps, is included in Exhibit 1 within the Appendix at the end of this report.

Vapor Encroachment Screening

ASTM defines a vapor encroachment condition (VEC) as the presence or likely presence of vapors from chemicals of concern (COC) in the subsurface of a property caused by the release of vapors on or near the property. As a "Tier 1" vapor encroachment screening, Centec reviewed information obtained during the Phase I assessment, including the environmental database, visual observations of adjacent and nearby properties, geology, groundwater depth and flow direction, interviews of knowledgeable persons, and known sources of contamination in the nearby vicinity to evaluate the likelihood of a VEC in connection with the subject property. This information indicates there are known active sources of contamination with COC within 500 feet of the subject property. Based on the results of this Tier 1 screening, it appears reasonable to conclude that a VEC cannot be ruled out for the subject property, although the likely risk would appear low.

CONCLUDING REMARKS

FINDINGS

The subject property consists of one rectangular-shaped parcel totaling approximately 1.01 acres, developed as a two-story office building with a subterranean garage located at 21515 Vanowen Street, Canoga Park, California 91303. The property is an office building with a below-grade parking garage. There are small areas for parking on the eastern and western sides of the building. All of the office tenants do office work on-site. There are no doctors, dentists, or chiropractors in the building. There is an elevator and the equipment room appears to be maintained exceptionally well, with no areas of stains or spills noted, and nothing stored inside the closet except the elevator equipment. The maintenance people have two storage closets. Both are well-organized with the interior paints in one storage space, and household cleaning materials in another. Formal landscaping surrounds the building on three sides and there is an atrium on the first floor. The plantings appear healthy and growing, and adapted to the limited irrigation occasioned by the drought. No evidence of toxic materials abandonment was noted. A history of the subject property was ascertained through historical aerial photographs, historical USGS Maps, records at the City of Los Angeles Building and Fire Departments, and an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group who manages the building, and Mr. Kevin Zetino, Building Engineer for Moss Group, and who is responsible for the subject property maintenance. Sanborn Fire Insurance Maps were sought for the property, but although Canoga Park has its own map, the subject property was just outside the boundary, and there was no coverage. Prior to its current development, the subject property was under residential development, and the Building Permit for constructing the extant office building notes that eight dwellings and garages were on-site at the time the permit was issued (1982). Permits for the demolition of six of the houses and the relocation of one of the houses were located. Permit data indicated that the current building was for non-medical offices. Prior to the residential development of the property and vicinity it appears to have been under dry-type agriculture. A review of adjacent properties indicated some evidence for concern in that adjacent sites across Vanowen Street to the south had been used for aerospace manufacturing, research and testing, and releases of chlorinated solvents and some metals had occurred. However, the impacted soils at the closest site to the southwest were excavated for off-site disposal and that case was closed in 2010. Although groundwater had been impacted at the remainder of the 50-acre area, the main sources of contamination were 500-700 feet to the southeast and 1200 feet to the south, and groundwater has consistently flowed to the northeast. Remedial actions have been conducted, the concentrations of VOCs have decreased, and it does not appear that any significant impact to the subject property is likely. Overall, the research and inspections conducted for this assessment do not suggest a likelihood of Recognized Environmental Conditions associated with the subject property.

OPINIONS

This assessment has revealed no evidence of current or historical Recognized Environmental Conditions (RECs) associated with the property. No further assessment is recommended at this time.

In Centec's opinion, there is a data gap in the preparation of this report because we have not received a response regarding records for the subject property from the City of Los Angeles Fire Department Fire Prevention Section - Hazardous Material Unit and UGT Plan Check Unit, although records of environmental issues for the subject property are not expected from the either agency. Based on the other research completed, this data gap is not considered significant to the preparation or conclusions of this report.

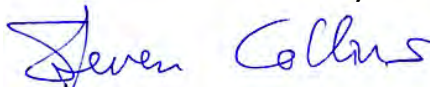
According to an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group, the property is being valued at a "fair market value," with no devaluation based on known or perceived issues of environmental contamination.

CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of property located at 21515 Vanowen Street, Canoga Park, California 91303, the property. Any exceptions to, or deletions from, this practice are described in the Introduction Section of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) associated with the property.

We declare that, to the best of our professional knowledge and belief, we meet the definitions of Environmental Professional as defined in §312.10 of 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

CENTEC ENGINEERING, INC.



Steven N. Collins, REA
Principal, Project Manager

APPENDIX

SITE LOCATION MAP

MAP A - ASSESSOR'S MAP

AERIAL PHOTOGRAPH - 2015

PHOTOGRAPHS - SUBJECT PROPERTY

TABLE 1 - HISTORICAL AERIAL PHOTOGRAPH REVIEW

EXHIBIT 1 - ENVIRONMENTAL RADIUS REPORT

Site location Map

Topo: 0.75 Mile Radius

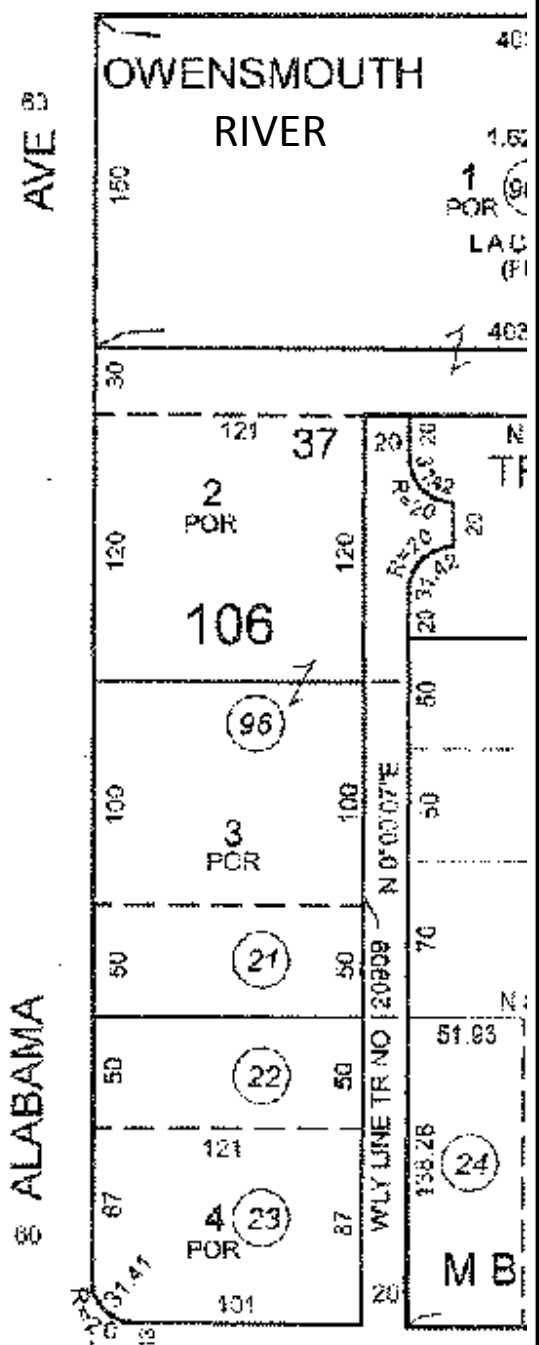
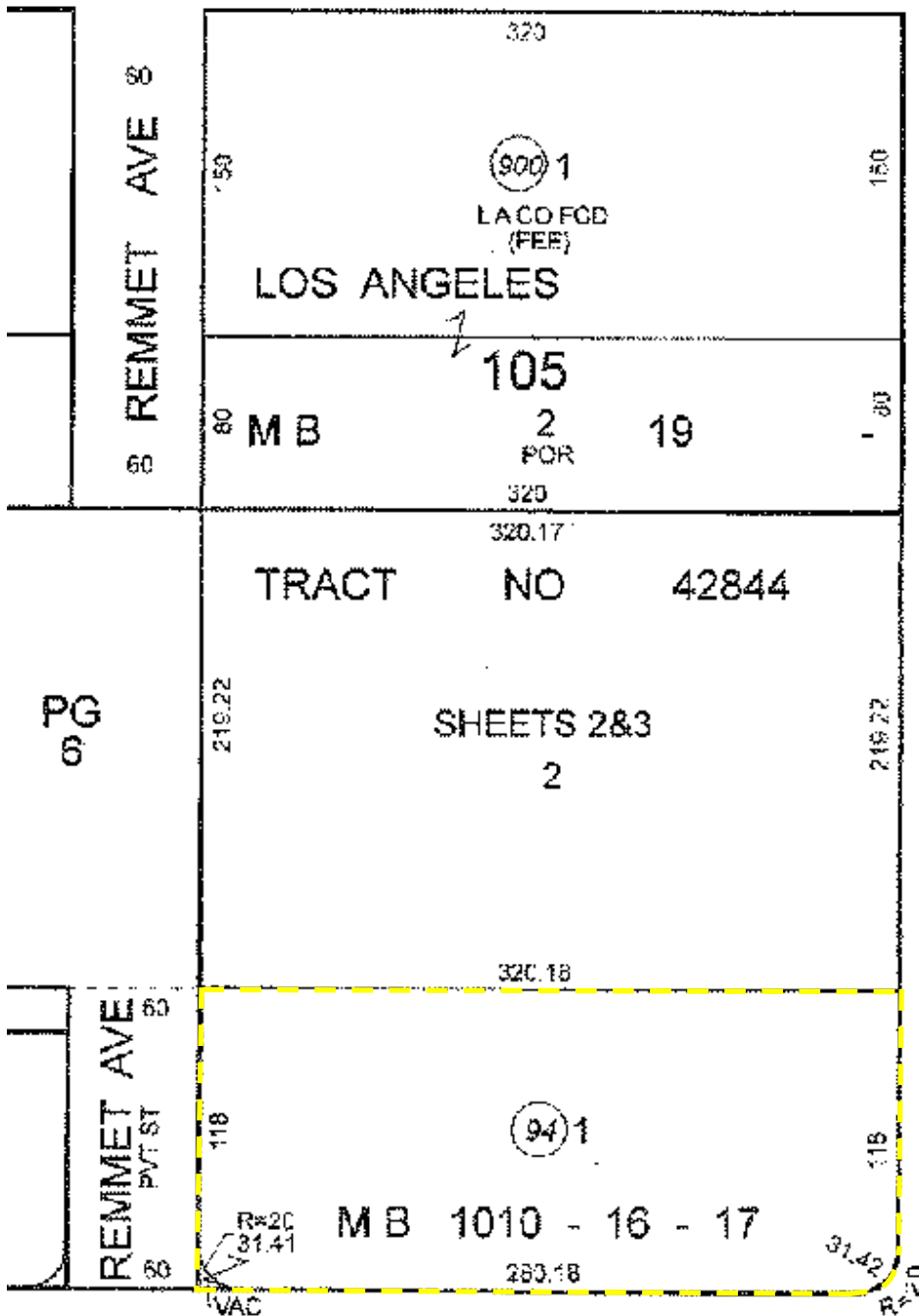


21515 VANOWEN STREET CANOGA PARK, CA 91303



Map Image Position: TP
Map Reference Code & Name: 5630737 Canoga Park
Map State(s): CA
Version Date: 2012

BASSETT STREET



VANOWEN STREET



MAP A ASSESSOR'S MAP

Property located at
21515 Vanowen Street
Canoga Park, CA 91303

SOURCE: COUNTY OF LOS ANGELES
ASSESSOR'S BOOK 2138 PAGE 11

Centec Project #0816059

SCALE (not to scale)



SITE LOCATION



(Approximate subject property outline in red)



SOURCE: GOOGLE

AERIAL PHOTOGRAPH

Property located at
21515 Vanowen Street
Canoga Park, CA 91303

Centec Project #0816059

SCALE (not to scale)



SITE LOCATION



Looking northeast across Vanowen Street
toward the west and south (front) sides of the subject property



Looking northwest across Vanowen Street
toward the south and east sides of the property



Looking southeast toward the northwest corner of the property



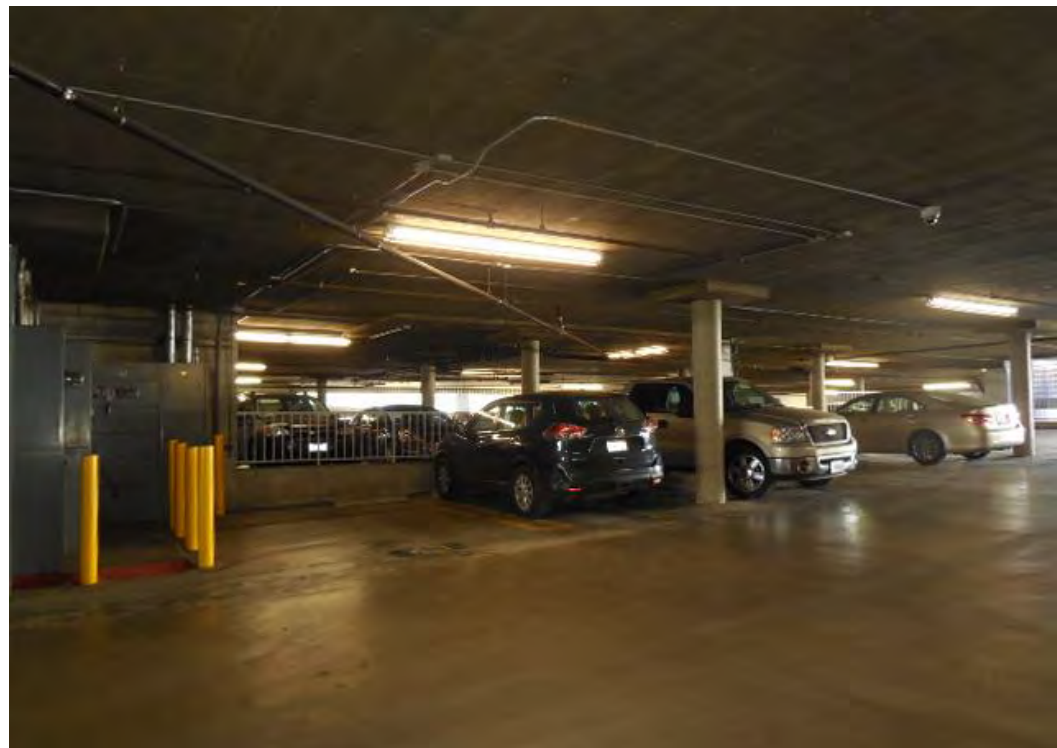
Looking north across Vanowen Street
toward the central entryway to the building



Looking west through the front lobby



Typical interior office improvements (Suite 220)



View of the parking under the building



Typical restroom improvements

TABLE 1

HISTORICAL AERIAL PHOTOGRAPH REVIEW

Centec personnel reviewed historical aerial photographs on the website historicaerials.com. The subject property appears on the following photographs:

<u>DATE</u>	<u>PHOTOGRAPH #</u>
2012	historicaerials.com
2010	historicaerials.com
2009	historicaerials.com
2005	historicaerials.com
2004	historicaerials.com
2003	historicaerials.com
2002	historicaerials.com
1994	historicaerials.com
1989	historicaerials.com
1980	historicaerials.com
1978	historicaerials.com
1977	historicaerials.com
1972	historicaerials.com
1967	historicaerials.com
1952	historicaerials.com
1947	historicaerials.com

USGS Topographic Maps from historicaerials.com covered 1903-1986

The Sanborn Fire Insurance Map Collection at the City of Los Angeles Central Library Database was searched for the subject property. There is a map specifically for Canoga Park from 1927 corrected to 1932, but the boundary is north of the location of the subject property. It was not located on other maps.

No unusual or suspect conditions were noted on the property.

EXHIBIT 1

ENVIRONMENTAL FIRSTSEARCH REPORT

(Please note: Due to the occasional large size of the environmental database report, the entire report may be included on a CD in an envelope attached to the rear cover of the report.)

0816059

21515 Vanowen Street
Canoga Park, CA 91303

Inquiry Number: 4700985.2s
August 18, 2016

FirstSearch Area/Linear Report

Prepared using the EDR FieldCheck® System



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Search Summary Report

**TARGET SITE 21515 VANOWEN STREET
CANOGA PARK, CA 91303**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	1	0	-	0	1
<i>RCRA COR ACT</i>	Y	0	0	1	0	0	0	1
<i>RCRA TSD</i>	Y	0	0	1	0	-	0	1
<i>RCRA GEN</i>	Y	0	1	1	-	-	0	2
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal NPL</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	1	0	5	0	6
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	2	6	23	-	0	31
<i>State/Tribal Tanks</i>	Y	0	0	-	-	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other SWF</i>	Y	0	0	1	0	-	0	1
<i>Other Haz Sites</i>	Y	0	0	0	-	-	0	0
<i>Other Tanks</i>	Y	0	0	-	-	-	0	0
<i>Local Land Records</i>	Y	0	0	0	0	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	2	33	-	-	0	35
- Totals --		0	5	45	23	5	0	78

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NPL	NPL	03/07/2016	1.000	0	0	0	0	0	0	0
	Proposed NPL	03/07/2016	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	03/07/2016	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	03/07/2016	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	03/07/2016	0.500	0	0	1	0	-	0	1
RCRA COR ACT	CORRACTS	12/09/2015	1.000	0	0	1	0	0	0	1
RCRA TSD	RCRA-TSDF	12/09/2015	0.500	0	0	1	0	-	0	1
RCRA GEN	RCRA-LQG	12/09/2015	0.250	0	0	1	-	-	0	1
	RCRA-SQG	12/09/2015	0.125	0	1	-	-	-	0	1
	RCRA-CESQG	12/09/2015	0.125	0	0	-	-	-	0	0
Federal IC / EC	US ENG CONTROLS	09/10/2015	0.500	0	0	0	0	-	0	0
	US INST CONTROL	09/10/2015	0.500	0	0	0	0	-	0	0
ERNS	ERNS	03/28/2016	TP	0	-	-	-	-	0	0
State/Tribal NPL	RESPONSE	05/02/2016	1.000	0	0	0	0	0	0	0
State/Tribal CERCLIS	ENVIROSTOR	05/02/2016	1.000	0	0	1	0	5	0	6
State/Tribal SWL	SWF/LF	05/16/2016	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	06/13/2016	0.500	0	1	3	17	-	0	21
	INDIAN LUST	10/27/2015	0.500	0	0	0	0	-	0	0
	SLIC	06/13/2016	0.500	0	1	3	6	-	0	10
State/Tribal Tanks	AST	08/01/2009	0.125	0	0	-	-	-	0	0
US Brownfields	US BROWNFIELDS	03/21/2016	0.500	0	0	0	0	-	0	0
Other SWF	WMUDS/SWAT	04/01/2000	0.500	0	0	1	0	-	0	1
Other Haz Sites	SCH	05/02/2016	0.250	0	0	0	-	-	0	0

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Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
	US CDL	05/04/2016	TP	0	-	-	-	-	0	0
Other Tanks	SWEEPS UST	06/01/1994	0.125	0	0	-	-	-	0	0
Local Land Records	DEED	06/06/2016	0.500	0	0	0	0	-	0	0
Spills	HMIRS	06/24/2015	TP	0	-	-	-	-	0	0
	CHMIRS	04/11/2016	TP	0	-	-	-	-	0	0
	SPILLS 90	06/06/2012	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	12/09/2015	0.125	0	0	-	-	-	0	0
	TSCA	12/31/2012	TP	0	-	-	-	-	0	0
	TRIS	12/31/2014	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	10/25/2013	TP	0	-	-	-	-	0	0
	PADS	07/01/2014	TP	0	-	-	-	-	0	0
	ICIS	01/23/2015	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	03/07/2016	TP	0	-	-	-	-	0	0
	RADINFO	07/07/2015	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	US AIRS	10/20/2015	TP	0	-	-	-	-	0	0
	FINDS	07/20/2015	TP	0	-	-	-	-	0	0
	Cortese	03/28/2016	0.500	0	0	0	0	-	0	0
	CUPA Listings		0.250	0	0	0	-	-	0	0
	HAZNET	12/31/2014	0.250	0	2	33	-	-	0	35
	LA Co. Site Mitigation	03/29/2016	0.250	0	0	0	-	-	0	0
	WDS	06/19/2007	TP	0	-	-	-	-	0	0
	- Totals --			0	5	45	23	5	0	78

Site Information Report

Request Date: AUGUST 15, 2016
Request Name: STEVE COLLINS

Search Type: COORD
Job Number: NA

Target Site: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	118.599629	118.5996290 - 118° 35' 58.66"	Easting: 352604.1
Latitude:	34.194066	34.1940660 - 34° 11' 38.63"	Northing: 3784635.5
Elevation:	793 ft. above sea level		Zone: Zone 11

Demographics

Sites: 79 **Non-Geocoded:** 0 **Population:** N/A

RADON

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

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
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%

Site Information Report

RADON

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91303	45	3

Target Site Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79

GEOCODED: 79

NON GEOCODED: 0

DB Type		Site Name	Address	Dist/Dir	ElevDiff	Page No.
Map ID	--ID/Status					

No sites found for target address

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79

GEOCODED: 79

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	HAZNET --CAD981998578	RAP DISCOUNT AUTO SUPPLY	21407 VANOWEN CANOGA PARK, CA 91303	0.05 East	- 1	1
A1	RCRA-SQG --CAD981998578	RAP DISCOUNT AUTO SUPPLY	21407 VANOWEN CANOGA PARK, CA 91303	0.05 East	- 1	3
2	SLIC --Completed - Case Closed --T10000003103	PRATT & WHITNEY - CANOGA FACILI	21600 VANOWEN STREET CANOGA PARK, CA 91303	0.07 SSW	+ 2	5
A3	LUST --Open - Active --T10000008974	COMMERCIAL PROPERTY	21401 VANOWEN ST CANOGA PARK, CA 91303	0.07 East	- 1	6
4	HAZNET --CAL000075301	HCMG/WOODLAND PARK	6800 OWENSMOUTH CANOGA PARK, CA 91303	0.08 WNW	+ 1	8
B5	LUST --Pollution Characterization --913030907 --T0603702095	J W CHARLES JACOBI	21341 VANOWEN ST CANOGA PARK, CA 91303	0.14 East	- 1	11
B6	HAZNET --CAC001190040	LOS ANGELES TRANSPORTATION AUT	21341 VANOWEN CANOGA PARK, CA 91303	0.14 East	- 1	13
B7	LUST --Completed - Case Closed --T0603702095	JACOBI BUILDING MATERIALS	21341 VANOWEN ST CANOGA PARK, CA 91303	0.14 East	- 1	14
B8	HAZNET --CAC002310369	JACOBI BUILDING MATERIALS	21341 VANOWEN CANOGA PARK, CA 91303	0.14 East	- 1	17
9	HAZNET --CAC002583770	LAW OFFICES OF GARY WILLIAMS	6928 OWENSMOUTH AVE CANOGA PARK, CA 91303	0.16 NNW	+ 0	18
C10	HAZNET --CAC002608083	AVIA PAINTING INC	6925 CANOGA AVE CANOGA PARK, CA 91303	0.16 NNE	- 1	19

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C11	HAZNET --CAL000138847	COLUMBIA ANALYTICAL SERVICES,	6925 CANOGA AVE CANOGA PARK, CA 91303	0.16 NNE	- 1	20
B12	HAZNET --CAL000123855	ACTION VOLVO	21311 VAN OWEN #112 CANOGA PARK, CA 91303	0.17 East	- 3	23
B13	HAZNET --CAL000061694	BIG O TIRES	21311 VANOWEN ST CANOGA PARK, CA 91303	0.17 East	- 3	26
B14	HAZNET --CAL912203547	MONACO MOTORS INC	21311 VANOWEN STREET CANOGA PARK, CA 91303	0.17 East	- 3	29
B15	HAZNET --CAL000244596	INDY 2000 TRANSMISSIONS	21311 VANOWEN ST STE 112 CANOGA PARK, CA 91303	0.17 East	- 3	32
B16	HAZNET --CAL000039967	FEDERAL EXPRESS CORPORATION	21300 VAN OWEN ST CANOGA PARK, CA 91303	0.18 East	- 2	33
C17	HAZNET --CAC002650959	ROBERT G CARTON	6933 CANOGA AVE CANOGA PARK, CA 91303	0.18 NNE	+ 0	36
C18	HAZNET --CAL000063136	JAPANESE VILLAGE AUTO	6933 CANOGA AVE CANOGA PARK, CA 91303	0.18 NNE	+ 0	37
C19	HAZNET --CAL000059488	CANOGA INDEPENDENT AUTO SERVIC	6933 CANOGA AVE CANOGA PARK, CA 91303	0.18 NNE	+ 0	40
D20	SLIC --Completed - Case Closed --SL0603777226	THE BOEING COMPANY - BUILDING	6620 CANOGA AVE CANOGA PARK, CA 91303	0.19 SE	+ 0	43
C21	HAZNET --CAL000209352	TIRES AND LLANTAS	6941 CANOGA AVE CANOGA PARK, CA 91303	0.20 NNE	+ 0	44
E22	HAZNET --CAL000080204	RIMO MANUFACTURING INC	6918 DEERING AVE CANOGA PARK, CA 91303	0.20 NE	- 2	45

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Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
C23	LUST --Preliminary site assessment underway --913030852 --T0603702091	RAYNE SOFTWATER OF THE VALLEY	6953 CANOGA AVE CANOGA PARK, CA 91303	0.20 NNE	- 1	47
24	HAZNET --CAC002275225	PACIFIC ENVIRONMENTAL	21600 HART STREET CANOGA PARK, CA 91303	0.21 NNW	+ 0	49
F25	HAZNET --CAC002201785	PS BUSINESS PARKS	21301 VANOWEN ST STE A CANOGA PARK, CA 91304	0.21 East	- 4	50
F26	HAZNET --CAL000229549	FRAZEE PAINT # 46	21301 VANOWEN ST CANOGA PARK, CA 91303	0.21 East	- 4	51
27	RCRA-LQG --CAR000195883	OWENSMOUTH CONTINUATION HIGH S	6921 JORDON AVE CANOGA PARK, CA 91303	0.21 NW	+ 2	52
E28	HAZNET --CAC001205712	PROMATIC INDUSTRIES	6926 DEERING AVE CANOGA PARK, CA 91303	0.21 NE	- 2	54
E29	HAZNET --CAL000339075	PROMATIC INDUSTRIES INC	6926 DEERING AVE CANOGA PARK, CA 91303	0.21 NE	- 2	55
E30	HAZNET --CAC002117480	HERMAN BLOSS	6926 DEERING AVE CANOGA PARK, CA 91303	0.21 NE	- 2	57
G31	HAZNET --CAL000178122	CANOGA LUBE & OIL	6965 CANOGA AVENUE CANOGA PARK, CA 91303	0.21 NNE	- 1	60
D32	HAZNET --CAR000239640	AEROJECT ROCKETDYNE OF DE INC	6633 CANOGA AVE CANOGA PARK, CA 91303	0.22 SSE	+ 3	61
D32	SLIC --Remediation	AEROJECT ROCKETDYNE OF DE INC	6633 CANOGA AVE CANOGA PARK, CA 91303	0.22 SSE	+ 3	64
D33	SLIC --Open - Site Assessment --SL204281528	BOEING NORTH AMERICAN, INC.	6633 CANOGA AVENUE CANOGA PARK, CA 91309	0.22 SSE	+ 3	65

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D33	ENVIROSTOR --19370329 --71002566 --80001667 --Refer: RCRA --Refer: Other Agency --Refer: RWQCB *Additional key fields are available in the Map Findings section	BOEING NORTH AMERICAN, INC.	6633 CANOGA AVENUE CANOGA PARK, CA 91309	0.22 SSE	+ 3	66
D34	MANIFEST --CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	72
D34	RCRA-TSDF --CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	74
D34	CORRACTS --CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	115
D34	SEMS-ARCHIVE --0901574 --CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	119
D35	HAZNET --CAH777001581	CITY OF LOS ANGELES - DPW - BU	6633 CANOGA AVE MC AB-57 CANOGA PARK, CA 91309	0.22 SSE	+ 3	120
D36	WMUDS/SWAT	SANTA SUSANA FACILITY	6633 CANOGA AVE CANOGA PARK ,CA, CA 91304	0.22 SSE	+ 3	123
E37	HAZNET --CAL000275126	AIRMIS MFG	6930 DEERING AVE CANOGA PARK, CA 91303	0.22 NE	- 2	125
E38	HAZNET --CAL000216192	NATIONAL READY MIXED CONCRETE	6969 DEERING AVE CANOGA PARK, CA 91303	0.22 NE	- 1	126
H39	HAZNET --CAD008355661	IMPRESS EXPRESS	6701 ETON AVE CANOGA PARK, CA 91303	0.23 ESE	- 2	129
H40	HAZNET --CAL000115832	FLYING COLORS PRINTING AND GRA	6724 ETON AVENUE CANOGA PARK, CA 91303	0.23 ESE	- 3	132

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E41	HAZNET --CAL000149098	AZTEC POLISHING	6938 DEERING AVE CANOGA PARK, CA 91303	0.23 NE	- 2	135
E42	HAZNET --CAD085405934	GLOBAL GEOCHEMISTRY CORP	6919 ETON AVE CANOGA PARK, CA 91303	0.24 ENE	- 4	138
G43	HAZNET --CAL000092966	COMPANION ANIMAL HOSPITAL	7009 CANOGA AVE CANOGA PARK, CA 91303	0.24 NNE	- 1	141
E44	HAZNET --CAL000293076	HITECH LED PRODUCTS INC	6925 ETON AVE CANOGA PARK, CA 91303	0.25 NE	- 4	142
45	HAZNET --CAL000311983	MACY'S WEST 219A	21900 VANOWEN ST CANOGA PARK, CA 91303	0.25 WSW	+ 7	143
46	LUST --Pollution Characterization --913030734 --T0603702079	CALMAT FACILITY FORMER	7001 DEERING AVE LOS ANGELES, CA 91303	0.26 NE	- 1	146
47	LUST --Completed - Case Closed --T0603702073	SERVICE STATION 4844	6760 TOPANGA CANYON BLVD CANOGA PARK, CA 91303	0.30 West	+ 5	148
48	SLIC --Completed - Case Closed --SL204071489 --T0603702093	MONTGOMERY WARDS AUTO SVC CTR	6601 OWENSMOUTH AVE CANOGA PARK, CA 91303	0.32 SSW	+ 9	156
48	LUST --Case Closed --913030870 --T0603702093	MONTGOMERY WARDS AUTO SVC CTR	6601 OWENSMOUTH AVE CANOGA PARK, CA 91303	0.32 SSW	+ 9	157
I49	LUST --Completed - Case Closed --T0603702074	THRIFTY OIL STN 141	6851 TOPANGA CANYON BLVD CANOGA PARK, CA 91303	0.34 West	+ 5	159
I50	LUST --Post remedial action monitoring --Open - Eligible for Closure --913030116 --T0603702072 --T0603702072	TOPANGA CAR WASH	6829 TOPANGA CANYON BLVD LOS ANGELES, CA 91303	0.35 West	+ 5	166

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I51	LUST --Preliminary site assessment underway --913030616 --T0603702074	THRIFTY #141 (FORMER)	6851 TOPANGA CANYON BLVD LOS ANGELES, CA 91303	0.35 WNW	+ 5	178
I52	LUST --Preliminary site assessment underway --913030689 --T0603702075	SHELL #204-1242-0604	22001 VANOWEN ST LOS ANGELES, CA 91303	0.35 West	+ 6	180
J53	LUST --Completed - Case Closed --T0603702083	PACIFIC BELL (B1-100)	22012 VANOWEN ST LOS ANGELES, CA 91303	0.36 West	+ 6	182
54	LUST --Case Closed --Completed - Case Closed --913030107 --T0603702071 --T0603702071	PACIFIC BELL	6685 TOPANGA CYN BLVD CANOGA PARK, CA 91303	0.36 WSW	+ 7	184
J55	SLIC --Open - Assessment & Interim Remedial Action --SL0603768586	WHITE ANGEL CLEANERS	22017 VANOWEN ST CANOGA PARK, CA 91303	0.37 West	+ 6	187
56	SLIC --Completed - Case Closed --T0603702400	JC PENNY CO	21500 VICTORY BLVD WOODLAND HILLS, CA 91367	0.41 South	+ 11	188
56	LUST --Case Closed --913670643 --T0603702400	JC PENNY CO	21500 VICTORY BLVD WOODLAND HILLS, CA 91367	0.41 South	+ 11	189
57	SLIC --Completed - Case Closed --No further action required --SLT43134132	ROCKWELL - BEST BUY	21601 VICTORY BLVD WOODLAND HILLS, CA 91367	0.41 South	+ 12	191
K58	SLIC --Completed - Case Closed --SL204521606	SG HOUSING PROJECT	6625 VARIEL AVENUE CANOGA PARK, CA	0.41 ESE	- 4	192

Sites Summary Report

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Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
K59	SLIC --No further action required	SG HOUSING/RENKEN LAB	6625 VARIEL CANOGA PARK, CA 91304	0.41 ESE	- 4	193
60	LUST --Open - Remediation --T0603780785	REINHOLD GAMPER	7140 REMMET AVE CANOGA PARK, CA 91303	0.42 North	+ 4	194
61	LUST --Case Closed --Completed - Case Closed --913030761 --T0603702082 --T0603702082	BOB SMITH BMW	7050 TOPANGA CANYON BLVD CANOGA PARK, CA 91303	0.42 NW	+ 4	198
L62	LUST --Remediation Plan --913030798 --T0603702085	WORTHMAN OIL S.S. (FORMER)	21404 SHERMAN WY LOS ANGELES, CA 91303	0.45 NNE	+ 3	201
L63	LUST --Pollution Characterization --Completed - Case Closed --913030898 --T0603702094 --T0603702094	HULL BROTHERS LUMBER CO	21350 SHERMAN WY CANOGA PARK, CA 91303	0.48 NNE	+ 3	203
L64	LUST --Pollution Characterization --913030916 --T0603702096	EXXON	7215 CANOGA CANOGA PARK, CA 91404	0.48 NNE	+ 4	208
L65	LUST --Completed - Case Closed --T0603742630	CHEVRON #20-2018	21403 SHERMAN WAY CANOGA PARK, CA 91303	0.48 North	+ 4	210
L66	LUST --Case Closed --Completed - Case Closed --913030707 --T0603702077 --T0603702077	EXXON #7-3830	21401 SHERMAN WY CANOGA PARK, CA 91303	0.48 North	+ 4	214
67	ENVIROSTOR --60000187 --No Further Action	MTA ORANGE LINE	RIGHT OF WAY FROM LANKERS N. HOLLYWOOD TO WOODLAND HILLS, CA 91367	0.53 ESE	- 4	217

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79

GEOCODED: 79

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
68	ENVIROSTOR --19720054 --Refer: 1248 Local Agency	TRILLIUM CLEANERS(FORMER)	6326 CANOGA AVE. WOODLAND HILLS, CA 91367	0.57 SSE	+ 15	219
69	ENVIROSTOR --19000030 --Refer: 1248 Local Agency	THE PLAZA AT WARNER CENTER	6200-6250 CANOGA AVENUE WOODLAND HILLS, CA 93041	0.73 South	+ 24	221
70	ENVIROSTOR --19750103 --Refer: 1248 Local Agency	EXCLUSIVE AUTO	22217 SHERMAN WAY CANOGA PARK, CA 91303	0.78 NW	+ 10	223
71	ENVIROSTOR --19750092 --No Further Action	NEW TIERRA DEL SOL, L.P.	7505 CANOGA CANOGA PARK, CA 91303	0.84 North	+ 15	225

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: 1000110908 **DIST/DIR:** 0.054 East **ELEVATION:** 792 **MAP ID:** A1

NAME: RAP DISCOUNT AUTO SUPPLY

Rev: 12/31/2014

ADDRESS: 21407 VANOWEN

ID/Status: CAD981998578

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: 1000110908

Year: 1996

GEPAID: CAD981998578

Contact: Not reported

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 21407 VANOWEN

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Off-specification, aged or surplus organics

Disposal Method: Recycler

Tons: .7500

Cat Decode: Off-specification, aged or surplus organics

Method Decode: Recycler

Facility County: Los Angeles

envid: 1000110908

Year: 1996

GEPAID: CAD981998578

Contact: Not reported

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 21407 VANOWEN

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 5.2125

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler

Facility County: Los Angeles

envid: 1000110908

Year: 1996

GEPAID: CAD981998578

Contact: Not reported

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 21407 VANOWEN

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: 1000110908 **DIST/DIR:** 0.054 East **ELEVATION:** 792 **MAP ID:** A1

NAME: RAP DISCOUNT AUTO SUPPLY

Rev: 12/31/2014

ADDRESS: 21407 VANOWEN
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAD981998578

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD097030993
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Disposal, Other
Tons: .1000
Cat Decode: Other organic solids
Method Decode: Disposal, Other
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-SQG

EDR ID: 1000110908 **DIST/DIR:** 0.054 East **ELEVATION:** 792 **MAP ID:** A1

NAME: RAP DISCOUNT AUTO SUPPLY

Rev: 12/09/2015

ADDRESS: 21407 VANOWEN

ID/Status: CAD981998578

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: US Environmental Protection Agency

RCRA-SQG:

Date form received by agency: 06/09/1987

Facility name: RAP DISCOUNT AUTO SUPPLY

Facility address: 21407 VANOWEN

CANOGA PARK, CA 91303

EPA ID: CAD981998578

Mailing address: VANOWEN

CANOGA PARK, CA 91303

Contact: ENVIRONMENTAL MANAGER

Contact address: 21407 VANOWEN

CANOGA PARK, CA 91303

Contact country: US

Contact telephone: (818) 884-3370

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: RAP AUTO PARK 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

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

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-SQG

EDR ID: 1000110908 **DIST/DIR:** 0.054 East **ELEVATION:** 792 **MAP ID:** A1

NAME: RAP DISCOUNT AUTO SUPPLY

Rev: 12/09/2015

ADDRESS: 21407 VANOWEN
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAD981998578

SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID:	S110590889	DIST/DIR:	0.070 SSW	ELEVATION:	795	MAP ID:	2
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NAME: PRATT & WHITNEY - CANOGA FACILITY, BUILDING 038

Rev: 06/13/2016

ADDRESS: 21600 VANOWEN STREET
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T10000003103

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 10/21/2010

Global Id: T10000003103

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.192866

Longitude: -118.600331

Case Type: Cleanup Program Site

Case Worker: AMT

Local Agency: Not reported

RB Case Number: 0237A1

File Location: Regional Board

Potential Media Affected: Not reported

Potential Contaminants of Concern: Not reported

Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S118672077 **DIST/DIR:** 0.072 East **ELEVATION:** 792 **MAP ID:** A3

NAME: COMMERCIAL PROPERTY **Rev:** 06/13/2016
ADDRESS: 21401 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
ID/Status: Open - Active
ID/Status: T10000008974
SOURCE: CA State Water Resources Control Board

LUST:
Region: STATE
Global Id: T10000008974
Latitude: 34.19406
Longitude: -118.59784
Case Type: LUST Cleanup Site
Status: Open - Active
Status Date: 05/26/2016
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: CET
Local Agency: Not reported
RB Case Number: 913030989
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:
Global Id: T10000008974
Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

Status History:
Global Id: T10000008974
Status: Open - Active
Status Date: 05/26/2016

Global Id: T10000008974
Status: Open - Case Begin Date
Status Date: 05/26/2016

Regulatory Activities:
Global Id: T10000008974
Action Type: Other
Date: 05/26/2016
Action: Leak Began

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S118672077 **DIST/DIR:** 0.072 East **ELEVATION:** 792 **MAP ID:** A3

NAME: COMMERCIAL PROPERTY

Rev: 06/13/2016

ADDRESS: 21401 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Open - Active
ID/Status: T10000008974

SOURCE: CA State Water Resources Control Board

Global Id: T10000008974
Action Type: RESPONSE
Date: 07/05/2016
Action: Other Report / Document

Global Id: T10000008974
Action Type: Other
Date: 05/26/2016
Action: Leak Discovery

Global Id: T10000008974
Action Type: Other
Date: 05/26/2016
Action: Leak Reported

Global Id: T10000008974
Action Type: ENFORCEMENT
Date: 05/26/2016
Action: Referral to Regional Board

Global Id: T10000008974
Action Type: ENFORCEMENT
Date: 06/01/2016
Action: Staff Letter

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113050441 **DIST/DIR:** 0.076 WNW **ELEVATION:** 794 **MAP ID:** 4

NAME: HCMG/WOODLAND PARK **Rev:** 12/31/2014
ADDRESS: 6800 OWENSMOUTH
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency
ID/Status: CAL000075301

HAZNET:
envid: S113050441
Year: 1998
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774
Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .0417
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113050441
Year: 1997
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774
Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .1917
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113050441
Year: 1996
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113050441 **DIST/DIR:** 0.076 WNW **ELEVATION:** 794 **MAP ID:** 4

NAME: HCMG/WOODLAND PARK **Rev:** 12/31/2014
ADDRESS: 6800 OWENSMOUTH ID/Status: CAL000075301
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .1940
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113050441
Year: 1995
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774
Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .0985
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113050441
Year: 1994
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774
Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Not reported
Tons: .0417
Cat Decode: Photochemicals/photoprocessing waste
Method Decode: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113050441	DIST/DIR:	0.076 WNW	ELEVATION:	794	MAP ID:	4
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NAME: HCMG/WOODLAND PARK

Rev: 12/31/2014

ADDRESS: 6800 OWENSMOUTH
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000075301

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
3 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281967 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B5

NAME: J W CHARLES JACOBI

Rev: 06/13/2016

ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Pollution Characterization
ID/Status: 913030907
ID/Status: T0603702095

SOURCE: CA State Water Resources Control Board

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030907
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702095
W Global ID: W0606501096
Staff: CEC
Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: LET
Date Leak Discovered: 12/1/1989
Date Leak First Reported: 10/1/1997
Date Leak Record Entered: 1/15/1998
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/28/2002
Date the Case was Closed: Not reported
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Not reported
Cause of Leak: Other Cause
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 7212.7964871426599900061861503
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: 10/28/1997
Preliminary Site Assessment Began: 1/23/1998
Pollution Characterization Began: 12/6/2001
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 10/1/1997
Enforcement Action Date: 1/21/1999
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: 170
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281967 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B5

NAME: J W CHARLES JACOBI

Rev: 06/13/2016

ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Pollution Characterization
ID/Status: 913030907
ID/Status: T0603702095

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: JOHN MOE

RP Address: 49 STEVENSEN STREET

Program: LUST

Lat/Long: 34.1939377 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 10/97 - WORKPLAN TO PERFORM A SITE INVESTIGATION 05/98 -
SITE INVESTIGATION

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112873159 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B6

NAME: LOS ANGELES TRANSPORTATION AUTHORITY

Rev: 12/31/2014

ADDRESS: 21341 VANOWEN
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC001190040

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112873159

Year: 1996

GEPAID: CAC001190040

Contact: LOS ANGELES TRANSPORTATION

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: PO BOX 194

Mailing City,St,Zip: LOS ANGELES, CA 900530000

Gen County: Not reported

TSD EPA ID: CAD028409019

TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Not reported

Tons: .4170

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Not reported

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103641857 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B7

NAME: JACOBI BUILDING MATERIALS

Rev: 06/13/2016

ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702095

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603702095
Latitude: 34.1939377
Longitude: -118.596308
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 06/30/2006
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: CET
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030907
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702095
Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603702095
Contact Type: Local Agency Caseworker
Contact Name: TBD
Organization Name: LOS ANGELES, CITY OF
Address: 200 N. MAIN ST. RM. 970
City: LOS ANGELES
Email: Not reported
Phone Number: 2134826528

Status History:

Global Id: T0603702095
Status: Completed - Case Closed
Status Date: 06/30/2006

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103641857 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B7

NAME: JACOBI BUILDING MATERIALS

Rev: 06/13/2016

ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702095

SOURCE: CA State Water Resources Control Board

Global Id: T0603702095
Status: Open - Case Begin Date
Status Date: 12/01/1989

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 10/28/1997

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 01/22/1998

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 01/23/1998

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 09/18/2000

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 12/06/2001

Global Id: T0603702095
Status: Open - Verification Monitoring
Status Date: 10/01/1997

Regulatory Activities:
Global Id: T0603702095
Action Type: RESPONSE
Date: 02/22/2006
Action: Request for Closure

Global Id: T0603702095
Action Type: RESPONSE
Date: 01/22/1998
Action: Soil and Water Investigation Workplan

Global Id: T0603702095
Action Type: RESPONSE
Date: 09/18/2000
Action: Preliminary Site Assessment Report

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103641857 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B7

NAME: JACOBI BUILDING MATERIALS

Rev: 06/13/2016

ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702095

SOURCE: CA State Water Resources Control Board

Global Id: T0603702095

Action Type: Other

Date: 12/01/1989

Action: Leak Discovery

Global Id: T0603702095

Action Type: Other

Date: 10/01/1997

Action: Leak Reported

Global Id: T0603702095

Action Type: RESPONSE

Date: 10/28/2002

Action: Soil and Water Investigation Report

Global Id: T0603702095

Action Type: RESPONSE

Date: 02/22/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702095

Action Type: ENFORCEMENT

Date: 06/09/2006

Action: Notification - Preclosure

Global Id: T0603702095

Action Type: ENFORCEMENT

Date: 06/30/2006

Action: Closure/No Further Action Letter

Global Id: T0603702095

Action Type: ENFORCEMENT

Date: 05/03/2006

Action: Site Visit / Inspection / Sampling

Global Id: T0603702095

Action Type: ENFORCEMENT

Date: 07/23/2002

Action: Staff Letter

Global Id: T0603702095

Action Type: ENFORCEMENT

Date: 05/31/2001

Action: Staff Letter

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112911123 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B8

NAME: JACOBI BUILDING MATERIALS

Rev: 12/31/2014

ADDRESS: 21341 VANOWEN

ID/Status: CAC002310369

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112911123

Year: 2002

GEPAID: CAC002310369

Contact: ROCHLLE GOMELSKY- AMERICAN OIL

Telephone: 8187008297

Mailing Name: Not reported

Mailing Address: 21341 VANOWEN

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080033681

TSD County: Not reported

Waste Category: Other organic solids

Disposal Method: Disposal, Land Fill

Tons: 0.75

Cat Decode: Other organic solids

Method Decode: Disposal, Land Fill

Facility County: Los Angeles

envid: S112911123

Year: 2001

GEPAID: CAC002310369

Contact: ROCHLLE GOMELSKY- AMERICAN OIL

Telephone: 8187008297

Mailing Name: Not reported

Mailing Address: 21341 VANOWEN

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080033681

TSD County: Not reported

Waste Category: Other organic solids

Disposal Method: Disposal, Land Fill

Tons: 5

Cat Decode: Other organic solids

Method Decode: Disposal, Land Fill

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112941441 **DIST/DIR:** 0.160 NNW **ELEVATION:** 793 **MAP ID:** 9

NAME: LAW OFFICES OF GARY WILLIAMS

Rev: 12/31/2014

ADDRESS: 6928 OWENSMOUTH AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC002583770

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112941441

Year: 2004

GEPAID: CAC002583770

Contact: GARY WILLIAMS

Telephone: 8187159212

Mailing Name: Not reported

Mailing Address: 6928 OWENSMOUTH AVE

Mailing City,St,Zip: CANOGA PARK, CA 91303

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Recycler

Tons: 3.85

Cat Decode: Oil/water separation sludge

Method Decode: Recycler

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112956206 **DIST/DIR:** 0.161 NNE **ELEVATION:** 792 **MAP ID:** C10

NAME: AVIA PAINTING INC **Rev:** 12/31/2014
ADDRESS: 6925 CANOGA AVE **ID/Status:** CAC002608083
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S112956206
Year: 2006
GEPAID: CAC002608083
Contact: ILAN AZIAELLI, EXT 102
Telephone: 8183472842
Mailing Name: Not reported
Mailing Address: 6925 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032032
Gen County: Not reported
TSD EPA ID: CAD982444481
TSD County: Not reported
Waste Category: Latex waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Tons: 0.83
Cat Decode: Latex waste
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S112956206
Year: 2006
GEPAID: CAC002608083
Contact: ILAN AZIAELLI, EXT 102
Telephone: 8183472842
Mailing Name: Not reported
Mailing Address: 6925 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032032
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.2
Cat Decode: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113075824 **DIST/DIR:** 0.161 NNE **ELEVATION:** 792 **MAP ID:** C11

NAME: COLUMBIA ANALYTICAL SERVICES, INC

Rev: 12/31/2014

ADDRESS: 6925 CANOGA AVE

ID/Status: CAL000138847

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113075824

Year: 2002

GEPAID: CAL000138847

Contact: DANNY WONG/QA COORDINATOR

Telephone: 8185875550

Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000212588

TSD County: Not reported

Waste Category: Unspecified aqueous solution

Disposal Method: Not reported

Tons: 0.02

Cat Decode: Unspecified aqueous solution

Method Decode: Not reported

Facility County: Los Angeles

envid: S113075824

Year: 2001

GEPAID: CAL000138847

Contact: DANNY WONG/QA COORDINATOR

Telephone: 8185875550

Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000212588

TSD County: Not reported

Waste Category: Unspecified aqueous solution

Disposal Method: Not reported

Tons: 0.02

Cat Decode: Unspecified aqueous solution

Method Decode: Not reported

Facility County: Los Angeles

envid: S113075824

Year: 2000

GEPAID: CAL000138847

Contact: DANNY WONG/QA COORDINATOR

Telephone: 8185875550

Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113075824 **DIST/DIR:** 0.161 NNE **ELEVATION:** 792 **MAP ID:** C11

NAME: COLUMBIA ANALYTICAL SERVICES, INC

Rev: 12/31/2014

ADDRESS: 6925 CANOGA AVE

ID/Status: CAL000138847

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD044429835

TSD County: Not reported

Waste Category: Laboratory waste chemicals

Disposal Method: Disposal, Other

Tons: 0.2

Cat Decode: Laboratory waste chemicals

Method Decode: Disposal, Other

Facility County: Los Angeles

envid: S113075824

Year: 1999

GEPAID: CAL000138847

Contact: COLUMBIA ANALYTICAL SERVICES

Telephone: 8185875550

Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD044429835

TSD County: Not reported

Waste Category: Laboratory waste chemicals

Disposal Method: Disposal, Other

Tons: 1.7200

Cat Decode: Laboratory waste chemicals

Method Decode: Disposal, Other

Facility County: Los Angeles

envid: S113075824

Year: 1998

GEPAID: CAL000138847

Contact: COLUMBIA ANALYTICAL SERVICES

Telephone: 8185875550

Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD044429835

TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Disposal, Other

Tons: .3270

Cat Decode: Unspecified solvent mixture

Method Decode: Disposal, Other

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113075824	DIST/DIR:	0.161 NNE	ELEVATION:	792	MAP ID:	C11
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NAME: COLUMBIA ANALYTICAL SERVICES, INC

Rev: 12/31/2014

ADDRESS: 6925 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000138847

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
5 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113069827 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B12

NAME: ACTION VOLVO **Rev:** 12/31/2014
ADDRESS: 21311 VAN OWEN #112 **ID/Status:** CAL000123855
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113069827
Year: 2000
GEPAID: CAL000123855
Contact: NAREK RJANUSZ
Telephone: 8187159300
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 0.22
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113069827
Year: 1999
GEPAID: CAL000123855
Contact: RUSEK, STACHOWSKI-PARTNERS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: .2293
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113069827
Year: 1997
GEPAID: CAL000123855
Contact: RUSEK, STACHOWSKI-PARTNERS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113069827 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B12

NAME: ACTION VOLVO **Rev:** 12/31/2014
ADDRESS: 21311 VAN OWEN #112 **ID/Status:** CAL000123855
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: .2293
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113069827
Year: 1996
GEPAID: CAL000123855
Contact: RUSEK, STACHOWSKI-PARTNERS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 1.9182
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113069827
Year: 1994
GEPAID: CAL000123855
Contact: RUSEK, STACHOWSKI-PARTNERS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: .2293
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113069827	DIST/DIR:	0.174 East	ELEVATION:	790	MAP ID:	B12
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NAME: ACTION VOLVO

Rev: 12/31/2014

ADDRESS: 21311 VAN OWEN #112
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000123855

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
additional CA_HAZNET: detail in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113045647 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B13

NAME: BIG O TIRES

Rev: 12/31/2014

ADDRESS: 21311 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000061694

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113045647

Year: 2004

GEPAID: CAL000061694

Contact: DAVID UNDERBERGER

Telephone: 8188849497

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD099452708

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Not reported

Tons: 0.2

Cat Decode: Waste oil and mixed oil

Method Decode: Not reported

Facility County: Los Angeles

envid: S113045647

Year: 2003

GEPAID: CAL000061694

Contact: DAVID UNDERBERGER

Telephone: 8188849497

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD099452708

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 0.45

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler

Facility County: Los Angeles

envid: S113045647

Year: 2002

GEPAID: CAL000061694

Contact: DAVID UNDERBERGER

Telephone: 8188849497

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113045647 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B13

NAME: BIG O TIRES **Rev:** 12/31/2014
ADDRESS: 21311 VANOWEN ST **ID/Status:** CAL000061694
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.22
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113045647
Year: 2001
GEPAID: CAL000061694
Contact: DAVID UNDERBERGER
Telephone: 8188849497
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: 0.13
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Transfer Station
Facility County: Los Angeles

envid: S113045647
Year: 2001
GEPAID: CAL000061694
Contact: DAVID UNDERBERGER
Telephone: 8188849497
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: 0.12
Cat Decode: Unspecified solvent mixture
Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113045647	DIST/DIR:	0.174 East	ELEVATION:	790	MAP ID:	B13
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NAME: BIG O TIRES

Rev: 12/31/2014

ADDRESS: 21311 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000061694

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
17 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113163000 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B14

NAME: MONACO MOTORS INC **Rev:** 12/31/2014
ADDRESS: 21311 VANOWEN STREET **ID/Status:** CAL912203547
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113163000
Year: 2003
GEPAID: CAL912203547
Contact: WADE LENNAN/PRESIDENT
Telephone: --
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.83
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113163000
Year: 2000
GEPAID: CAL912203547
Contact: WADE LENNAN/PRESIDENT
Telephone: --
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 0.45
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113163000
Year: 1999
GEPAID: CAL912203547
Contact: PUBLIC STORAGE
Telephone: 2132626005
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113163000 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B14

NAME: MONACO MOTORS INC **Rev:** 12/31/2014
ADDRESS: 21311 VANOWEN STREET **ID/Status:** CAL912203547
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: .2293
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113163000
Year: 1999
GEPAID: CAL912203547
Contact: PUBLIC STORAGE
Telephone: 2132626005
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: .4378
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113163000
Year: 1999
GEPAID: CAL912203547
Contact: PUBLIC STORAGE
Telephone: 2132626005
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: .0625
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Transfer Station

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113163000	DIST/DIR:	0.174 East	ELEVATION:	790	MAP ID:	B14
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NAME: MONACO MOTORS INC

Rev: 12/31/2014

ADDRESS: 21311 VANOWEN STREET
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL912203547

SOURCE: CA California Environmental Protection Agency

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.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113117763 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B15

NAME: INDY 2000 TRANSMISSIONS

Rev: 12/31/2014

ADDRESS: 21311 VANOWEN ST STE 112
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000244596

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113117763

Year: 2002

GEPAID: CAL000244596

Contact: HUGO SALAZAR

Telephone: 8183400161

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST STE 112

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD099452708

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 0.25

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113037626 **DIST/DIR:** 0.176 East **ELEVATION:** 791 **MAP ID:** B16

NAME: FEDERAL EXPRESS CORPORATION

Rev: 12/31/2014

ADDRESS: 21300 VAN OWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000039967

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113037626

Year: 2013

GEPAID: CAL000039967

Contact: TIM JACKSON

Telephone: 9014348468

Mailing Name: Not reported

Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL

Mailing City,St,Zip: MEMPHIS, TN 381257113

Gen County: Los Angeles

TSD EPA ID: CAT000613893

TSD County: Los Angeles

Waste Category: Not reported

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 0.05

Cat Decode: Not reported

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Facility County: Not reported

envid: S113037626

Year: 2013

GEPAID: CAL000039967

Contact: TIM JACKSON

Telephone: 9014348468

Mailing Name: Not reported

Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL

Mailing City,St,Zip: MEMPHIS, TN 381257113

Gen County: Los Angeles

TSD EPA ID: CAD981696420

TSD County: Los Angeles

Waste Category: Not reported

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 0.912

Cat Decode: Not reported

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Facility County: Not reported

envid: S113037626

Year: 2012

GEPAID: CAL000039967

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113037626 **DIST/DIR:** 0.176 East **ELEVATION:** 791 **MAP ID:** B16

NAME: FEDERAL EXPRESS CORPORATION

Rev: 12/31/2014

ADDRESS: 21300 VAN OWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000039967

SOURCE: CA California Environmental Protection Agency

Contact: TIM JACKSON
Telephone: 9012246869
Mailing Name: Not reported
Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL
Mailing City,St,Zip: MEMPHIS, TN 381257113
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 3.753
Cat Decode: Not reported
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Facility County: Los Angeles

envid: S113037626
Year: 2011
GEPAID: CAL000039967
Contact: BARBARA HODICK-SR ENV SPECLST
Telephone: 9014348460
Mailing Name: Not reported
Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL
Mailing City,St,Zip: MEMPHIS, TN 381257113
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Off-specification, aged or surplus inorganics
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Tons: 0.0375
Cat Decode: Off-specification, aged or surplus inorganics
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S113037626
Year: 2010
GEPAID: CAL000039967
Contact: TIM JACKSON
Telephone: 9012246869
Mailing Name: Not reported
Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL
Mailing City,St,Zip: MEMPHIS, TN 381257113

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113037626 **DIST/DIR:** 0.176 East **ELEVATION:** 791 **MAP ID:** B16

NAME: FEDERAL EXPRESS CORPORATION

Rev: 12/31/2014

ADDRESS: 21300 VAN OWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000039967

SOURCE: CA California Environmental Protection Agency

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 4.17

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
24 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113458743 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C17

NAME: ROBERT G CARTON

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC002650959

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113458743

Year: 2010

GEPAID: CAC002650959

Contact: ROBERT G CARTON

Telephone: 5414790542

Mailing Name: Not reported

Mailing Address: 520 BRIMSTONE RD

Mailing City,St,Zip: WOLF CREEK, OR 97497

Gen County: Not reported

TSD EPA ID: CAD099452708

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 0.342

Cat Decode: Waste oil and mixed oil

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113046113 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C18

NAME: JAPANESE VILLAGE AUTO

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE

ID/Status: CAL000063136

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113046113

Year: 2004

GEPAID: CAL000063136

Contact: CHRISTEN KORSBAEK

Telephone: 8188838070

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032031

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.62

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113046113

Year: 2002

GEPAID: CAL000063136

Contact: CHRISTEN KORSBAEK

Telephone: 8188838070

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032031

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.62

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113046113

Year: 2001

GEPAID: CAL000063136

Contact: CHRISTEN KORSBAEK

Telephone: 8188838070

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113046113 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C18

NAME: JAPANESE VILLAGE AUTO

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE

ID/Status: CAL000063136

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913032031

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.81

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113046113

Year: 2000

GEPAID: CAL000063136

Contact: CHRISTEN KORSBAEK

Telephone: 8188838070

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032031

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.97

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113046113

Year: 1999

GEPAID: CAL000063136

Contact: ELLERBY CAROLYN

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032031

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Transfer Station

Tons: .3336

Cat Decode: Unspecified organic liquid mixture

Method Decode: Transfer Station

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113046113	DIST/DIR:	0.181 NNE	ELEVATION:	793	MAP ID:	C18
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NAME: JAPANESE VILLAGE AUTO

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000063136

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
6 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113044840 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C19

NAME: CANOGA INDEPENDENT AUTO SERVIC

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE

ID/Status: CAL000059488

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113044840

Year: 2003

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER/OWNER

Telephone: 8188830345

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.22

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113044840

Year: 2002

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER/OWNER

Telephone: 8188830345

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.2

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113044840

Year: 2001

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER/OWNER

Telephone: 8188830345

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113044840 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C19

NAME: CANOGA INDEPENDENT AUTO SERVIC

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE

ID/Status: CAL000059488

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.22

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113044840

Year: 2000

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER/OWNER

Telephone: 8188830345

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.2

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113044840

Year: 1999

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER

Telephone: 8188830345

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD009452657

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Not reported

Tons: .1876

Cat Decode: Unspecified organic liquid mixture

Method Decode: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113044840	DIST/DIR:	0.181 NNE	ELEVATION:	793	MAP ID:	C19
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NAME: CANOGA INDEPENDENT AUTO SERVIC

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE

ID/Status: CAL000059488

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

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.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S106838421 **DIST/DIR:** 0.191 SE **ELEVATION:** 793 **MAP ID:** D20

NAME: THE BOEING COMPANY - BUILDING 009

Rev: 06/13/2016

ADDRESS: 6620 CANOGA AVE

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: SL0603777226

LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 09/19/2005

Global Id: SL0603777226

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.191637

Longitude: -118.597035

Case Type: Cleanup Program Site

Case Worker: AMT

Local Agency: Not reported

RB Case Number: 0237E

File Location: Regional Board

Potential Media Affected: Aquifer used for drinking water supply

Potential Contaminants of Concern: Not reported

Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113106630	DIST/DIR:	0.198 NNE	ELEVATION:	793	MAP ID:	C21
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NAME: TIRES AND LLANTAS

Rev: 12/31/2014

ADDRESS: 6941 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000209352

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113106630

Year: 2000

GEPAID: CAL000209352

Contact: CARMEN OROZCO

Telephone: 8188842588

Mailing Name: Not reported

Mailing Address: 6941 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD099452708

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 2.08

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113052618 **DIST/DIR:** 0.203 NE **ELEVATION:** 791 **MAP ID:** E22

NAME: RIMO MANUFACTURING INC

Rev: 12/31/2014

ADDRESS: 6918 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000080204

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113052618

Year: 2009

GEPAID: CAL000080204

Contact: ALICIA FASHEH-BECERRA, C.E.O.

Telephone: 8188845030

Mailing Name: Not reported

Mailing Address: 6918 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 1.0425

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113052618

Year: 2006

GEPAID: CAL000080204

Contact: ALICIA FASHEH-BECERRA, C.E.O.

Telephone: 8188845030

Mailing Name: Not reported

Mailing Address: 6918 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 0.83

Cat Decode: Waste oil and mixed oil

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113052618

Year: 2003

GEPAID: CAL000080204

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113052618 **DIST/DIR:** 0.203 NE **ELEVATION:** 791 **MAP ID:** E22

NAME: RIMO MANUFACTURING INC

Rev: 12/31/2014

ADDRESS: 6918 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000080204

SOURCE: CA California Environmental Protection Agency

Contact: ALICIA FASHEH-BECERRA, C.E.O.
Telephone: 8188845030
Mailing Name: Not reported
Mailing Address: 6918 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.2
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113052618
Year: 2002
GEPAID: CAL000080204
Contact: ALICIA FASHEH-BECERRA, C.E.O.
Telephone: 8188845030
Mailing Name: Not reported
Mailing Address: 6918 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD980884183
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Disposal, Other
Tons: 0.3
Cat Decode: Other inorganic solid waste
Method Decode: Disposal, Other
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103945721 **DIST/DIR:** 0.205 NNE **ELEVATION:** 792 **MAP ID:** C23

NAME: RAYNE SOFTWATER OF THE VALLEY
ADDRESS: 6953 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Preliminary site assessment underway
ID/Status: 913030852
ID/Status: T0603702091

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030852
Status: Preliminary site assessment underway
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702091
W Global ID: W0606501096
Staff: RVJ
Local Agency: 19050
Cross Street: HART ST
Enforcement Type: Not reported
Date Leak Discovered: 8/29/2000
Date Leak First Reported: 2/12/1991
Date Leak Record Entered: 2/12/1991
Date Confirmation Began: 8/29/1990
Date Leak Stopped: 8/29/1990
Date Case Last Changed on Database: 11/30/2001
Date the Case was Closed: Not reported
How Leak Discovered: Repair Tank
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: KUPPERS, FRED
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 7992.578677363041176679495073
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 3/2/2000
Pollution Characterization Began: 2/12/1991
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: 1/1/1965
Hist Max MTBE Conc in Groundwater: 5.8
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103945721 **DIST/DIR:** 0.205 NNE **ELEVATION:** 792 **MAP ID:** C23

NAME: RAYNE SOFTWATER OF THE VALLEY

Rev: 06/13/2016

ADDRESS: 6953 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Preliminary site assessment underway
ID/Status: 913030852
ID/Status: T0603702091

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: BLANK RP

RP Address: Not reported

Program: LUST

Lat/Long: 34.1973696 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 4/30/97 - INFORMATION LETTER SENT & FOLLOW-UP; 5/29/97 - COUNTY

ASSESSOR REVIEW.; 5/30/97 - INFORMATION LETTER & SENT & FOLLOW-UP.;

9/22/99 WP FOR LIMITED SITE ASSESSMENT

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112908607 **DIST/DIR:** 0.206 NNW **ELEVATION:** 793 **MAP ID:** 24

NAME: PACIFIC ENVIRONMENTAL

Rev: 12/31/2014

ADDRESS: 21600 HART STREET
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC002275225

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112908607

Year: 2000

GEPAID: CAC002275225

Contact: MIKE LYSSY/OWNER

Telephone: 9493637200

Mailing Name: Not reported

Mailing Address: 30101 TOWN CENTER DR 107

Mailing City,St,Zip: LAGUNA NIGUEL, CA 926770000

Gen County: Not reported

TSD EPA ID: CAD028409019

TSD County: Not reported

Waste Category: Other organic solids

Disposal Method: Transfer Station

Tons: 0.03

Cat Decode: Other organic solids

Method Decode: Transfer Station

Facility County: Los Angeles

envid: S112908607

Year: 2000

GEPAID: CAC002275225

Contact: MIKE LYSSY/OWNER

Telephone: 9493637200

Mailing Name: Not reported

Mailing Address: 30101 TOWN CENTER DR 107

Mailing City,St,Zip: LAGUNA NIGUEL, CA 926770000

Gen County: Not reported

TSD EPA ID: CAD009007626

TSD County: Not reported

Waste Category: Asbestos containing waste

Disposal Method: Disposal, Land Fill

Tons: 0.84

Cat Decode: Asbestos containing waste

Method Decode: Disposal, Land Fill

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112903307 **DIST/DIR:** 0.209 East **ELEVATION:** 789 **MAP ID:** F25

NAME: PS BUSINESS PARKS

Rev: 12/31/2014

ADDRESS: 21301 VANOWEN ST STE A
CANOGA PARK, CA 91304
LOS ANGELES

ID/Status: CAC002201785

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112903307

Year: 1999

GEPAID: CAC002201785

Contact: PS BUSINESS PARKS

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 17326 EDWARDS RD STE 115

Mailing City,St,Zip: CERRITOS, CA 907030000

Gen County: Not reported

TSD EPA ID: CAT080033681

TSD County: Not reported

Waste Category: Other organic solids

Disposal Method: Transfer Station

Tons: .0750

Cat Decode: Other organic solids

Method Decode: Transfer Station

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113114489 **DIST/DIR:** 0.209 East **ELEVATION:** 789 **MAP ID:** F26

NAME: FRAZEE PAINT # 46

Rev: 12/31/2014

ADDRESS: 21301 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000229549

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113114489

Year: 2005

GEPAID: CAL000229549

Contact: STEVE EATON

Telephone: 8586263383

Mailing Name: Not reported

Mailing Address: 6625 MIRAMAR RD

Mailing City,St,Zip: SAN DIEGO, CA 921212508

Gen County: Not reported

TSD EPA ID: CAD008302903

TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Recycler

Tons: 0.68

Cat Decode: Unspecified solvent mixture

Method Decode: Recycler

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-LQG

EDR ID: 1011861635 **DIST/DIR:** 0.213 NW **ELEVATION:** 795 **MAP ID:** 27

NAME: OWENSMOUTH CONTINUATION HIGH SCHOOL

Rev: 12/09/2015

ADDRESS: 6921 JORDON AVE

ID/Status: CAR000195883

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: US Environmental Protection Agency

RCRA-LQG:

Date form received by agency: 10/10/2008

Facility name: OWENSMOUTH CONTINUATION HIGH SCHOOL

Facility address: 6921 JORDON AVE

CANOGA PARK, CA 91303

EPA ID: CAR000195883

Mailing address: 333 S BEAUDRY AVE

20TH FL LAUSD OEHS

LOS ANGELES, CA 90017

Contact: SOE AUNG

Contact address: 333 S BEAUDRY AVE 20TH FL LAUSD OEHS

LOS ANGELES, CA 90017

Contact country: US

Contact telephone: 213-241-3904

Contact email: SOE.AUNG@LAUSD.NET

EPA Region: 09

Classification: Large Quantity Generator

Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: LAUSD

Owner/operator address: 333 S BEAUDRY AVE

LOS ANGELES, CA 90017

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: District

Owner/Operator Type: Owner

Owner/Op start date: 11/14/1989

Owner/Op end date: Not reported

Owner/operator name: OWENSMOUTH CONTINUATION SCHOOL

Owner/operator address: Not reported

Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-LQG

EDR ID: 1011861635 **DIST/DIR:** 0.213 NW **ELEVATION:** 795 **MAP ID:** 27

NAME: OWENSMOUTH CONTINUATION HIGH SCHOOL

Rev: 12/09/2015

ADDRESS: 6921 JORDON AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAR000195883

SOURCE: US Environmental Protection Agency

Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: 11/14/1989
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D008
. Waste name: LEAD

Violation Status: No violations found

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112873969 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E28

NAME: PROMATIC INDUSTRIES

Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC001205712

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112873969

Year: 1996

GEPAID: CAC001205712

Contact: PROMATIC INDUSTRIES

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 5.5044

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler

Facility County: Los Angeles

envid: S112873969

Year: 1996

GEPAID: CAC001205712

Contact: PROMATIC INDUSTRIES

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 1.5846

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113154906 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E29

NAME: PROMATIC INDUSTRIES INC

Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000339075

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113154906

Year: 2014

GEPAID: CAL000339075

Contact: TOM BLOSS

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032104

Gen County: Los Angeles

TSD EPA ID: CAT080013352

TSD County: Los Angeles

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 3.44025

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113154906

Year: 2011

GEPAID: CAL000339075

Contact: TOM BLOSS

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032104

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 1.251

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113154906

Year: 2010

GEPAID: CAL000339075

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113154906 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E29

NAME: PROMATIC INDUSTRIES INC

Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE

ID/Status: CAL000339075

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Contact: TOM BLOSS

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032104

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 5.14995

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113154906

Year: 2008

GEPAID: CAL000339075

Contact: TOM BLOSS

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032104

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 1.60545

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112898426 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E30

NAME: HERMAN BLOSS

Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC002117480

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112898426

Year: 2007

GEPAID: CAC002117480

Contact: TOM BLOSS-QC MGR

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Off-specification, aged or surplus organics

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 0.2

Cat Decode: Off-specification, aged or surplus organics

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112898426

Year: 2006

GEPAID: CAC002117480

Contact: TOM BLOSS-QC MGR

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Recycler

Tons: 2.52

Cat Decode: Oil/water separation sludge

Method Decode: Recycler

Facility County: Los Angeles

envid: S112898426

Year: 2005

GEPAID: CAC002117480

Contact: TOM BLOSS-QC MGR

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112898426 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E30

NAME: HERMAN BLOSS

Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE

ID/Status: CAC002117480

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 1.37

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S112898426

Year: 2003

GEPAID: CAC002117480

Contact: TOM BLOSS-QC MGR

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 2.06

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S112898426

Year: 2001

GEPAID: CAC002117480

Contact: TOM BLOSS-QC MGR

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 2.52

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S112898426	DIST/DIR:	0.213 NE	ELEVATION:	791	MAP ID:	E30
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NAME: HERMAN BLOSS

Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC002117480

SOURCE: CA California Environmental Protection Agency

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.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113094131 **DIST/DIR:** 0.214 NNE **ELEVATION:** 792 **MAP ID:** G31

NAME: CANOGA LUBE & OIL **Rev:** 12/31/2014
ADDRESS: 6965 CANOGA AVENUE **ID/Status:** CAL000178122
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113094131
Year: 2000
GEPAID: CAL000178122
Contact: HARTMUT R THOMPSON/OWNER
Telephone: 8183401155
Mailing Name: Not reported
Mailing Address: 6965 CANOGA AVENUE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Transfer Station
Tons: 0
Cat Decode: Other inorganic solid waste
Method Decode: Transfer Station
Facility County: Los Angeles

envid: S113094131
Year: 1996
GEPAID: CAL000178122
Contact: JOHN BERRY
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6965 CANOGA AVENUE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues 10 percent or more
Disposal Method: Recycler
Tons: .2293
Cat Decode: Aqueous solution with total organic residues 10 percent or more
Method Decode: Recycler
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S105721799 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKETDYNE 12/31/2014
ADDRESS: 6633 CANOGA AVE ID/Status: CAR000239640
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S105721799
Year: 2014
GEPAID: CAR000239640
Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Laboratory waste chemicals
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Tons: 0.0315
Cat Decode: Laboratory waste chemicals
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S105721799
Year: 2014
GEPAID: CAR000239640
Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304
Gen County: Los Angeles
TSD EPA ID: NVT330010000
TSD County: 99
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 193.844
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S105721799
Year: 2014
GEPAID: CAR000239640

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S105721799 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKETDYNE 12/31/2014
ADDRESS: 6633 CANOGA AVE ID/Status: CAR000239640
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Other inorganic solid waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Tons: 0.345
Cat Decode: Other inorganic solid waste
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S105721799
Year: 2014
GEPAID: CAR000239640
Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Off-specification, aged or surplus organics
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Tons: 0.018
Cat Decode: Off-specification, aged or surplus organics
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S105721799
Year: 2014
GEPAID: CAR000239640
Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S105721799 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKETDYNE 12/31/2014
ADDRESS: 6633 CANOGA AVE ID/Status: CAR000239640
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Tons: 0.4765
Cat Decode: Other organic solids
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
42 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID:	S105721799	DIST/DIR:	0.223 SSE	ELEVATION:	796	MAP ID:	D32
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NAME:	AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKETDYNE	06/13/2016
ADDRESS:	6633 CANOGA AVE	ID/Status: Remediation

CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC REG 4:

Region: 4

Facility Status: Remediation

SLIC: 0237A

Substance: TPH/V

Staff: John Geroch

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.

Rev: 06/13/2016

ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: Open - Site Assessment
ID/Status: SL204281528

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Open - Site Assessment

Status Date: 08/23/2005

Global Id: SL204281528

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.1907897679698

Longitude: -118.599128723145

Case Type: Cleanup Program Site

Case Worker: AMT

Local Agency: Not reported

RB Case Number: 0237A

File Location: Regional Board

Potential Media Affected: Aquifer used for drinking water supply, Soil, Soil Vapor

Potential Contaminants of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE), Total Petroleum Hydrocarbons (TPH)

Site History: The site is approximately 47-acres and was developed in the mid-1950s for the manufacture of rocket engines and related systems. Operations at the site concluded in 2014. The currently idle site contains numerous vacant industrial buildings and structures in various states of disrepair, surrounded by surface parking lots along Canoga Avenue and Victory Boulevard. Numerous environmental investigations and cleanup activities have been conducted across the Site since 1984 that have identified elevated levels of chemicals of potential concern (COPCs), including chlorinated solvents from historic manufacturing activities at the site. Soil and groundwater cleanup activities are currently ongoing at the subject site.

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.	Rev: 05/02/2016
ADDRESS: 6633 CANOGA AVENUE	ID/Status: 19370329
CANOGA PARK, CA 91309	ID/Status: 71002566
LOS ANGELES	ID/Status: 80001667
SOURCE: CA Department of Toxic Substances Control	ID/Status: Refer: RCRA
	ID/Status: Refer: Other Agency

ENVIROSTOR:

Facility ID: 19370329
Status: Refer: RCRA
Status Date: 05/05/1995
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Chatsworth
Assembly: 45
Senate: 27
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.18888
Longitude: -118.5972
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: THE BOEING CO-CANOGA PARK
Alias Type: Alternate Name
Alias Name: CAD074103771
Alias Type: EPA Identification Number
Alias Name: 110018987113
Alias Type: EPA (FRS #)
Alias Name: 19370329
Alias Type: Envirostor ID Number
Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 02/02/1995
Comments: NFA FOR SITE MITIGATION OPERATIONS, THIS IS A RCRA FACILITY.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.

Rev: 05/02/2016

ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: 19370329

ID/Status: 71002566

ID/Status: 80001667

ID/Status: Refer: RCRA

ID/Status: Refer: Other Agency

SOURCE: CA Department of Toxic Substances Control

Completed Document Type: * Discovery

Completed Date: 12/14/1982

Comments: FACILITY IDENTIFIED ID FROM HWMB ISD FILES. ROUTINE INSP.A COMPLIANCE
COMPANY.

Future Area Name: Not reported

Future Sub Area Name: Not reported

Future Document Type: Not reported

Future Due Date: Not reported

Schedule Area Name: Not reported

Schedule Sub Area Name: Not reported

Schedule Document Type: Not reported

Schedule Due Date: Not reported

Schedule Revised Date: Not reported

Facility ID: 71002566

Status: Refer: Other Agency

Status Date: Not reported

Site Code: Not reported

Site Type: Tiered Permit

Site Type Detailed: Tiered Permit

Acres: Not reported

NPL: NO

Regulatory Agencies: NONE SPECIFIED

Lead Agency: NONE SPECIFIED

Program Manager: Not reported

Supervisor: Not reported

Division Branch: Cleanup Chatsworth

Assembly: 45

Senate: 27

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not reported

Latitude: 34.19051

Longitude: -118.5974

APN: NONE SPECIFIED

Past Use: NONE SPECIFIED

Potential COC: NONE SPECIFIED

Confirmed COC: NONE SPECIFIED

Potential Description: NONE SPECIFIED

Alias Name: CAD074103771

Alias Type: EPA Identification Number

Alias Name: 110018987113

Alias Type: EPA (FRS #)

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.

Rev: 05/02/2016

ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: 19370329

ID/Status: 71002566

ID/Status: 80001667

ID/Status: Refer: RCRA

ID/Status: Refer: Other Agency

SOURCE: CA Department of Toxic Substances Control

Alias Name: 71002566

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported

Completed Sub Area Name: Not reported

Completed Document Type: Not reported

Completed Date: Not reported

Comments: Not reported

Future Area Name: Not reported

Future Sub Area Name: Not reported

Future Document Type: Not reported

Future Due Date: Not reported

Schedule Area Name: Not reported

Schedule Sub Area Name: Not reported

Schedule Document Type: Not reported

Schedule Due Date: Not reported

Schedule Revised Date: Not reported

Facility ID: 80001667

Status: Refer: RWQCB

Status Date: 01/01/2008

Site Code: Not reported

Site Type: Corrective Action

Site Type Detailed: Corrective Action

Acres: 0

NPL: NO

Regulatory Agencies: RWQCB

Lead Agency: WQC

Program Manager: Not reported

Supervisor: * Unknown

Division Branch: Cleanup Chatsworth

Assembly: 45

Senate: 27

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not reported

Latitude: 34.19081

Longitude: -118.5974

APN: NONE SPECIFIED

Past Use: NONE SPECIFIED

Potential COC: NONE SPECIFIED

Confirmed COC: NONE SPECIFIED

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.	Rev: 05/02/2016
ADDRESS: 6633 CANOGA AVENUE	ID/Status: 19370329
CANOGA PARK, CA 91309	ID/Status: 71002566
LOS ANGELES	ID/Status: 80001667
SOURCE: CA Department of Toxic Substances Control	ID/Status: Refer: RCRA
	ID/Status: Refer: Other Agency

Potential Description: NONE SPECIFIED
Alias Name: ROCKWELL INTERNATIONAL; ROCKETDYNE DIV.
Alias Type: Alternate Name
Alias Name: CAD074103771
Alias Type: EPA Identification Number
Alias Name: 110018987113
Alias Type: EPA (FRS #)
Alias Name: 19370329
Alias Type: Envirostor ID Number
Alias Name: 80001667
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Interim Measures Questionnaire
Completed Date: 09/13/1994
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: RCRA Facility Assessment Report
Completed Date: 07/26/1991
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Consent Agreement
Completed Date: 01/01/1985
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Human Exposure Controlled
Completed Date: 10/27/1997
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Human Exposure Controlled
Completed Date: 03/09/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004	DIST/DIR: 0.223 SSE	ELEVATION: 796	MAP ID: D33
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NAME: BOEING NORTH AMERICAN, INC. ADDRESS: 6633 CANOGA AVENUE CANOGA PARK, CA 91309 LOS ANGELES SOURCE: CA Department of Toxic Substances Control	Rev: 05/02/2016 ID/Status: 19370329 ID/Status: 71002566 ID/Status: 80001667 ID/Status: Refer: RCRA ID/Status: Refer: Other Agency
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Completed Document Type: Groundwater Migration Controlled
 Completed Date: 03/09/2001
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Groundwater Migration Controlled
 Completed Date: 07/24/2003
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Human Exposure Controlled
 Completed Date: 07/24/2003
 Comments: Not reported

Completed Area Name: Sites With No Operable Unit
 Completed Sub Area Name: GROUNDWATER
 Completed Document Type: Interim Measures Implementation Report
 Completed Date: 04/30/1991
 Comments: Not reported

Completed Area Name: Sites With No Operable Unit
 Completed Sub Area Name: GROUNDWATER
 Completed Document Type: RFI Report
 Completed Date: 08/17/1989
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Preliminary Assessment Report
 Completed Date: 10/01/1985
 Comments: Not reported

Completed Area Name: Sites With No Operable Unit
 Completed Sub Area Name: SOILS
 Completed Document Type: Interim Measures Workplan
 Completed Date: 10/27/1997
 Comments: FACILITY IS VOLUNTARILY BEGINNING SOURCE REMOVAL ACTIVITIES AS OF
 THIS DATE RSARACINO 19971028.14:45S

Completed Area Name: Sites With No Operable Unit
 Completed Sub Area Name: GROUNDWATER
 Completed Document Type: RFI Workplan
 Completed Date: 06/09/1989

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.

Rev: 05/02/2016

ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: 19370329

ID/Status: 71002566

ID/Status: 80001667

ID/Status: Refer: RCRA

ID/Status: Refer: Other Agency

SOURCE: CA Department of Toxic Substances Control

Comments: Not reported

Completed Area Name: Sites With No Operable Unit
Completed Sub Area Name: GROUNDWATER
Completed Document Type: Interim Measures Workplan
Completed Date: 08/31/1990
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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

MANIFEST

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 05/01/2016

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: NY Department of Environmental Conservation

NY MANIFEST:

Country: USA

EPA ID: CAD074103771

Facility Status: Not reported

Location Address 1: 6633 CANOGA PARK AVE

Code: BP

Location Address 2: Not reported

Total Tanks: Not reported

Location City: CANOGAPARK

Location State: CA

Location Zip: 91304

Location Zip 4: Not reported

NY MANIFEST:

EPAID: CAD074103771

Mailing Name: ROCKWELL INTERNATIONAL

Mailing Contact: FRANKLINR SWANSON

Mailing Address 1: 6633 CANOGA PARK AVE

Mailing Address 2: Not reported

Mailing City: CANOGA PARK

Mailing State: CA

Mailing Zip: 91304

Mailing Zip 4: Not reported

Mailing Country: USA

Mailing Phone: 8188569194

NY MANIFEST:

Document ID: NYB4163229

Manifest Status: C

seq: Not reported

Year: 1994

Trans1 State ID: 10742PNY

Trans2 State ID: Not reported

Generator Ship Date: 07/11/1994

Trans1 Recv Date: 07/11/1994

Trans2 Recv Date: / /

TSD Site Recv Date: 07/27/1994

Part A Recv Date: 07/28/1994

Part B Recv Date: 08/05/1994

Generator EPA ID: CAD074103771

Trans1 EPA ID: NYD980769947

Trans2 EPA ID: Not reported

TSD ID 1: NYD000632372

TSD ID 2: Not reported

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

MANIFEST

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 05/01/2016

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: NY Department of Environmental Conservation

Manifest Tracking Number: Not reported

Import Indicator: Not reported

Export Indicator: Not reported

Discr Quantity Indicator: Not reported

Discr Type Indicator: Not reported

Discr Residue Indicator: Not reported

Discr Partial Reject Indicator: Not reported

Discr Full Reject Indicator: Not reported

Manifest Ref Number: Not reported

Alt Facility RCRA ID: Not reported

Alt Facility Sign Date: Not reported

MGMT Method Type Code: Not reported

Waste Code: D002 - NON-LISTED CORROSIVE WASTES

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Quantity: 00010

Units: P - Pounds

Number of Containers: 001

Container Type: DF - Fiberboard or plastic drums (glass)

Handling Method: T Chemical, physical, or biological treatment.

Specific Gravity: 100

Waste Code: D001 - NON-LISTED IGNITABLE WASTES

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Quantity: 00020

Units: P - Pounds

Number of Containers: 001

Container Type: DF - Fiberboard or plastic drums (glass)

Handling Method: T Chemical, physical, or biological treatment.

Specific Gravity: 100

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

RCRA-TSDF:

Date form received by agency: 02/28/2014

Facility name: UNITED TECHNOLOGIES CORP

Facility address: 6633 CANOGA AVE

CANOGA PARK, CA 91309

EPA ID: CAD074103771

Mailing address: FARMSPRINGS RD

MAIL STOP EHS 6FS101

FARMINGTON, CT 06032

Contact: DAVID M CURNOCK

Contact address: FARMSPRINGS RD MAIL STOP EHS 6FS101

FARMINGTON, CT 06032

Contact country: Not reported

Contact telephone: (603) 406-7737

Contact email: DAVID.CURNOCK@YTC.COM

EPA Region: 09

Land type: Private

Classification: TSDF

Description: Handler is engaged in the treatment, storage or disposal of hazardous waste

Owner/Operator Summary:

Owner/operator name: UNITED TECHNOLOGIES CORP

Owner/operator address: FARMSPRINGS RD MAIL STOP EHS 6FS101

FARMINGTON, CT 06032

Owner/operator country: Not reported

Owner/operator telephone: (860) 728-7000

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 01/30/2012

Owner/Op end date: Not reported

Owner/operator name: UNITED TECHNOLOGIES CORP (SEE PAGE 4A)

Owner/operator address: Not reported

Not reported

Owner/operator country: Not reported

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 06/14/2013

Owner/Op end date: Not reported

Owner/operator name: UNITED TECHNOLOGIES CORPORATION

Owner/operator address: ONE FINANCIAL PLAZA EHS MAIL STOP 503 UTC

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

HARTFORD, CT 06101

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 11/30/2012

Owner/Op end date: Not reported

Owner/operator name: UNITED TECHNOLOGIES CORPORATION

Owner/operator address: Not reported

Not reported

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 06/14/2013

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D003

. Waste name: REACTIVE WASTE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: D006
- . Waste name: CADMIUM

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE

- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE

- . Waste code: D040
- . Waste name: TRICHLOROETHYLENE

- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Historical Generators:

Date form received by agency: 06/12/2013

Site name: UNITED TECHNOLOGIES CO

Classification: Small Quantity Generator

- . Waste code: 135
- . Waste name: 135
- . Waste code: 181
- . Waste name: 181
- . Waste code: 352
- . Waste name: 352

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAD074103771

SOURCE: US Environmental Protection Agency

- . Waste code: 512
- . Waste name: 512

- . Waste code: 513
- . Waste name: 513

- . Waste code: 521
- . Waste name: 521

- . Waste code: 611
- . Waste name: 611

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE

- . Waste code: D040
- . Waste name: TRICHLOROETHYLENE

- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAD074103771

SOURCE: US Environmental Protection Agency

- . Waste code: U077
- . Waste name: ETHANE, 1,2-DICHLORO- (OR) ETHYLENE DICHLORIDE

Date form received by agency: 03/16/2012
Site name: PRATT & WHITNEY ROCKETDYNE, INC
Classification: Large Quantity Generator

- . Waste code: 121
- . Waste name: 121

- . Waste code: 122
- . Waste name: 122

- . Waste code: 141
- . Waste name: 141

- . Waste code: 171
- . Waste name: 171

- . Waste code: 181
- . Waste name: 181

- . Waste code: 212
- . Waste name: 212

- . Waste code: 214
- . Waste name: 214

- . Waste code: 221
- . Waste name: 221

- . Waste code: 222
- . Waste name: 222

- . Waste code: 223
- . Waste name: 223

- . Waste code: 331
- . Waste name: 331

- . Waste code: 341
- . Waste name: 341

- . Waste code: 343
- . Waste name: 343

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: 352
- . Waste name: 352

- . Waste code: 551
- . Waste name: 551

- . Waste code: 711
- . Waste name: 711

- . Waste code: 791
- . Waste name: 791

- . Waste code: 792
- . Waste name: 792

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D003
- . Waste name: REACTIVE WASTE

- . Waste code: D004
- . Waste name: ARSENIC

- . Waste code: D005
- . Waste name: BARIUM

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE

- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE

- . Waste code: D040
- . Waste name: TRICHLORETHYLENE

- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE,

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.
- . Waste code: U077
- . Waste name: ETHANE, 1,2-DICHLORO- (OR) ETHYLENE DICHLORIDE

Date form received by agency: 06/17/2010

Site name: PRATT & WHITNEY ROCKETDYNE, INC.

Classification: Large Quantity Generator

- . Waste code: 122
- . Waste name: 122
- . Waste code: 141
- . Waste name: 141
- . Waste code: 171
- . Waste name: 171
- . Waste code: 181
- . Waste name: 181
- . Waste code: 214
- . Waste name: 214
- . Waste code: 331
- . Waste name: 331
- . Waste code: 341
- . Waste name: 341
- . Waste code: 343
- . Waste name: 343

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAD074103771

SOURCE: US Environmental Protection Agency

- . Waste code: 352
- . Waste name: 352

- . Waste code: 551
- . Waste name: 551

- . Waste code: 711
- . Waste name: 711

- . Waste code: 791
- . Waste name: 791

- . Waste code: 792
- . Waste name: 792

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D003
- . Waste name: REACTIVE WASTE

- . Waste code: D004
- . Waste name: ARSENIC

- . Waste code: D005
- . Waste name: BARIUM

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- . Waste code: D021
- . Waste name: CHLOROBENZENE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE

- . Waste code: D040
- . Waste name: TRICHLORETHYLENE

- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 02/04/2008

Site name: CANOGA FACILITY

Classification: Large Quantity Generator

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D003
- . Waste name: REACTIVE WASTE

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE

- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F002

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.
- . Waste code: U134
- . Waste name: HYDROFLUORIC ACID (C,T) (OR) HYDROGEN FLUORIDE (C,T)
- . Waste code: U213
- . Waste name: FURAN, TETRAHYDRO-(I) (OR) TETRAHYDROFURAN (I)

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: U223
- . Waste name: BENZENE, 1,3-DIISOCYANATOMETHYL- (R,T) (OR) TOLUENE DIISOCYANATE (R,T)

Date form received by agency: 02/20/2006

Site name: THE BOEING COMPANY - CANOGA FACILITY

Classification: Large Quantity Generator

- . Waste code: D001
- . Waste name: IGNITABLE WASTE
- . Waste code: D002
- . Waste name: CORROSIVE WASTE
- . Waste code: D003
- . Waste name: REACTIVE WASTE
- . Waste code: D004
- . Waste name: ARSENIC
- . Waste code: D007
- . Waste name: CHROMIUM
- . Waste code: D008
- . Waste name: LEAD
- . Waste code: D009
- . Waste name: MERCURY
- . Waste code: D011
- . Waste name: SILVER
- . Waste code: D018
- . Waste name: BENZENE
- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE
- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE
- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:
TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE,
1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED
FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006

. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: P029
- . Waste name: COPPER CYANIDE (OR) COPPER CYANIDE CU(CN)
- . Waste code: P098
- . Waste name: POTASSIUM CYANIDE (OR) POTASSIUM CYANIDE K(CN)
- . Waste code: P104
- . Waste name: SILVER CYANIDE (OR) SILVER CYANIDE AG(CN)
- . Waste code: P106
- . Waste name: SODIUM CYANIDE (OR) SODIUM CYANIDE NA(CN)
- . Waste code: P121
- . Waste name: ZINC CYANIDE (OR) ZINC CYANIDE ZN(CN)2
- . Waste code: U151
- . Waste name: MERCURY

Date form received by agency: 08/10/2005

Site name: PRATT AND WHITNEY ROCKETDYNE INC

Classification: Large Quantity Generator

- . Waste code: D001
- . Waste name: IGNITABLE WASTE
- . Waste code: D002
- . Waste name: CORROSIVE WASTE
- . Waste code: D003
- . Waste name: REACTIVE WASTE
- . Waste code: D006
- . Waste name: CADMIUM
- . Waste code: D007
- . Waste name: CHROMIUM
- . Waste code: D008
- . Waste name: LEAD
- . Waste code: D009
- . Waste name: MERCURY
- . Waste code: D011
- . Waste name: SILVER

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste code: D018

. Waste name: BENZENE

. Waste code: D035

. Waste name: METHYL ETHYL KETONE

. Waste code: F001

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 08/10/2005

Site name: PRATT AND WHITNEY ROCKETDYNE INC

Classification: Large Quantity Generator

- . Waste code: D001
- . Waste name: IGNITABLE WASTE
- . Waste code: D002
- . Waste name: CORROSIVE WASTE
- . Waste code: D003
- . Waste name: REACTIVE WASTE
- . Waste code: D006
- . Waste name: CADMIUM
- . Waste code: D007
- . Waste name: CHROMIUM
- . Waste code: D008
- . Waste name: LEAD
- . Waste code: D009
- . Waste name: MERCURY
- . Waste code: D011
- . Waste name: SILVER
- . Waste code: D018
- . Waste name: BENZENE
- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM;

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

(2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 02/26/2004

Site name: THE BOEING COMPANY - CANOGA

Classification: Large Quantity Generator

- . Waste code: D001
- . Waste name: IGNITABLE WASTE
- . Waste code: D002
- . Waste name: CORROSIVE WASTE
- . Waste code: D003
- . Waste name: REACTIVE WASTE
- . Waste code: D005
- . Waste name: BARIUM
- . Waste code: D007
- . Waste name: CHROMIUM
- . Waste code: D008
- . Waste name: LEAD
- . Waste code: D009
- . Waste name: MERCURY
- . Waste code: D011
- . Waste name: SILVER
- . Waste code: D018
- . Waste name: BENZENE
- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE
- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE
- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006

. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM
PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF
ALUMINUM.

- . Waste code: F007
- . Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

- . Waste code: LABP
- . Waste name: LAB PACK

- . Waste code: U151
- . Waste name: MERCURY

Date form received by agency: 02/26/2002

Site name: THE BOEING COMPANY - CANOGA FACILITY

Classification: Large Quantity Generator

- . Waste code: 132
- . Waste name: 132

- . Waste code: 171
- . Waste name: 171

- . Waste code: 711
- . Waste name: 711

- . Waste code: 723
- . Waste name: 723

- . Waste code: 728
- . Waste name: 728

- . Waste code: 792
- . Waste name: 792

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D003
- . Waste name: REACTIVE WASTE

- . Waste code: D005

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste name: BARIUM
- . Waste code: D006
- . Waste name: CADMIUM
- . Waste code: D007
- . Waste name: CHROMIUM
- . Waste code: D008
- . Waste name: LEAD
- . Waste code: D009
- . Waste name: MERCURY
- . Waste code: D011
- . Waste name: SILVER
- . Waste code: D018
- . Waste name: BENZENE
- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE
- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F003

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.
- . Waste code: F007
- . Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.
- . Waste code: LABP
- . Waste name: LAB PACK

Date form received by agency: 10/12/2000

Site name: BOEING COMPANY-CANOGA PARK

Classification: Large Quantity Generator

Date form received by agency: 03/04/1999

Site name: BOEING NORTH AMERICAN, INC. - CANOGA

Classification: Large Quantity Generator

Date form received by agency: 12/10/1996

Site name: THE BOEING CO CANOGA PARK

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Classification: Large Quantity Generator

- . Waste code: D000
- . Waste name: Not Defined

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D003
- . Waste name: REACTIVE WASTE

- . Waste code: D006
- . Waste name: CADMIUM

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- . Waste code: D019
- . Waste name: CARBON TETRACHLORIDE

- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE

- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:
TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE,
1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED
FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING
CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF
ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.
- . Waste code: F007

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.
- . Waste code: F008
- . Waste name: PLATING BATH RESIDUES FROM THE BOTTOM OF PLATING BATHS FROM ELECTROPLATING OPERATIONS IN WHICH CYANIDES ARE USED IN THE PROCESS.
- . Waste code: F009
- . Waste name: SPENT STRIPPING AND CLEANING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS IN WHICH CYANIDES ARE USED IN THE PROCESS.
- . Waste code: P015
- . Waste name: BERYLLIUM
- . Waste code: U021
- . Waste name: [1,1'-BIPHENYL]-4,4'-DIAMINE (OR) BENZIDINE

Date form received by agency: 09/01/1996

Site name: THE BOEING CO CANOGA PARK

Classification: Large Quantity Generator

Date form received by agency: 02/29/1996

Site name: ROCKWELL-ROCKETDYNE DIV. - CANOGA

Classification: Large Quantity Generator

Date form received by agency: 03/31/1994

Site name: ROCKWELL INTERNATIONAL

Classification: Large Quantity Generator

Date form received by agency: 02/28/1992

Site name: ROCKWELL INTERNATIONAL CORP. ROCKETDYNE

Classification: Large Quantity Generator

Date form received by agency: 04/30/1990

Site name: ROCKWELL INTL CORP/ROCKETDYNE DIV CANOGA

Classification: Large Quantity Generator

Biennial Reports:

Last Biennial Reporting Year: 2013

Annual Waste Handled:

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs): 4361

Waste code: D002

Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Amount (Lbs): 1697

Waste code: D003

Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

Amount (Lbs): 782

Waste code: D007

Waste name: CHROMIUM

Amount (Lbs): 1120

Waste code: D008

Waste name: LEAD

Amount (Lbs): 617

Waste code: D009

Waste name: MERCURY

Amount (Lbs): 10

Waste code: D011

Waste name: SILVER

Amount (Lbs): 813

Waste code: D018

Waste name: BENZENE

Amount (Lbs): 1623

Waste code: D035

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Waste name: METHYL ETHYL KETONE

Amount (Lbs): 2360

Waste code: F001

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:

TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Amount (Lbs): 1623

Waste code: F002

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE,

METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Amount (Lbs): 1623

Waste code: F003

Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL

ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Amount (Lbs): 2680

Waste code: F006

Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS EXCEPT

FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC AND ALUMINUM

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Amount (Lbs): 3590

Waste code: U077

Waste name: ETHANE, 1,2-DICHLORO-

Amount (Lbs): 782

Corrective Action Summary:

Event date: 10/01/1985

Event: CA029ST

Event date: 10/01/1985

Event: CA049PA

Event date: 10/01/1985

Event: CA Prioritization, Facility or area was assigned a high corrective action priority.

Event date: 10/01/1985

Event: CA074HI

Event date: 01/01/1989

Event: RFI Imposition

Event date: 06/09/1989

Event: RFI Workplan Approved

Event date: 08/17/1989

Event: RFI Approved

Event date: 08/31/1990

Event: Stabilization Measures Implemented, Groundwater extraction and treatment (e.g., to achieve groundwater containment, to achieve MCL).

Event date: 04/30/1991

Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223	DIST/DIR: 0.223 SSE	ELEVATION: 796	MAP ID: D34
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NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event date: 04/30/1991

Event: Stabilization Construction Completed

Event date: 07/26/1991

Event: RFA Completed, Assessment was an RFA.

Event date: 07/26/1991

Event: RFA Completed

Event date: 07/26/1991

Event: RFA Determination Of Need For An RFI, RFI is Necessary;

Event date: 10/31/1991

Event: CA036WQ

Event date: 09/13/1994

Event: Stabilization Measures Evaluation, This facility is not amenable to stabilization activity because of a lack of technical data. An evaluation has been completed, but further data is necessary to determine stabilization measures, feasibility or appropriateness. This status should be changed when data becomes available.

Event date: 09/13/1994

Event: Stabilization Measures Evaluation, This facility is not amenable to stabilization activity because of a lack of technical data. An evaluation has been completed, but further data is necessary to determine stabilization measures, feasibility or appropriateness. This status should be changed when data becomes available.

Event date: 10/03/1994

Event: CA Prioritization, Facility or area was assigned a medium corrective action priority.

Event date: 10/27/1997

Event: Stabilization Measures Implemented, Primary measure is source removal and/or treatment (e.g., soil or waste excavation, in-situ soil treatment, off-site treatment).

Event date: 10/27/1997

Event: Migration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected.

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Event date: 10/27/1997

Event: Current Human Exposures under Control, Current human exposures are NOT under control.

Event date: 10/27/1997

Event: CA Responsibility Referred To A Non-RCRA Federal Authority

Event date: 10/27/1997

Event: Current Human Exposures under Control, Current human exposures are NOT under control.

Event date: 03/09/2001

Event: Igration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected.

Event date: 03/09/2001

Event: Igration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected.

Event date: 03/09/2001

Event: Current Human Exposures under Control, More information is needed to make a determination.

Event date: 03/09/2001

Event: Current Human Exposures under Control, More information is needed to make a determination.

Event date: 07/24/2003

Event: Current Human Exposures under Control, Yes, Current Human Exposures Under Control has been verified. Based on a review of information contained in the EI determination, current human exposures are expected to be under control at the facility under current and reasonably expected conditions. This determination will be re-evaluated when the Agency/State becomes aware of significant changes at the facility.

Event date: 07/24/2003

Event: Current Human Exposures under Control, Yes, Current Human Exposures Under Control has been verified. Based on a review of information contained in the EI determination, current human exposures are expected to be under control at the facility under current and reasonably expected conditions. This determination will be re-evaluated when the Agency/State becomes aware of significant changes at the facility.

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Event date: 07/24/2003

Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event date: 07/24/2003

Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event date: Not reported

Event: CA03192

Facility Has Received Notices of Violations:

Regulation violated: FR - 264.140-150.H

Area of violation: TSD - Financial Requirements

Date violation determined: 04/09/1992

Date achieved compliance: 04/30/1993

Violation lead agency: EPA

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

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL

Area of violation: LDR - General

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: FINAL 3008(A) COMPLIANCE ORDER

Enforcement action date: 12/27/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: 54400

Paid penalty amount: 48000

Regulation violated: FR - 268.7

Area of violation: LDR - General

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 07/26/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 268.7

Area of violation: LDR - General

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: FINAL 3008(A) COMPLIANCE ORDER

Enforcement action date: 12/27/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: 54400

Paid penalty amount: 48000

Regulation violated: FR - 270

Area of violation: TSD - General

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 07/26/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E

Area of violation: TSD - General

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 07/26/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E

Area of violation: TSD - General

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: FINAL 3008(A) COMPLIANCE ORDER

Enforcement action date: 12/27/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: 54400

Paid penalty amount: 48000

Regulation violated: FR - 268 ALL

Area of violation: LDR - General

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 07/26/1990

Enf. disposition status: Not reported

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 03/13/1990
Date achieved compliance: 03/31/1991
Violation lead agency: EPA
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/27/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: 54400
Paid penalty amount: 48000

Regulation violated: FR - 264.140-150.H
Area of violation: TSD - Financial Requirements
Date violation determined: 01/29/1990
Date achieved compliance: 03/13/1990
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/29/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 01/25/1990
Date achieved compliance: 03/31/1991
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

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 270

Area of violation: TSD - General

Date violation determined: 01/25/1990

Date achieved compliance: 03/31/1991

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL

Enforcement action date: 02/01/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: State

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL

Area of violation: LDR - General

Date violation determined: 07/06/1988

Date achieved compliance: 11/21/1988

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

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G

Area of violation: TSD - Closure/Post-Closure

Date violation determined: 07/06/1988

Date achieved compliance: 11/21/1988

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL

Enforcement action date: 08/18/1988

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: State

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Regulation violated: FR - 268.7

Area of violation: LDR - General

Date violation determined: 07/06/1988

Date achieved compliance: 11/21/1988

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

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E

Area of violation: TSD - General

Date violation determined: 07/06/1988

Date achieved compliance: 11/21/1988

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL

Enforcement action date: 08/18/1988

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: State

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 270

Area of violation: TSD - General

Date violation determined: 07/06/1988

Date achieved compliance: 11/21/1988

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL

Enforcement action date: 08/18/1988

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: State

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 09/03/2008

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 07/19/2005

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: Local

Evaluation date: 11/23/1998

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 05/29/1996

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 02/28/1996

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 04/09/1992

Evaluation: FINANCIAL RECORD REVIEW

Area of violation: TSD - Financial Requirements

Date achieved compliance: 04/30/1993

Evaluation lead agency: EPA Contractor/Grantee

Evaluation date: 01/29/1992

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 03/13/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: TSD - General

Date achieved compliance: 03/31/1991

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Evaluation lead agency: EPA

Evaluation date: 03/13/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: LDR - General

Date achieved compliance: 03/31/1991

Evaluation lead agency: EPA

Evaluation date: 01/29/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 01/29/1990

Evaluation: FINANCIAL RECORD REVIEW

Area of violation: TSD - Financial Requirements

Date achieved compliance: 03/13/1990

Evaluation lead agency: State

Evaluation date: 01/25/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: TSD - General

Date achieved compliance: 03/31/1991

Evaluation lead agency: State

Evaluation date: 08/10/1988

Evaluation: FINANCIAL RECORD REVIEW

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 07/06/1988

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: TSD - General

Date achieved compliance: 11/21/1988

Evaluation lead agency: State

Evaluation date: 07/06/1988

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: TSD - Closure/Post-Closure

Date achieved compliance: 11/21/1988

Evaluation lead agency: State

Evaluation date: 07/06/1988

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAD074103771

SOURCE: US Environmental Protection Agency

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: LDR - General

Date achieved compliance: 11/21/1988

Evaluation lead agency: State

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

CORRACTS

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US EPA

Rev: 12/09/2015
ID/Status: CAD074103771

CORRACTS:

EPA ID: CAD074103771
EPA Region: 09
Area Name: GROUNDWATER
Actual Date: 19890609
Action: CA150 - RFI Workplan Approved
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 20010309
Action: CA750NO - Migration of Contaminated Groundwater under Control,
Unacceptable migration of contaminated groundwater is observed or
expected
NAICS Code(s): 56291
Remediation Services
Original schedule date: 20010309
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 20010309
Action: CA725IN - Current Human Exposures Under Control, More information is
needed to make a determination
NAICS Code(s): 56291
Remediation Services
Original schedule date: 20010309
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19940913
Action: CA225IN - Stabilization Measures Evaluation, This facility is not,
amenable to stabilization activity because of, a lack of technical
data. An evaluation has been completed, but further data is necessary
to determine stabilization measures, feasibility or appropriateness.
This status should be changed when data becomes available

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

CORRACTS

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAD074103771

SOURCE: US EPA

NAICS Code(s): 56291
Remediation Services
Original schedule date: 19940913
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: GROUNDWATER
Actual Date: 19890817
Action: CA200 - RFI Approved
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 20030724
Action: CA750YE - Migration of Contaminated Groundwater under Control, Yes,
Migration of Contaminated Groundwater Under Control has been verified
NAICS Code(s): 56291
Remediation Services
Original schedule date: 20030724
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 20030724
Action: CA725YE - Current Human Exposures Under Control, Yes, Current Human
Exposures Under Control has been verified
NAICS Code(s): 56291
Remediation Services
Original schedule date: 20030724
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19910726
Action: CA070YE - RFA Determination Of Need For An RFI, RFI is Necessary
NAICS Code(s): 56291
Remediation Services
Original schedule date: 19910726

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

CORRACTS

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US EPA

Rev: 12/09/2015
ID/Status: CAD074103771

Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19910726
Action: CA050 - RFA Completed
NAICS Code(s): 56291
Remediation Services
Original schedule date: 19910726
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19971027
Action: CA725NO - Current Human Exposures Under Control, Current human exposures are NOT under control
NAICS Code(s): 56291
Remediation Services
Original schedule date: 19971027
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: SOILS
Actual Date: 19971027
Action: CA600SR - Stabilization Measures Implemented, Primary measure is source removal and/or treatment
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: GROUNDWATER
Actual Date: 19910430
Action: CA650 - Stabilization Construction Completed
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD074103771

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

CORRACTS

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAD074103771

SOURCE: US EPA

EPA Region: 09

Area Name: GROUNDWATER

Actual Date: 19900831

Action: CA600GW - Stabilization Measures Implemented, Groundwater extraction
and treatment

NAICS Code(s): 56291

Remediation Services

Original schedule date: Not reported

Schedule end date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SEMS-ARCHIVE

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 03/07/2016

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: 0901574
ID/Status: CAD074103771

SOURCE: US EPA

SEMS-ARCHIVE:

Site ID: 901574

EPA ID: CAD074103771

Federal Facility: N

NPL: Not on the NPL

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Following information was gathered from the prior CERCLIS update completed in 10/2013: :

Site ID: 0901574

Federal Facility: Not a Federal Facility

NPL Status: Not on the NPL

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:

Contact Sequence ID: 13288747.00000

Person ID: 13003854.00000

Contact Sequence ID: 13294342.00000

Person ID: 13003858.00000

Contact Sequence ID: 13300200.00000

Person ID: 13004003.00000

CERCLIS-NFRAP Site Alias Name(s):

Alias Name: SANTA SUSANA FIELD LAB

Alias Address: Not reported

CA

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY

Date Started: / /

Date Completed: 11/01/79

Priority Level: Not reported

Action: ARCHIVE SITE

Date Started: / /

Date Completed: 10/01/85

Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT

Date Started: / /

Date Completed: 10/01/85

Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113021532 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D35

NAME: CITY OF LOS ANGELES - DPW - BUREAU SANIT

Rev: 12/31/2014

ADDRESS: 6633 CANOGA AVE MC AB-57
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAH777001581

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113021532

Year: 2006

GEPAID: CAH777001581

Contact: JAMES H LEE

Telephone: 2134738224

Mailing Name: Not reported

Mailing Address: 433 S SPRING ST STE 500

Mailing City,St,Zip: LOS ANGELES, CA 900130000

Gen County: Not reported

TSD EPA ID: WAD991281767

TSD County: Not reported

Waste Category: Household waste

Disposal Method: Recycler

Tons: 0.62

Cat Decode: Household waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S113021532

Year: 2006

GEPAID: CAH777001581

Contact: JAMES H LEE

Telephone: 2134738224

Mailing Name: Not reported

Mailing Address: 433 S SPRING ST STE 500

Mailing City,St,Zip: LOS ANGELES, CA 900130000

Gen County: Not reported

TSD EPA ID: WAD991281767

TSD County: Not reported

Waste Category: Household waste

Disposal Method: Disposal, Land Fill

Tons: 1.12

Cat Decode: Household waste

Method Decode: Disposal, Land Fill

Facility County: Los Angeles

envid: S113021532

Year: 2006

GEPAID: CAH777001581

Contact: JAMES H LEE

Telephone: 2134738224

Mailing Name: Not reported

Mailing Address: 433 S SPRING ST STE 500

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113021532 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D35

NAME: CITY OF LOS ANGELES - DPW - BUREAU SANIT

Rev: 12/31/2014

ADDRESS: 6633 CANOGA AVE MC AB-57
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAH777001581

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Treatment, Incineration
Tons: 2.62
Cat Decode: Household waste
Method Decode: Treatment, Incineration
Facility County: Los Angeles

envid: S113021532
Year: 2006
GEPAID: CAH777001581
Contact: JAMES H LEE
Telephone: 2134738224
Mailing Name: Not reported
Mailing Address: 433 S SPRING ST STE 500
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Treatment, Incineration
Tons: 1.62
Cat Decode: Household waste
Method Decode: Treatment, Incineration
Facility County: Los Angeles

envid: S113021532
Year: 2006
GEPAID: CAH777001581
Contact: JAMES H LEE
Telephone: 2134738224
Mailing Name: Not reported
Mailing Address: 433 S SPRING ST STE 500
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Treatment, Incineration
Tons: 0.4
Cat Decode: Household waste
Method Decode: Treatment, Incineration

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113021532	DIST/DIR:	0.223 SSE	ELEVATION:	796	MAP ID:	D35
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NAME: CITY OF LOS ANGELES - DPW - BUREAU SANIT

Rev: 12/31/2014

ADDRESS: 6633 CANOGA AVE MC AB-57
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAH777001581

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
12 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

WMUDS/SWAT

EDR ID: S103441775 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D36

NAME: SANTA SUSANA FACILITY **Rev:** 04/01/2000

ADDRESS: 6633 CANOGA AVE
CANOGA PARK ,CA, CA 91304

SOURCE: CA State Water Resources Control Board

WMUDS/SWAT:

Edit Date: Not reported

Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

Primary Waste: DOMIND

Primary Waste Type: Hazardous/Influent or Solid Wastes that contain toxic, corrosive, ignitable or reactive substances and must be managed according to applicable DOHS standards.

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: Private

Agency Name: ROCKWELL INTERNATIONAL CORP.

Agency Department: Not reported

Agency Address: 6633 CANOGA AVE

Agency City,St,Zip: CANOGA PARK ,CA 91304

Agency Contact: Not reported

Agency Telephone: 8188844000

Land Owner Name: Not reported

Land Owner Address: Not reported

Land Owner City,St,Zip: Not reported

Land Owner Contact: Not reported

Land Owner Phone: Not reported

Region: 4

Facility Type: Municipal/Domestic - Facility that treats sewage or a mixture of predominantly sewage and other waste from districts, municipalities, communities, hospitals, schools, and publicly or privately owned systems (excluding individual subsurface leaching systems disposing of less than 1,000 gallons per day).

Facility Description: Not reported

Facility Telephone: 8188844000

SWAT Facility Name: Not reported

Primary SIC: 3764

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

WMUDS/SWAT

EDR ID: S103441775 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D36

NAME: SANTA SUSANA FACILITY

Rev: 04/01/2000

ADDRESS: 6633 CANOGA AVE
CANOGA PARK ,CA, CA 91304

SOURCE: CA State Water Resources Control Board

Secondary SIC: Not reported
Comments: Not reported
Last Facility Editors: Not reported
Waste Discharge System: True
Solid Waste Assessment Test Program: False
Toxic Pits Cleanup Act Program: False
Resource Conservation Recovery Act: True
Department of Defence: False
Solid Waste Assessment Test Program: Not reported
Threat to Water Quality: Moderate Threat to Water Quality. A violation could have a major adverse impact on receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Awsthetic impairment would include nuisance from a waste treatment facility.
Sub Chapter 15: False
Regional Board Project Officer: DAB
Number of WMUDS at Facility: 1
Section Range: Not reported
RCRA Facility: Yes
Waste Discharge Requirements: A
Self-Monitoring Rept. Frequency: Quarterly Submittal
Waste Discharge System ID: 4B562013001
Solid Waste Information ID: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113128554 **DIST/DIR:** 0.223 NE **ELEVATION:** 791 **MAP ID:** E37

NAME: AIRMIS MFG

Rev: 12/31/2014

ADDRESS: 6930 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000275126

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113128554

Year: 2004

GEPAID: CAL000275126

Contact: RUBEN CORDOVA

Telephone: 8187653103

Mailing Name: Not reported

Mailing Address: 6930 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 91303

Gen County: Not reported

TSD EPA ID: CAT000613976

TSD County: Not reported

Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L

Disposal Method: Transfer Station

Tons: 0.17

Cat Decode: Liquids with halogenated organic compounds >= 1,000 Mg./L

Method Decode: Transfer Station

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113109268 **DIST/DIR:** 0.225 NE **ELEVATION:** 792 **MAP ID:** E38

NAME: NATIONAL READY MIXED CONCRETE CO

Rev: 12/31/2014

ADDRESS: 6969 DEERING AVE

ID/Status: CAL000216192

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113109268

Year: 2014

GEPAID: CAL000216192

Contact: RUSS MORTON

Telephone: 8187680050

Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475

Mailing City,St,Zip: ENCINO, CA 914364778

Gen County: Los Angeles

TSD EPA ID: CAT080013352

TSD County: Los Angeles

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 0.0924

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113109268

Year: 2009

GEPAID: CAL000216192

Contact: RUSS MORTON ENVIR. COORD

Telephone: 8187680050

Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475

Mailing City,St,Zip: ENCINO, CA 914364778

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 0.7089

Cat Decode: Unspecified oil-containing waste

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113109268

Year: 2006

GEPAID: CAL000216192

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113109268 **DIST/DIR:** 0.225 NE **ELEVATION:** 792 **MAP ID:** E38

NAME: NATIONAL READY MIXED CONCRETE CO

Rev: 12/31/2014

ADDRESS: 6969 DEERING AVE

ID/Status: CAL000216192

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Contact: RUSS MORTON ENVIR. COORD

Telephone: 8187680050

Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475

Mailing City,St,Zip: ENCINO, CA 914364778

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Recycler

Tons: 0.02

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Recycler

Facility County: Los Angeles

envid: S113109268

Year: 2005

GEPAID: CAL000216192

Contact: JEFF LITZIE - DISPATCHER

Telephone: 8188840893

Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475

Mailing City,St,Zip: ENCINO, CA 914364778

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Recycler

Tons: 0.09

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Recycler

Facility County: Los Angeles

envid: S113109268

Year: 2002

GEPAID: CAL000216192

Contact: JEFF LITZIE - DISPATCHER

Telephone: 8188840893

Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475

Mailing City,St,Zip: ENCINO, CA 914364778

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113109268	DIST/DIR:	0.225 NE	ELEVATION:	792	MAP ID:	E38
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NAME: NATIONAL READY MIXED CONCRETE CO

Rev: 12/31/2014

ADDRESS: 6969 DEERING AVE

ID/Status: CAL000216192

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Disposal Method: Recycler

Tons: 0.11

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Recycler

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
additional CA_HAZNET: detail in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112999367 **DIST/DIR:** 0.227 ESE **ELEVATION:** 791 **MAP ID:** H39

NAME: IMPRESS EXPRESS

Rev: 12/31/2014

ADDRESS: 6701 ETON AVE

ID/Status: CAD008355661

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112999367

Year: 2007

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600

Mailing Name: Not reported

Mailing Address: 9320 LURLINE AVE

Mailing City,St,Zip: CHATSWORTH, CA 91311

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 1.27

Cat Decode: Unspecified solvent mixture

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112999367

Year: 2007

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600

Mailing Name: Not reported

Mailing Address: 9320 LURLINE AVE

Mailing City,St,Zip: CHATSWORTH, CA 91311

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 1.27

Cat Decode: Unspecified solvent mixture

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112999367

Year: 2007

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600

Mailing Name: Not reported

Mailing Address: 9320 LURLINE AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112999367 **DIST/DIR:** 0.227 ESE **ELEVATION:** 791 **MAP ID:** H39

NAME: IMPRESS EXPRESS

Rev: 12/31/2014

ADDRESS: 6701 ETON AVE

ID/Status: CAD008355661

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CHATSWORTH, CA 91311

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 1.33

Cat Decode: Waste oil and mixed oil

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112999367

Year: 2007

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600

Mailing Name: Not reported

Mailing Address: 9320 LURLINE AVE

Mailing City,St,Zip: CHATSWORTH, CA 91311

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 1.33

Cat Decode: Waste oil and mixed oil

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112999367

Year: 2006

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600

Mailing Name: Not reported

Mailing Address: 6701 ETON AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032814

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Recycler

Tons: 0.45

Cat Decode: Unspecified solvent mixture

Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S112999367	DIST/DIR:	0.227 ESE	ELEVATION:	791	MAP ID:	H39
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NAME: IMPRESS EXPRESS

Rev: 12/31/2014

ADDRESS: 6701 ETON AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAD008355661

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
35 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113066063 **DIST/DIR:** 0.233 ESE **ELEVATION:** 790 **MAP ID:** H40

NAME: FLYING COLORS PRINTING AND GRAPHICS

Rev: 12/31/2014

ADDRESS: 6724 ETON AVENUE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000115832

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113066063

Year: 1998

GEPAID: CAL000115832

Contact: PAUL MARINO

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6701 ETON AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD981402522

TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Recycler

Tons: .0585

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S113066063

Year: 1997

GEPAID: CAL000115832

Contact: PAUL MARINO

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6701 ETON AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD981402522

TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Recycler

Tons: .0565

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S113066063

Year: 1996

GEPAID: CAL000115832

Contact: PAUL MARINO

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6701 ETON AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113066063 **DIST/DIR:** 0.233 ESE **ELEVATION:** 790 **MAP ID:** H40

NAME: FLYING COLORS PRINTING AND GRAPHICS

Rev: 12/31/2014

ADDRESS: 6724 ETON AVENUE

ID/Status: CAL000115832

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD981402522

TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Recycler

Tons: .0070

Cat Decode: Other inorganic solid waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S113066063

Year: 1996

GEPAID: CAL000115832

Contact: PAUL MARINO

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6701 ETON AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD981402522

TSD County: Not reported

Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Disposal Method: Recycler

Tons: .0250

Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Method Decode: Recycler

Facility County: Los Angeles

envid: S113066063

Year: 1996

GEPAID: CAL000115832

Contact: PAUL MARINO

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6701 ETON AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD981402522

TSD County: Not reported

Waste Category: Not reported

Disposal Method: Recycler

Tons: .0000

Cat Decode: Not reported

Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113066063	DIST/DIR:	0.233 ESE	ELEVATION:	790	MAP ID:	H40
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NAME: FLYING COLORS PRINTING AND GRAPHICS

Rev: 12/31/2014

ADDRESS: 6724 ETON AVENUE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000115832

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113082153 **DIST/DIR:** 0.233 NE **ELEVATION:** 791 **MAP ID:** E41

NAME: AZTEC POLISHING **Rev:** 12/31/2014
ADDRESS: 6938 DEERING AVE **ID/Status:** CAL000149098
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113082153
Year: 2011
GEPAID: CAL000149098
Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 0.6
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S113082153
Year: 2011
GEPAID: CAL000149098
Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 0.6
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S113082153
Year: 2010
GEPAID: CAL000149098

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113082153 **DIST/DIR:** 0.233 NE **ELEVATION:** 791 **MAP ID:** E41

NAME: AZTEC POLISHING **Rev:** 12/31/2014
ADDRESS: 6938 DEERING AVE **ID/Status:** CAL000149098
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 0.0625
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S113082153
Year: 2010
GEPAID: CAL000149098
Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 0.0625
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S113082153
Year: 2004
GEPAID: CAL000149098
Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113082153 **DIST/DIR:** 0.233 NE **ELEVATION:** 791 **MAP ID:** E41

NAME: AZTEC POLISHING

Rev: 12/31/2014

ADDRESS: 6938 DEERING AVE

ID/Status: CAL000149098

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Gen County: Not reported

TSD EPA ID: NVT330010000

TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Disposal, Land Fill

Tons: 0.6

Cat Decode: Other inorganic solid waste

Method Decode: Disposal, Land Fill

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
15 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113002015 **DIST/DIR:** 0.237 ENE **ELEVATION:** 789 **MAP ID:** E42

NAME: GLOBAL GEOCHEMISTRY CORP

Rev: 12/31/2014

ADDRESS: 6919 ETON AVE

ID/Status: CAD085405934

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201

Mailing City,St,Zip: NORTH HILLS, CA 913430000

Gen County: Not reported

TSD EPA ID: TND000772186

TSD County: Not reported

Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)

Disposal Method: Invalid Code

Tons: 1.83

Cat Decode: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)

Method Decode: Invalid Code

Facility County: Los Angeles

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201

Mailing City,St,Zip: NORTH HILLS, CA 913430000

Gen County: Not reported

TSD EPA ID: CAT080022148

TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Transfer Station

Tons: 0.05

Cat Decode: Other inorganic solid waste

Method Decode: Transfer Station

Facility County: Los Angeles

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113002015 **DIST/DIR:** 0.237 ENE **ELEVATION:** 789 **MAP ID:** E42

NAME: GLOBAL GEOCHEMISTRY CORP

Rev: 12/31/2014

ADDRESS: 6919 ETON AVE

ID/Status: CAD085405934

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: NORTH HILLS, CA 913430000

Gen County: Not reported

TSD EPA ID: TND000772186

TSD County: Not reported

Waste Category: Laboratory waste chemicals

Disposal Method: Disposal, Other

Tons: 0.08

Cat Decode: Laboratory waste chemicals

Method Decode: Disposal, Other

Facility County: Los Angeles

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201

Mailing City,St,Zip: NORTH HILLS, CA 913430000

Gen County: Not reported

TSD EPA ID: TND000772186

TSD County: Not reported

Waste Category: Laboratory waste chemicals

Disposal Method: Invalid Code

Tons: 0.02

Cat Decode: Laboratory waste chemicals

Method Decode: Invalid Code

Facility County: Los Angeles

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201

Mailing City,St,Zip: NORTH HILLS, CA 913430000

Gen County: Not reported

TSD EPA ID: TND000772186

TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Invalid Code

Tons: 0.05

Cat Decode: Other inorganic solid waste

Method Decode: Invalid Code

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113002015	DIST/DIR:	0.237 ENE	ELEVATION:	789	MAP ID:	E42
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NAME: GLOBAL GEOCHEMISTRY CORP

Rev: 12/31/2014

ADDRESS: 6919 ETON AVE

ID/Status: CAD085405934

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
31 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113057079 **DIST/DIR:** 0.245 NNE **ELEVATION:** 792 **MAP ID:** G43

NAME: COMPANION ANIMAL HOSPITAL

Rev: 12/31/2014

ADDRESS: 7009 CANOGA AVE

ID/Status: CAL000092966

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113057079

Year: 1998

GEPAID: CAL000092966

Contact: PETERSON/THIELE

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 7009 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000121946

TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Recycler

Tons: .0458

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S113057079

Year: 1997

GEPAID: CAL000092966

Contact: PETERSON/THIELE

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 7009 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000121946

TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Recycler

Tons: .0416

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Recycler

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113136757 **DIST/DIR:** 0.246 NE **ELEVATION:** 789 **MAP ID:** E44

NAME: HITECH LED PRODUCTS INC

Rev: 12/31/2014

ADDRESS: 6925 ETON AVE

ID/Status: CAL000293076

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113136757

Year: 2005

GEPAID: CAL000293076

Contact: AARON BEDROSIAN

Telephone: 8188870136

Mailing Name: Not reported

Mailing Address: 6925 ETON AVE

Mailing City,St,Zip: CANOGA PARK, CA 91303

Gen County: Not reported

TSD EPA ID: AZR000033381

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Not reported

Tons: 0.56

Cat Decode: Waste oil and mixed oil

Method Decode: Not reported

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113144599 **DIST/DIR:** 0.249 WSW **ELEVATION:** 800 **MAP ID:** 45

NAME: MACY'S WEST 219A **Rev:** 12/31/2014
ADDRESS: 21900 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency
ID/Status: CAL000311983

HAZNET:
envid: S113144599
Year: 2014
GEPAID: CAL000311983
Contact: MONICA NG
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH
Mailing City,St,Zip: EAST BRUNSWICK, NJ 08816
Gen County: Los Angeles
TSD EPA ID: UTD981552177
TSD County: 99
Waste Category: Unspecified organic liquid mixture
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.8325
Cat Decode: Unspecified organic liquid mixture
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Los Angeles

envid: S113144599
Year: 2014
GEPAID: CAL000311983
Contact: MONICA NG
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH
Mailing City,St,Zip: EAST BRUNSWICK, NJ 08816
Gen County: Los Angeles
TSD EPA ID: ARD069748192
TSD County: 99
Waste Category: Unspecified organic liquid mixture
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.2725
Cat Decode: Unspecified organic liquid mixture
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Los Angeles

envid: S113144599
Year: 2013
GEPAID: CAL000311983
Contact: Monica Ng
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113144599 **DIST/DIR:** 0.249 WSW **ELEVATION:** 800 **MAP ID:** 45

NAME: MACY'S WEST 219A **Rev:** 12/31/2014
ADDRESS: 21900 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency
ID/Status: CAL000311983

Mailing City,St,Zip: EAST BRUNSWICK, NJ 088160000
Gen County: Los Angeles
TSD EPA ID: UTD981552177
TSD County: 99
Waste Category: Not reported
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.185
Cat Decode: Not reported
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Not reported

envid: S113144599
Year: 2013
GEPAID: CAL000311983
Contact: Monica Ng
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH
Mailing City,St,Zip: EAST BRUNSWICK, NJ 088160000
Gen County: Los Angeles
TSD EPA ID: ARD069748192
TSD County: 99
Waste Category: Not reported
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.7365
Cat Decode: Not reported
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Not reported

envid: S113144599
Year: 2013
GEPAID: CAL000311983
Contact: Monica Ng
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH
Mailing City,St,Zip: EAST BRUNSWICK, NJ 088160000
Gen County: Los Angeles
TSD EPA ID: TXD055141378
TSD County: 99
Waste Category: Not reported
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.225
Cat Decode: Not reported
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113144599	DIST/DIR:	0.249 WSW	ELEVATION:	800	MAP ID:	45
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NAME: MACY'S WEST 219A

Rev: 12/31/2014

ADDRESS: 21900 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000311983

SOURCE: CA California Environmental Protection Agency

Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
34 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103587495 **DIST/DIR:** 0.259 NE **ELEVATION:** 792 **MAP ID:** 46

NAME: CALMAT FACILITY FORMER

Rev: 06/13/2016

ADDRESS: 7001 DEERING AVE

ID/Status: Pollution Characterization

LOS ANGELES, CA 91303

ID/Status: 913030734

LOS ANGELES

ID/Status: T0603702079

SOURCE: CA State Water Resources Control Board

LUST REG 4:

Region: 4

Regional Board: 04

County: Los Angeles

Facility Id: 913030734

Status: Pollution Characterization

Substance: Gasoline

Substance Quantity: Not reported

Local Case No: Not reported

Case Type: Groundwater

Abatement Method Used at the Site: Not reported

Global ID: T0603702079

W Global ID: W0606501096

Staff: CEC

Local Agency: 19050

Cross Street: SHERMAN & VANOWEN

Enforcement Type: EF

Date Leak Discovered: 8/5/1986

Date Leak First Reported: 11/24/1987

Date Leak Record Entered: 3/31/1988

Date Confirmation Began: 8/5/1986

Date Leak Stopped: 8/5/1986

Date Case Last Changed on Database: 4/9/2001

Date the Case was Closed: Not reported

How Leak Discovered: Repair Tank

How Leak Stopped: Not reported

Cause of Leak: Not reported

Leak Source: Not reported

Operator: ED RUIZ/GARY MINIER

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 8179.925068550512566838303627

Source of Cleanup Funding: Not reported

Preliminary Site Assessment Workplan Submitted: 6/3/1999

Preliminary Site Assessment Began: 3/29/2001

Pollution Characterization Began: 12/19/2001

Remediation Plan Submitted: Not reported

Remedial Action Underway: Not reported

Post Remedial Action Monitoring Began: 11/24/1987

Enforcement Action Date: 3/29/2001

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

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103587495 **DIST/DIR:** 0.259 NE **ELEVATION:** 792 **MAP ID:** 46

NAME: CALMAT FACILITY FORMER

Rev: 06/13/2016

ADDRESS: 7001 DEERING AVE

ID/Status: Pollution Characterization

LOS ANGELES, CA 91303

ID/Status: 913030734

LOS ANGELES

ID/Status: T0603702079

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: JAY GRADY

RP Address: 2025 E. FINANCIAL WAY

Program: LUST

Lat/Long: 34.1974456 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 3/19/97 - INFORMATION LETTER SENT & FOLLOW-UP.; 5/27/97 - ENFORCEMENT
LETTER & FOLLOW-UP.; 4/9/01 GW MONITORING & SURVEY RPT

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603702073
Latitude: 34.1928077
Longitude: -118.6055332
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 09/23/2015
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MB
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030507A
LOC Case Number: Not reported
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702073
Contact Type: Regional Board Caseworker
Contact Name: MAGDY BAIADY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mbaiady@waterboards.ca.gov
Phone Number: 2135766699

Global Id: T0603702073
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: T0603702073
Status: Completed - Case Closed
Status Date: 12/19/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Global Id: T0603702073
Status: Completed - Case Closed
Status Date: 09/23/2015

Global Id: T0603702073
Status: Open - Case Begin Date
Status Date: 12/31/1987

Global Id: T0603702073
Status: Open - Eligible for Closure
Status Date: 06/20/2014

Global Id: T0603702073
Status: Open - Reopen Case
Status Date: 09/10/2002

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 04/01/1990

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 07/25/1990

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 04/21/1992

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 07/15/1992

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 11/23/2005

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 10/04/2007

Global Id: T0603702073
Status: Open - Verification Monitoring
Status Date: 05/09/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Regulatory Activities:

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2013

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2010

Action: Remedial Progress Report

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2007

Action: Other Report / Document

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2002

Action: Soil and Water Investigation Report

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 11/21/2007

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Action: Staff Letter

Global Id: T0603702073

Action Type: RESPONSE

Date: 04/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: Other

Date: 04/01/1990

Action: Leak Discovery

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2013

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073

Action Type: Other

Date: 12/31/1987

Action: Leak Reported

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 09/10/2002

Action: 13267 Requirement

Global Id: T0603702073

Action Type: RESPONSE

Date: 04/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 04/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2010

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 04/16/2014

Action: Notification - Preclosure

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2012

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2014

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/29/2014

Action: Site Assessment Report

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 06/04/2009

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Action: Well Installation Report

Global Id: T0603702073

Action Type: RESPONSE

Date: 09/14/2009

Action: Soil and Water Investigation Report

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 06/15/2009

Action: Staff Letter

Global Id: T0603702073

Action Type: RESPONSE

Date: 04/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/04/2007

Action: Soil and Water Investigation Workplan

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 08/28/2009

Action: Site Visit / Inspection / Sampling

Global Id: T0603702073

Action Type: RESPONSE

Date: 05/24/2013

Action: Other Workplan - Regulator Responded

Global Id: T0603702073

Action Type: RESPONSE

Date: 02/27/2014

Action: Request for Closure - Regulator Responded

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2007

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 04/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 09/23/2015

Action: Closure/No Further Action Letter

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 09/15/2009

Action: Staff Letter

Global Id: T0603702073

Action Type: Other

Date: 04/01/1990

Action: Leak Stopped

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2012

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/01/2008

Action: CAP/RAP - Feasibility Study Report

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2002

Action: Soil and Water Investigation Workplan

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 11/30/2005

Action: Staff Letter

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2006

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: REMEDIATION

Date: 06/12/2009

Action: Soil Vapor Extraction (SVE)

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/20/2009

Action: Soil and Water Investigation Workplan

Global Id: T0603702073

Action Type: RESPONSE

Date: 05/28/2008

Action: Well Installation Report

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 01/26/2003

Action: Technical Correspondence / Assistance / Other

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S100927402 **DIST/DIR:** 0.316 SSW **ELEVATION:** 802 **MAP ID:** 48

NAME: MONTGOMERY WARDS AUTO SVC CTR
ADDRESS: 6601 OWENSMOUTH AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: SL204071489
ID/Status: T0603702093

SLIC:

Region: STATE
Facility Status: Completed - Case Closed
Status Date: 12/01/1998
Global Id: SL204071489
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.2030111844444
Longitude: -118.595956595556
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: 0326
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Region: STATE
Facility Status: Completed - Case Closed
Status Date: 10/23/1997
Global Id: T0603702093
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.1904628
Longitude: -118.6016171
Case Type: Cleanup Program Site
Case Worker: SLC
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030870
File Location: Not reported
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: * Solvents
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S100927402 **DIST/DIR:** 0.316 SSW **ELEVATION:** 802 **MAP ID:** 48

NAME: MONTGOMERY WARDS AUTO SVC CTR **Rev:** 06/13/2016
ADDRESS: 6601 OWENSMOUTH AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

ID/Status: Case Closed
ID/Status: 913030870
ID/Status: T0603702093

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030870
Status: Case Closed
Substance: Solvents
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702093
W Global ID: W0606501096
Staff: SLC
Local Agency: 19050
Cross Street: VICTORY BLVD
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 8/24/1992
Date Leak Record Entered: 9/13/1992
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 10/27/1993
Date the Case was Closed: 10/23/1997
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 5240.8262069458457556898646351
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 8/24/1992
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S100927402 **DIST/DIR:** 0.316 SSW **ELEVATION:** 802 **MAP ID:** 48

NAME: MONTGOMERY WARDS AUTO SVC CTR

Rev: 06/13/2016

ADDRESS: 6601 OWENSMOUTH AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Case Closed
ID/Status: 913030870
ID/Status: T0603702093

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BLANK RP
RP Address: Not reported
Program: SLIC
Lat/Long: 34.1904628 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603702074
Latitude: 34.1947667
Longitude: -118.6059843
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 02/17/2010
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MB
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030616
LOC Case Number: Not reported
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702074
Contact Type: Regional Board Caseworker
Contact Name: MAGDY BAIADY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mbaiady@waterboards.ca.gov
Phone Number: 2135766699

Global Id: T0603702074
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: T0603702074
Status: Completed - Case Closed
Status Date: 02/17/2010

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074
Status: Open - Case Begin Date
Status Date: 05/15/1990

Global Id: T0603702074
Status: Open - Remediation
Status Date: 08/24/1990

Global Id: T0603702074
Status: Open - Remediation
Status Date: 02/14/2008

Global Id: T0603702074
Status: Open - Site Assessment
Status Date: 01/28/1991

Global Id: T0603702074
Status: Open - Site Assessment
Status Date: 07/18/2000

Global Id: T0603702074
Status: Open - Verification Monitoring
Status Date: 12/26/1996

Regulatory Activities:
Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 02/06/2001
Action: Staff Letter

Global Id: T0603702074
Action Type: RESPONSE
Date: 09/21/2005
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/09/2007
Action: Interim Remedial Action Report

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074
Action Type: RESPONSE
Date: 02/14/2008
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603702074
Action Type: RESPONSE
Date: 06/15/2008
Action: Remedial Progress Report

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: Other
Date: 05/15/1990
Action: Leak Reported

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/03/2007
Action: Interim Remedial Action Plan

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** 149

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074

Action Type: ENFORCEMENT

Date: 09/25/2003

Action: Site Visit / Inspection / Sampling

Global Id: T0603702074

Action Type: ENFORCEMENT

Date: 06/15/2009

Action: Staff Letter

Global Id: T0603702074

Action Type: REMEDIATION

Date: 01/04/2006

Action: Excavation

Global Id: T0603702074

Action Type: REMEDIATION

Date: 01/04/1990

Action: Excavation

Global Id: T0603702074

Action Type: RESPONSE

Date: 01/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 07/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 01/15/2003

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 10/15/2002

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: REMEDIATION

Date: 04/01/2006

Action: Excavation

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/03/2007
Action: Other Report / Document

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 05/12/2003
Action: Soil and Water Investigation Report

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 01/12/2010
Action: Notification - Preclosure

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 04/17/2008
Action: Staff Letter

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/01/2008
Action: Interim Remedial Action Plan

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2008
Action: Other Report / Document

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 02/17/2010
Action: Closure/No Further Action Letter

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074
Action Type: RESPONSE
Date: 12/17/2009
Action: Request for Closure

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 04/18/2003
Action: Site Visit / Inspection / Sampling

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603702072
Latitude: 34.1943807
Longitude: -118.6059823
Case Type: LUST Cleanup Site
Status: Open - Eligible for Closure
Status Date: 11/01/2012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MB
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030116
LOC Case Number: Not reported
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702072
Contact Type: Regional Board Caseworker
Contact Name: MAGDY BAIADY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mbaiady@waterboards.ca.gov
Phone Number: 2135766699

Global Id: T0603702072
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: T0603702072
Status: Open - Case Begin Date
Status Date: 09/11/1989

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Global Id: T0603702072
Status: Open - Eligible for Closure
Status Date: 11/01/2012

Global Id: T0603702072
Status: Open - Remediation
Status Date: 05/15/2007

Global Id: T0603702072
Status: Open - Remediation
Status Date: 05/20/2009

Global Id: T0603702072
Status: Open - Site Assessment
Status Date: 06/11/1990

Global Id: T0603702072
Status: Open - Site Assessment
Status Date: 08/03/2007

Global Id: T0603702072
Status: Open - Verification Monitoring
Status Date: 12/26/1996

Regulatory Activities:
Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2010
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/08/2009
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603702072
Action Type: RESPONSE
Date: 11/23/2010
Action: Well Installation Report

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072
Action Type: RESPONSE
Date: 11/23/2010
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2013
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2011
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: RESPONSE
Date: 03/28/2011
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603702072
Action Type: Other
Date: 09/11/1989
Action: Leak Discovery

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 04/18/2003
Action: Site Visit / Inspection / Sampling

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016

ID/Status: Post remedial action monitoring

ID/Status: Open - Eligible for Closure

ID/Status: 913030116

ID/Status: T0603702072

ID/Status: T0603702072

Global Id: T0603702072

Action Type: Other

Date: 06/13/1990

Action: Leak Reported

Global Id: T0603702072

Action Type: ENFORCEMENT

Date: 05/15/2009

Action: Site Visit / Inspection / Sampling

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2004

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 08/03/2007

Action: Soil and Water Investigation Workplan

Global Id: T0603702072

Action Type: RESPONSE

Date: 10/15/2006

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 04/15/2007

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702072

Action Type: RESPONSE

Date: 05/20/2010

Action: Well Installation Workplan

Global Id: T0603702072

Action Type: ENFORCEMENT

Date: 08/14/2007

Action: Staff Letter

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2009
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 05/20/2009
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: REMEDIATION
Date: 11/13/2006
Action: Soil Vapor Extraction (SVE)

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2008
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 05/14/2014
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2010
Action: Conceptual Site Model

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2007
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 09/25/2003
Action: Site Visit / Inspection / Sampling

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 04/23/2003
Action: Staff Letter

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 12/04/2012
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 11/24/2014
Action: Notification - Preclosure

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Global Id: T0603702072

Action Type: ENFORCEMENT

Date: 08/11/1998

Action: Staff Letter

Global Id: T0603702072

Action Type: RESPONSE

Date: 12/16/2014

Action: Request for Closure - Regulator Responded

Global Id: T0603702072

Action Type: ENFORCEMENT

Date: 08/10/2006

Action: Staff Letter

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2011

Action: Conceptual Site Model

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2012

Action: Monitoring Report - Semi-Annually

Global Id: T0603702072

Action Type: RESPONSE

Date: 08/14/2012

Action: Corrective Action Plan / Remedial Action Plan - Addendum

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2014

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 02/27/2003

Action: Soil and Water Investigation Workplan

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2003

Action: Soil and Water Investigation Report

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Global Id: T0603702072
Action Type: RESPONSE
Date: 02/24/2003
Action: Interim Remedial Action Plan

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 12/14/2009
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016

ID/Status: Post remedial action monitoring

ID/Status: Open - Eligible for Closure

ID/Status: 913030116

ID/Status: T0603702072

ID/Status: T0603702072

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2008

Action: Conceptual Site Model

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2007

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2014

Action: Monitoring Report - Semi-Annually

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2003

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2003

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2007

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 04/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702072

Action Type: REMEDIATION

Date: 10/01/2006

Action: Dual Phase Extraction

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2012
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2008
Action: Remedial Progress Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 12/05/2003
Action: Site Visit / Inspection / Sampling

LUST REG 4:
Region: 4
Regional Board: 04

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732	DIST/DIR: 0.347 West	ELEVATION: 798	MAP ID: I50
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NAME: TOPANGA CAR WASH ADDRESS: 6829 TOPANGA CANYON BLVD LOS ANGELES, CA 91303 LOS ANGELES SOURCE: CA State Water Resources Control Board	Rev: 06/13/2016 ID/Status: Post remedial action monitoring ID/Status: Open - Eligible for Closure ID/Status: 913030116 ID/Status: T0603702072 ID/Status: T0603702072
--	--

County: Los Angeles
 Facility Id: 913030116
 Status: Post remedial action monitoring
 Substance: Gasoline
 Substance Quantity: Not reported
 Local Case No: Not reported
 Case Type: Groundwater
 Abatement Method Used at the Site: Not reported
 Global ID: T0603702072
 W Global ID: W0606501096
 Staff: MB
 Local Agency: 19050
 Cross Street: VAN OWEN ST
 Enforcement Type: SI
 Date Leak Discovered: 9/11/1989
 Date Leak First Reported: 6/13/1990
 Date Leak Record Entered: 6/25/1990
 Date Confirmation Began: Not reported
 Date Leak Stopped: Not reported
 Date Case Last Changed on Database: 2/8/2002
 Date the Case was Closed: Not reported
 How Leak Discovered: Tank Closure
 How Leak Stopped: Not reported
 Cause of Leak: UNK
 Leak Source: UNK
 Operator: Not reported
 Water System: HABONIM CAMP GILBOA
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 5993.0739648267090153942042885
 Source of Cleanup Funding: UNK
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: 6/11/1990
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: 12/26/1996
 Enforcement Action Date: 8/11/1998
 Historical Max MTBE Date: 3/26/2002
 Hist Max MTBE Conc in Groundwater: 1100
 Hist Max MTBE Conc in Soil: Not reported
 Significant Interim Remedial Action Taken: No
 GW Qualifier: =
 Soil Qualifier: Not reported
 Organization: Not reported
 Owner Contact: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Responsible Party: MEL/HOWARD ADER

RP Address: 6279 VARIEL AVE.

Program: LUST

Lat/Long: 34.1943807 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 4/15/99 FREE PRODUCT RECOVERY RPT AND GW MON RPT DEC 1998; 3/15/00
HEALTH & SAFETY PLAN FOR A SITE INVESTIGATION; 7/25/00 2ND QTR GW MON
RPT

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S102438969 **DIST/DIR:** 0.351 WNW **ELEVATION:** 798 **MAP ID:** I51

NAME: THRIFTY #141 (FORMER)

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Preliminary site assessment underway
ID/Status: 913030616
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030616
Status: Preliminary site assessment underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: ETVE
Global ID: T0603702074
W Global ID: W0606501096
Staff: MB
Local Agency: 19050
Cross Street: BASSETT STREET
Enforcement Type: SI
Date Leak Discovered: Not reported
Date Leak First Reported: 5/15/1990
Date Leak Record Entered: 5/16/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 10/8/2002
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 6128.4957920191420481073652423
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 7/18/2000
Pollution Characterization Began: 1/28/1991
Remediation Plan Submitted: Not reported
Remedial Action Underway: 8/24/1990
Post Remedial Action Monitoring Began: 12/26/1996
Enforcement Action Date: 7/28/1998
Historical Max MTBE Date: 12/2/2002
Hist Max MTBE Conc in Groundwater: 2.9
Hist Max MTBE Conc in Soil: 0
Significant Interim Remedial Action Taken: Yes

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S102438969 **DIST/DIR:** 0.351 WNW **ELEVATION:** 798 **MAP ID:** I51

NAME: THRIFTY #141 (FORMER)

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Preliminary site assessment underway
ID/Status: 913030616
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

GW Qualifier: =

Soil Qualifier: ND

Organization: Not reported

Owner Contact: Not reported

Responsible Party: CHRIS PANAITESCU

RP Address: 10000 LAKEVIEW BLVD.

Program: LUST

Lat/Long: 34.1947667 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 4/13/00 1ST QTR GW MON RPT 2000; 5/30/00 MON WELL ABANDONMENT RPT;
7/6/00 2ND QTR MON RPT 2000; 9/29/00 3RD QTR GW MON RPT 2000; 4/9/01
1ST QTR STATUS RPT 2001

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S102436980 **DIST/DIR:** 0.352 West **ELEVATION:** 799 **MAP ID:** I52

NAME: SHELL #204-1242-0604

Rev: 06/13/2016

ADDRESS: 22001 VANOWEN ST
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Preliminary site assessment underway
ID/Status: 913030689
ID/Status: T0603702075

SOURCE: CA State Water Resources Control Board

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030689
Status: Preliminary site assessment underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: EDFP
Global ID: T0603702075
W Global ID: W0606501096
Staff: MB
Local Agency: 19050
Cross Street: TOPANGA CANYON
Enforcement Type: NTC
Date Leak Discovered: Not reported
Date Leak First Reported: 10/29/1987
Date Leak Record Entered: 3/31/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 7/15/2002
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 5855.1494219821019304818226337
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 8/28/1996
Pollution Characterization Began: 7/8/1991
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: 8/29/2003
Hist Max MTBE Conc in Groundwater: 730
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S102436980 **DIST/DIR:** 0.352 West **ELEVATION:** 799 **MAP ID:** I52

NAME: SHELL #204-1242-0604

Rev: 06/13/2016

ADDRESS: 22001 VANOWEN ST
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Preliminary site assessment underway
ID/Status: 913030689
ID/Status: T0603702075

SOURCE: CA State Water Resources Control Board

GW Qualifier: =

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: SHELL OIL CO

RP Address: P.O. BOX 25370, SANTA ANA, CA 92799

Program: LUST

Lat/Long: 34.1939657 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: MTBE=ND IN GW THIS QTR, HOWEVER FP SHEEN STILL PRESENT. ; 6/28/00 2ND
QTR GW MON RPT; 10/6/00 3RD QTR GW MON RPT 2000; 12/5/01 4TH QTR GW
MON RPT2000; 4/15/01 1ST QTR MON RPT 2001

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S105023057 **DIST/DIR:** 0.362 West **ELEVATION:** 799 **MAP ID:** J53

NAME: PACIFIC BELL (B1-100)

Rev: 06/13/2016

ADDRESS: 22012 VANOWEN ST
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702083

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603702083
Latitude: 34.193732
Longitude: -118.6062338
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/29/1996
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030770
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Diesel
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702083
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: T0603702083
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: T0603702083
Status: Completed - Case Closed
Status Date: 07/29/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S105023057 **DIST/DIR:** 0.362 West **ELEVATION:** 799 **MAP ID:** J53

NAME: PACIFIC BELL (B1-100)

Rev: 06/13/2016

ADDRESS: 22012 VANOWEN ST
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702083

SOURCE: CA State Water Resources Control Board

Global Id: T0603702083
Status: Open - Case Begin Date
Status Date: 12/28/1988

Global Id: T0603702083
Status: Open - Site Assessment
Status Date: 12/28/1989

Regulatory Activities:
Global Id: T0603702083
Action Type: Other
Date: 12/28/1988
Action: Leak Reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000250031 **DIST/DIR:** 0.363 WSW **ELEVATION:** 800 **MAP ID:** 54

NAME: PACIFIC BELL	Rev: 06/13/2016
ADDRESS: 6685 TOPANGA CYN BLVD	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030107
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702071
	ID/Status: T0603702071

LUST:
Region: STATE
Global Id: T0603702071
Latitude: 34.1920688
Longitude: -118.6059504
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 12/18/1996
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030107
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: T0603702071
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: T0603702071
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: T0603702071
Status: Completed - Case Closed
Status Date: 12/18/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000250031 **DIST/DIR:** 0.363 WSW **ELEVATION:** 800 **MAP ID:** 54

NAME: PACIFIC BELL	Rev: 06/13/2016
ADDRESS: 6685 TOPANGA CYN BLVD	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030107
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702071
	ID/Status: T0603702071

Global Id: T0603702071
Status: Open - Case Begin Date
Status Date: 03/03/1989

Global Id: T0603702071
Status: Open - Site Assessment
Status Date: 10/11/1989

Global Id: T0603702071
Status: Open - Verification Monitoring
Status Date: 05/12/1994

Regulatory Activities:
Global Id: T0603702071
Action Type: Other
Date: 03/03/1989
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030107
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603702071
W Global ID: W0606501096
Staff: UNK
Local Agency: 19050
Cross Street: VANOWEN ST
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 3/3/1989
Date Leak Record Entered: 8/4/1989
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 3/10/1997
Date the Case was Closed: 12/18/1996
How Leak Discovered: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000250031 **DIST/DIR:** 0.363 WSW **ELEVATION:** 800 **MAP ID:** 54

NAME: PACIFIC BELL	Rev: 06/13/2016
ADDRESS: 6685 TOPANGA CYN BLVD	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030107
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702071
	ID/Status: T0603702071

How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: 1E
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 4802.1360992933760933211075677
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 10/11/1989
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 5/12/1994
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: PACIFIC TELESIS CO-PACIFIC BEL
RP Address: 2600 CAMINO RAMON, RM 1N200SS, SAN RAMON CA 94583
Program: LUST
Lat/Long: 34.1909557 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: 12/20/96 - SITE PLAN & TANK DETAIL
NEVER A REALEASE FROM THIS SITE. ALL SOIL & GROUNDWATER SAMPLES
TESTED NON-DETECT.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: 1000819177 **DIST/DIR:** 0.372 West **ELEVATION:** 799 **MAP ID:** J55

NAME: WHITE ANGEL CLEANERS

Rev: 06/13/2016

ADDRESS: 22017 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Open - Assessment & Interim Remedial Action
ID/Status: SL0603768586

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Open - Assessment & Interim Remedial Action

Status Date: 10/06/2015

Global Id: SL0603768586

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.1942414065928

Longitude: -118.606774331352

Case Type: Cleanup Program Site

Case Worker: BA

Local Agency: Not reported

RB Case Number: 1153

File Location: Regional Board

Potential Media Affected: Aquifer used for drinking water supply, Soil, Soil Vapor

Potential Contaminants of Concern: Other Chlorinated Hydrocarbons, Tetrachloroethylene (PCE), Trichloroethylene (TCE)

Site History: The site is a single, three-story structure and is occupied by shops on the main floors and offices on the upper floors. The building was constructed in approximately 1963 and various dry cleaners (first White Angel Cleaners and later N & E Cleaners) occupied a unit in the building and operated a dry cleaning business since approximately 1992. N & E Cleaners have been operating in the unit since approximately 2001. A Phase I environmental site assessment (ESA) conducted in 2002 for property transaction indicated the existence of recognized environmental conditions. Subsurface site investigations conducted afterwards in 2002, 2003 and 2007 showed that the soil, soil vapor and groundwater are contaminated with perchloroethylene (PCE), trichloroethene (TCE) and other volatile organic compounds (VOCs) as a result of release(s) from the dry cleaning operations. The site investigations involved soil vapor survey, soil and groundwater sampling and installation of groundwater monitoring wells. Groundwater monitoring has been conducted at the site since 2005 and site investigations are still underway.

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S101540104 **DIST/DIR:** 0.407 South **ELEVATION:** 804 **MAP ID:** 56

NAME: JC PENNY CO

Rev: 06/13/2016

ADDRESS: 21500 VICTORY BLVD
WOODLAND HILLS, CA 91367
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702400

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 02/25/1998

Global Id: T0603702400

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.1868849

Longitude: -118.599509

Case Type: Cleanup Program Site

Case Worker: SLC

Local Agency: LOS ANGELES, CITY OF

RB Case Number: 0325

File Location: Not reported

Potential Media Affected: Aquifer used for drinking water supply

Potential Contaminants of Concern: Gasoline

Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101540104	DIST/DIR: 0.407 South	ELEVATION: 804	MAP ID: 56
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NAME: JC PENNY CO ADDRESS: 21500 VICTORY BLVD WOODLAND HILLS, CA 91367 LOS ANGELES SOURCE: CA State Water Resources Control Board	Rev: 06/13/2016 ID/Status: Case Closed ID/Status: 913670643 ID/Status: T0603702400
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LUST REG 4:
 Region: 4
 Regional Board: 04
 County: Los Angeles
 Facility Id: 913670643
 Status: Case Closed
 Substance: Gasoline
 Substance Quantity: Not reported
 Local Case No: Not reported
 Case Type: Groundwater
 Abatement Method Used at the Site: VE
 Global ID: T0603702400
 W Global ID: W0606501096
 Staff: SLC
 Local Agency: 19050
 Cross Street: CANOGA AVE
 Enforcement Type: Not reported
 Date Leak Discovered: 9/19/1988
 Date Leak First Reported: 2/19/1998
 Date Leak Record Entered: 2/20/1998
 Date Confirmation Began: Not reported
 Date Leak Stopped: Not reported
 Date Case Last Changed on Database: 1/27/1997
 Date the Case was Closed: 2/25/1998
 How Leak Discovered: Tank Closure
 How Leak Stopped: Not reported
 Cause of Leak: Not reported
 Leak Source: Tank
 Operator: Not reported
 Water System: HABONIM CAMP GILBOA
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 5169.8260514300106638488727923
 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

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101540104 **DIST/DIR:** 0.407 South **ELEVATION:** 804 **MAP ID:** 56

NAME: JC PENNY CO

Rev: 06/13/2016

ADDRESS: 21500 VICTORY BLVD
WOODLAND HILLS, CA 91367
LOS ANGELES

ID/Status: Case Closed
ID/Status: 913670643
ID/Status: T0603702400

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: J. C. PENNY CO.

RP Address: 6131 ORANGETHORPE AVE., BUENA PARK, CA 90624

Program: SLIC

Lat/Long: 34.1881638 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: VAPOR EXTRACTION COMPLETED. GROUNDWATER MONITORING DATA SHOW VERY LOW
TO NON-DETECTABLE CONCENTRATION OF BTEX AND VERY LOW CONCENTRATIONS
TO TPH-G IN GW. GROUNDWATER PLUME CONTINUING TO SHRINK. REFER
TO SLIC #325

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S104405019 **DIST/DIR:** 0.413 South **ELEVATION:** 805 **MAP ID:** 57

NAME: ROCKWELL - BEST BUY

Rev: 06/13/2016

ADDRESS: 21601 VICTORY BLVD
WOODLAND HILLS, CA 91367
SAN DIEGO

ID/Status: Completed - Case Closed
ID/Status: No further action required
ID/Status: SLT43134132

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE
Facility Status: Completed - Case Closed
Status Date: 08/12/1995
Global Id: SLT43134132
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.18862
Longitude: -118.600558
Case Type: Cleanup Program Site
Case Worker: RC
Local Agency: Not reported
RB Case Number: 0237B
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

SLIC REG 4:

Region: 4
Facility Status: No further action required
SLIC: 0237B
Substance: Not reported
Staff: Rebecca Chou

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S103987563 **DIST/DIR:** 0.413 ESE **ELEVATION:** 789 **MAP ID:** K58

NAME: SG HOUSING PROJECT

Rev: 06/13/2016

ADDRESS: 6625 VARIEL AVENUE
CANOGA PARK, CA
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: SL204521606

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 02/01/1997

Global Id: SL204521606

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.2030111844444

Longitude: -118.595956595556

Case Type: Cleanup Program Site

Case Worker: RC

Local Agency: Not reported

RB Case Number: 0447

File Location: Not reported

Potential Media Affected: Not reported

Potential Contaminants of Concern: Not reported

Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID:	S103878682	DIST/DIR:	0.413 ESE	ELEVATION:	789	MAP ID:	K59
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NAME: SG HOUSING/RENKEN LAB

Rev: 06/13/2016

ADDRESS: 6625 VARIEL
CANOGA PARK, CA 91304
LOS ANGELES

ID/Status: No further action required

SOURCE: CA State Water Resources Control Board

SLIC REG 4:

Region: 4

Facility Status: No further action required

SLIC: 0447

Substance: VOCs

Staff: Rebecca Chou

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME: REINHOLD GAMPER

Rev: 06/13/2016

ADDRESS: 7140 REMMET AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Open - Remediation
ID/Status: T0603780785

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603780785
Latitude: 34.20038
Longitude: -118.599927
Case Type: LUST Cleanup Site
Status: Open - Remediation
Status Date: 05/18/2010
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: ALT
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030961
LOC Case Number: 00871
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603780785
Contact Type: Regional Board Caseworker
Contact Name: ADAM TAING
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 West 4th Street
City: LOS ANGELES
Email: adam.taing@waterboards.ca.gov
Phone Number: 2135766752

Global Id: T0603780785
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: T0603780785
Status: Open - Case Begin Date
Status Date: 11/15/2005

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME: REINHOLD GAMPER

Rev: 06/13/2016

ADDRESS: 7140 REMMET AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Open - Remediation
ID/Status: T0603780785

SOURCE: CA State Water Resources Control Board

Global Id: T0603780785
Status: Open - Remediation
Status Date: 08/07/2008

Global Id: T0603780785
Status: Open - Remediation
Status Date: 05/18/2010

Global Id: T0603780785
Status: Open - Site Assessment
Status Date: 11/15/2005

Global Id: T0603780785
Status: Open - Site Assessment
Status Date: 05/20/2008

Global Id: T0603780785
Status: Open - Site Assessment
Status Date: 04/15/2009

Regulatory Activities:
Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 09/16/2008
Action: Notice to Comply

Global Id: T0603780785
Action Type: RESPONSE
Date: 07/14/2008
Action: Soil and Water Investigation Report

Global Id: T0603780785
Action Type: RESPONSE
Date: 05/19/2006
Action: Other Report / Document

Global Id: T0603780785
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603780785
Action Type: RESPONSE
Date: 08/15/2010

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME: REINHOLD GAMPER

Rev: 06/13/2016

ADDRESS: 7140 REMMET AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Open - Remediation
ID/Status: T0603780785

SOURCE: CA State Water Resources Control Board

Action: Well Installation Report

Global Id: T0603780785

Action Type: RESPONSE

Date: 07/15/2009

Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603780785

Action Type: RESPONSE

Date: 08/15/2010

Action: CAP/RAP - Other Report

Global Id: T0603780785

Action Type: Other

Date: 11/15/2005

Action: Leak Discovery

Global Id: T0603780785

Action Type: Other

Date: 11/15/2005

Action: Leak Reported

Global Id: T0603780785

Action Type: REMEDIATION

Date: 11/15/2005

Action: Excavation

Global Id: T0603780785

Action Type: ENFORCEMENT

Date: 07/03/2015

Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603780785

Action Type: ENFORCEMENT

Date: 04/15/2009

Action: Staff Letter

Global Id: T0603780785

Action Type: ENFORCEMENT

Date: 06/15/2009

Action: Staff Letter

Global Id: T0603780785

Action Type: ENFORCEMENT

Date: 03/24/2006

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME: REINHOLD GAMPER

Rev: 06/13/2016

ADDRESS: 7140 REMMET AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Open - Remediation
ID/Status: T0603780785

SOURCE: CA State Water Resources Control Board

Action: Staff Letter

Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 08/07/2008
Action: Staff Letter

Global Id: T0603780785
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603780785
Action Type: RESPONSE
Date: 09/24/2015
Action: Well Installation Report

Global Id: T0603780785
Action Type: RESPONSE
Date: 09/24/2015
Action: CAP/RAP - Other Report

Global Id: T0603780785
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603780785
Action Type: RESPONSE
Date: 11/21/2008
Action: Soil and Water Investigation Workplan

Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 05/18/2010
Action: Staff Letter

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000131966 **DIST/DIR:** 0.424 NW **ELEVATION:** 797 **MAP ID:** 61

NAME: BOB SMITH BMW	Rev: 06/13/2016
ADDRESS: 7050 TOPANGA CANYON BLVD	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030761
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702082
	ID/Status: T0603702082

LUST:
Region: STATE
Global Id: T0603702082
Latitude: 34.198594
Longitude: -118.605483
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 01/20/1993
Lead Agency: LOS ANGELES, CITY OF
Case Worker: EL
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030761
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: T0603702082
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: T0603702082
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: T0603702082
Status: Completed - Case Closed
Status Date: 01/20/1993

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000131966 **DIST/DIR:** 0.424 NW **ELEVATION:** 797 **MAP ID:** 61

NAME: BOB SMITH BMW	Rev: 06/13/2016
ADDRESS: 7050 TOPANGA CANYON BLVD	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030761
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702082
	ID/Status: T0603702082

Global Id: T0603702082
Status: Open - Case Begin Date
Status Date: 03/05/1992

Global Id: T0603702082
Status: Open - Remediation
Status Date: 12/28/1992

Regulatory Activities:
Global Id: T0603702082
Action Type: Other
Date: 03/05/1992
Action: Leak Discovery

Global Id: T0603702082
Action Type: Other
Date: 03/05/1992
Action: Leak Reported

Global Id: T0603702082
Action Type: Other
Date: 03/05/1992
Action: Leak Stopped

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030761
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603702082
W Global ID: W0606501096
Staff: UNK
Local Agency: 19050
Cross Street: VANOWEN ST
Enforcement Type: Not reported
Date Leak Discovered: 3/5/1992
Date Leak First Reported: 3/5/1992

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000131966 **DIST/DIR:** 0.424 NW **ELEVATION:** 797 **MAP ID:** 61

NAME: BOB SMITH BMW **Rev:** 06/13/2016
ADDRESS: 7050 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: 913030761
ID/Status: T0603702082
ID/Status: T0603702082

Date Leak Record Entered: 7/10/1996
Date Confirmation Began: Not reported
Date Leak Stopped: 3/5/1992
Date Case Last Changed on Database: 1/20/1993
Date the Case was Closed: 1/20/1993
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 7419.7233712492719943175037962
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: 12/28/1992
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: Not reported
Program: LUST
Lat/Long: 34.1983646 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103587539 **DIST/DIR:** 0.448 NNE **ELEVATION:** 796 **MAP ID:** L62

NAME: WORTHMAN OIL S.S. (FORMER)

Rev: 06/13/2016

ADDRESS: 21404 SHERMAN WY

ID/Status: Remediation Plan

LOS ANGELES, CA 91303

ID/Status: 913030798

LOS ANGELES

ID/Status: T0603702085

SOURCE: CA State Water Resources Control Board

LUST REG 4:

Region: 4

Regional Board: 04

County: Los Angeles

Facility Id: 913030798

Status: Remediation Plan

Substance: Gasoline

Substance Quantity: Not reported

Local Case No: Not reported

Case Type: Groundwater

Abatement Method Used at the Site: Excavate and Dispose

Global ID: T0603702085

W Global ID: W0606501096

Staff: JW

Local Agency: 19050

Cross Street: CANOGA AVE

Enforcement Type: LET

Date Leak Discovered: Not reported

Date Leak First Reported: 1/26/1988

Date Leak Record Entered: 2/5/1989

Date Confirmation Began: Not reported

Date Leak Stopped: Not reported

Date Case Last Changed on Database: 9/15/2000

Date the Case was Closed: Not reported

How Leak Discovered: Subsurface Monitoring

How Leak Stopped: Not reported

Cause of Leak: UNK

Leak Source: Tank

Operator: Not reported

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 9146.914853811501642395686903

Source of Cleanup Funding: Tank

Preliminary Site Assessment Workplan Submitted: 12/17/1988

Preliminary Site Assessment Began: 4/18/1989

Pollution Characterization Began: 12/5/1996

Remediation Plan Submitted: 8/24/2001

Remedial Action Underway: Not reported

Post Remedial Action Monitoring Began: 1/26/1988

Enforcement Action Date: Not reported

Historical Max MTBE Date: 1/1/1965

Hist Max MTBE Conc in Groundwater: 2900

Hist Max MTBE Conc in Soil: Not reported

Significant Interim Remedial Action Taken: Yes

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103587539 **DIST/DIR:** 0.448 NNE **ELEVATION:** 796 **MAP ID:** L62

NAME: WORTHMAN OIL S.S. (FORMER)

Rev: 06/13/2016

ADDRESS: 21404 SHERMAN WY
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Remediation Plan
ID/Status: 913030798
ID/Status: T0603702085

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: FINN MOLLER/PETE DAMICO

RP Address: 5777 W. CENTURY BLVD., #1187

Program: LUST

Lat/Long: 34.2010205 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: GROUNDWATER MONITORING REPORT NO PROP 65 NOTIFICATION. INFORMATION
FROM LAFD REFERRAL CASE ASSIGNED TO MYL ON 6/14/89.; 6/6/00 1ST QTR GW
MON RPT 2000; 9/15/00 3RD QTR GW MON RPT 2000

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO

Rev: 06/13/2016

ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed
ID/Status: 913030898
ID/Status: T0603702094
ID/Status: T0603702094

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603702094
Latitude: 34.2010215
Longitude: -118.5972292
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 06/26/2006
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: CET
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030898
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702094
Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603702094
Contact Type: Local Agency Caseworker
Contact Name: TBD
Organization Name: LOS ANGELES, CITY OF
Address: 200 N. MAIN ST. RM. 970
City: LOS ANGELES
Email: Not reported
Phone Number: 2134826528

Status History:

Global Id: T0603702094
Status: Completed - Case Closed
Status Date: 06/26/2006

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO

ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016

ID/Status: Pollution Characterization

ID/Status: Completed - Case Closed

ID/Status: 913030898

ID/Status: T0603702094

ID/Status: T0603702094

Global Id: T0603702094

Status: Open - Case Begin Date

Status Date: 05/01/1990

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 10/28/1997

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 01/23/1998

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 02/25/1999

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 08/03/2001

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 12/06/2001

Global Id: T0603702094

Status: Open - Verification Monitoring

Status Date: 05/01/1990

Regulatory Activities:

Global Id: T0603702094

Action Type: ENFORCEMENT

Date: 07/23/2002

Action: Staff Letter

Global Id: T0603702094

Action Type: Other

Date: 05/01/1990

Action: Leak Discovery

Global Id: T0603702094

Action Type: ENFORCEMENT

Date: 05/30/2006

Action: Notification - Preclosure

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO

ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016

ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed
ID/Status: 913030898
ID/Status: T0603702094
ID/Status: T0603702094

Global Id: T0603702094

Action Type: Other

Date: 05/01/1990

Action: Leak Reported

Global Id: T0603702094

Action Type: RESPONSE

Date: 02/24/2006

Action: Request for Closure

Global Id: T0603702094

Action Type: ENFORCEMENT

Date: 05/03/2006

Action: Site Visit / Inspection / Sampling

Global Id: T0603702094

Action Type: RESPONSE

Date: 10/28/2002

Action: Soil and Water Investigation Report

Global Id: T0603702094

Action Type: RESPONSE

Date: 08/03/2001

Action: Soil and Water Investigation Workplan

Global Id: T0603702094

Action Type: RESPONSE

Date: 02/25/1999

Action: Preliminary Site Assessment Report

Global Id: T0603702094

Action Type: ENFORCEMENT

Date: 06/26/2006

Action: Closure/No Further Action Letter

Global Id: T0603702094

Action Type: RESPONSE

Date: 02/24/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702094

Action Type: ENFORCEMENT

Date: 05/31/2001

Action: Staff Letter

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968	DIST/DIR: 0.475 NNE	ELEVATION: 796	MAP ID: L63
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NAME: HULL BROTHERS LUMBER CO ADDRESS: 21350 SHERMAN WY CANOGA PARK, CA 91303 LOS ANGELES SOURCE: CA State Water Resources Control Board	Rev: 06/13/2016 ID/Status: Pollution Characterization ID/Status: Completed - Case Closed ID/Status: 913030898 ID/Status: T0603702094 ID/Status: T0603702094
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LUST REG 4:
 Region: 4
 Regional Board: 04
 County: Los Angeles
 Facility Id: 913030898
 Status: Pollution Characterization
 Substance: Gasoline
 Substance Quantity: Not reported
 Local Case No: Not reported
 Case Type: Groundwater
 Abatement Method Used at the Site: Not reported
 Global ID: T0603702094
 W Global ID: W0606501096
 Staff: CEC
 Local Agency: 19050
 Cross Street: CANOGA AVE
 Enforcement Type: LET
 Date Leak Discovered: 5/1/1990
 Date Leak First Reported: 5/1/1990
 Date Leak Record Entered: 1/15/1998
 Date Confirmation Began: Not reported
 Date Leak Stopped: Not reported
 Date Case Last Changed on Database: 6/28/2002
 Date the Case was Closed: Not reported
 How Leak Discovered: Tank Closure
 How Leak Stopped: Not reported
 Cause of Leak: UNK
 Leak Source: UNK
 Operator: Not reported
 Water System: HABONIM CAMP GILBOA
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 9230.991382624509248742945045
 Source of Cleanup Funding: UNK
 Preliminary Site Assessment Workplan Submitted: 10/28/1997
 Preliminary Site Assessment Began: 1/23/1998
 Pollution Characterization Began: 12/6/2001
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: 5/1/1990
 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: 12
 Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO

Rev: 06/13/2016

ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed
ID/Status: 913030898
ID/Status: T0603702094
ID/Status: T0603702094

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported
Soil Qualifier: <
Organization: Not reported
Owner Contact: Not reported
Responsible Party: JOHN MOE
RP Address: 49 STEVENSEN ST., 15TH FL
Program: LUST
Lat/Long: 34.2010215 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: 5/98 - SITE INVESTIGATION; 9/13/00 SOIL AND GW RPT

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103065163 **DIST/DIR:** 0.479 NNE **ELEVATION:** 797 **MAP ID:** L64

NAME: EXXON **Rev:** 06/13/2016
ADDRESS: 7215 CANOGA ID/Status: Pollution Characterization
CANOGA PARK, CA 91404 ID/Status: 913030916
LOS ANGELES ID/Status: T0603702096
SOURCE: CA State Water Resources Control Board

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030916
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603702096
W Global ID: W0606501096
Staff: UNK
Local Agency: 19050
Cross Street: SHERMAN WY
Enforcement Type: Not reported
Date Leak Discovered: 5/5/1988
Date Leak First Reported: 5/5/1988
Date Leak Record Entered: 9/11/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/16/1988
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 9265.963642108704304247729471
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 9/16/1988
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103065163 **DIST/DIR:** 0.479 NNE **ELEVATION:** 797 **MAP ID:** L64

NAME: EXXON

Rev: 06/13/2016

ADDRESS: 7215 CANOGA

ID/Status: Pollution Characterization

CANOGA PARK, CA 91404

ID/Status: 913030916

LOS ANGELES

ID/Status: T0603702096

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: CHATTERON, BILL

RP Address: PO BOX 19649, IRVINE, CA 91404

Program: LUST

Lat/Long: 34.2014065 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: HEAVY CONTAMINATION INDICATED BY ON SITE ANALYZER --

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018 **Rev:** 06/13/2016
ADDRESS: 21403 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES
ID/Status: Completed - Case Closed
ID/Status: T0603742630
SOURCE: CA State Water Resources Control Board

LUST:
Region: STATE
Global Id: T0603742630
Latitude: 34.201031
Longitude: -118.598216
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/12/2012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MT
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030970
LOC Case Number: 09452
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
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: T0603742630
Contact Type: Regional Board Caseworker
Contact Name: MARYAM TAIDY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mtaidy@waterboards.ca.gov
Phone Number: 2135766741

Global Id: T0603742630
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: T0603742630
Status: Completed - Case Closed
Status Date: 07/12/2012

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018

Rev: 06/13/2016

ADDRESS: 21403 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603742630

SOURCE: CA State Water Resources Control Board

Global Id: T0603742630
Status: Open - Case Begin Date
Status Date: 06/11/2004

Global Id: T0603742630
Status: Open - Site Assessment
Status Date: 06/11/2004

Global Id: T0603742630
Status: Open - Site Assessment
Status Date: 06/18/2008

Regulatory Activities:
Global Id: T0603742630
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: RESPONSE
Date: 10/12/2012
Action: Well Destruction Report

Global Id: T0603742630
Action Type: ENFORCEMENT
Date: 06/11/2012
Action: Notification - Preclosure

Global Id: T0603742630
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: RESPONSE
Date: 08/05/2006
Action: Other Report / Document

Global Id: T0603742630

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018

Rev: 06/13/2016

ADDRESS: 21403 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603742630

SOURCE: CA State Water Resources Control Board

Action Type: RESPONSE

Date: 06/18/2008

Action: Soil and Water Investigation Workplan

Global Id: T0603742630

Action Type: ENFORCEMENT

Date: 07/12/2012

Action: Closure/No Further Action Letter

Global Id: T0603742630

Action Type: ENFORCEMENT

Date: 07/12/2012

Action: Closure/No Further Action Letter

Global Id: T0603742630

Action Type: Other

Date: 06/11/2004

Action: Leak Discovery

Global Id: T0603742630

Action Type: RESPONSE

Date: 07/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603742630

Action Type: Other

Date: 06/11/2004

Action: Leak Reported

Global Id: T0603742630

Action Type: RESPONSE

Date: 06/28/2010

Action: Site Assessment Report

Global Id: T0603742630

Action Type: RESPONSE

Date: 10/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603742630

Action Type: ENFORCEMENT

Date: 06/15/2009

Action: Staff Letter

Global Id: T0603742630

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018

Rev: 06/13/2016

ADDRESS: 21403 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603742630

SOURCE: CA State Water Resources Control Board

Action Type: RESPONSE
Date: 05/17/2011
Action: Request for Closure

Global Id: T0603742630
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603742630
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: ENFORCEMENT
Date: 06/06/2006
Action: Staff Letter

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295727 **DIST/DIR:** 0.482 North **ELEVATION:** 797 **MAP ID:** L66

NAME: EXXON #7-3830	Rev: 06/13/2016
ADDRESS: 21401 SHERMAN WY	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030707
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702077
	ID/Status: T0603702077

LUST:
Region: STATE
Global Id: T0603702077
Latitude: 34.2010474
Longitude: -118.597741
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 12/05/1996
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030707
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:
Global Id: T0603702077
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: T0603702077
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: T0603702077
Status: Completed - Case Closed
Status Date: 12/05/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295727 **DIST/DIR:** 0.482 North **ELEVATION:** 797 **MAP ID:** L66

NAME: EXXON #7-3830	Rev: 06/13/2016
ADDRESS: 21401 SHERMAN WY	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030707
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702077
	ID/Status: T0603702077

Global Id: T0603702077
Status: Open - Case Begin Date
Status Date: 05/04/1989

Global Id: T0603702077
Status: Open - Site Assessment
Status Date: 06/08/1989

Regulatory Activities:
Global Id: T0603702077
Action Type: Other
Date: 05/04/1989
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030707
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: EDFP
Global ID: T0603702077
W Global ID: W0606501096
Staff: UNK
Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 5/4/1989
Date Leak Record Entered: 6/9/1989
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 4/18/1997
Date the Case was Closed: 12/5/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295727 **DIST/DIR:** 0.482 North **ELEVATION:** 797 **MAP ID:** L66

NAME: EXXON #7-3830

Rev: 06/13/2016

ADDRESS: 21401 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: 913030707
ID/Status: T0603702077
ID/Status: T0603702077

SOURCE: CA State Water Resources Control Board

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 9224.990473220945129206104021

Source of Cleanup Funding: Not reported

Preliminary Site Assessment Workplan Submitted: Not reported

Preliminary Site Assessment Began: Not reported

Pollution Characterization Began: 6/8/1989

Remediation Plan Submitted: Not reported

Remedial Action Underway: Not reported

Post Remedial Action Monitoring Began: Not reported

Enforcement Action Date: Not reported

Historical Max MTBE Date: Not reported

Hist Max MTBE Conc in Groundwater: Not reported

Hist Max MTBE Conc in Soil: Not reported

Significant Interim Remedial Action Taken: Yes

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: EXXON COMPANY, U.S.A.

RP Address: 2300 CLAYTON RD, SUITE 640, CONCORD, CA 94520

Program: LUST

Lat/Long: 34.2012395 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 10/01/96 - QUARTERLY MONITORING REPORT 04/04/97 -
REPORT FOR THE ABANDONMENT OF THREE AIR SPARGING/SOIL VE & 6 GW
MONITORING WELLS

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S107736792 **DIST/DIR:** 0.533 ESE **ELEVATION:** 789 **MAP ID:** 67

NAME: MTA ORANGE LINE **Rev:** 05/02/2016
ADDRESS: RIGHT OF WAY FROM LANKERSHIM BLVD/CHANDLER BLVD TO CANOGA PARK
N. HOLLYWOOD TO WOODLAND HILLS, CA 91367
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Facility ID: 60000187
Status: No Further Action
Status Date: 10/29/2004
Site Code: 301216
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 102
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Jessy Fierro
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Assembly: 45
Senate: 27
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.19027
Longitude: -118.5909
APN: NONE SPECIFIED
Past Use: RAILROAD RIGHT OF WAY
Potential COC: Arsenic Lead
Confirmed COC: Arsenic Lead
Potential Description: SOIL
Alias Name: 110033605873
Alias Type: EPA (FRS #)
Alias Name: 301216
Alias Type: Project Code (Site Code)
Alias Name: 60000187
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 10/29/2004
Comments: The report summarizes the expedited removal of soil containing elevated levels of arsenic and lead along the right of way.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S107736792 **DIST/DIR:** 0.533 ESE **ELEVATION:** 789 **MAP ID:** 67

NAME: MTA ORANGE LINE **Rev:** 05/02/2016
ADDRESS: RIGHT OF WAY FROM LANKERSHIM BLVD/CHANDLER BLVD TO CANOGA PA
N. HOLLYWOOD TO WOODLAND HILLS, CA 91367
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

Completed Date: 01/29/2004
Comments: The Report summarized sampling data for the MTA right-of-way.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 02/26/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S100946935 **DIST/DIR:** 0.565 SSE **ELEVATION:** 808 **MAP ID:** 68

NAME: TRILLIUM CLEANERS(FORMER)

Rev: 05/02/2016

ADDRESS: 6326 CANOGA AVE.

ID/Status: 19720054

WOODLAND HILLS, CA 91367

ID/Status: Refer: 1248 Local Agency

LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Facility ID: 19720054

Status: Refer: 1248 Local Agency

Status Date: 04/25/2003

Site Code: Not reported

Site Type: Evaluation

Site Type Detailed: Evaluation

Acres: Not reported

NPL: NO

Regulatory Agencies: NONE SPECIFIED

Lead Agency: NONE SPECIFIED

Program Manager: Not reported

Supervisor: Referred - Not Assigned

Division Branch: Cleanup Cypress

Assembly: 41

Senate: Not reported

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not Applicable

Latitude: 0

Longitude: 0

APN: NONE SPECIFIED

Past Use: NONE SPECIFIED

Potential COC: NONE SPECIFIED

Confirmed COC: NONE SPECIFIED

Potential Description: NONE SPECIFIED

Alias Name: 19720054

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported

Completed Sub Area Name: Not reported

Completed Document Type: Not reported

Completed Date: Not reported

Comments: Not reported

Future Area Name: Not reported

Future Sub Area Name: Not reported

Future Document Type: Not reported

Future Due Date: Not reported

Schedule Area Name: Not reported

Schedule Sub Area Name: Not reported

Schedule Document Type: Not reported

Schedule Due Date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID:	S100946935	DIST/DIR:	0.565 SSE	ELEVATION:	808	MAP ID:	68
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NAME: TRILLIUM CLEANERS(FORMER)

Rev: 05/02/2016

ADDRESS: 6326 CANOGA AVE.
WOODLAND HILLS, CA 91367
LOS ANGELES

ID/Status: 19720054
ID/Status: Refer: 1248 Local Agency

SOURCE: CA Department of Toxic Substances Control

Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S106665612 **DIST/DIR:** 0.732 South **ELEVATION:** 817 **MAP ID:** 69

NAME: THE PLAZA AT WARNER CENTER

Rev: 05/02/2016

ADDRESS: 6200-6250 CANOGA AVENUE
WOODLAND HILLS, CA 913041
LOS ANGELES

ID/Status: 19000030

ID/Status: Refer: 1248 Local Agency

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Facility ID: 19000030

Status: Refer: 1248 Local Agency

Status Date: 03/18/2004

Site Code: Not reported

Site Type: Evaluation

Site Type Detailed: Evaluation

Acres: Not reported

NPL: NO

Regulatory Agencies: NONE SPECIFIED

Lead Agency: NONE SPECIFIED

Program Manager: Not reported

Supervisor: Referred - Not Assigned

Division Branch: Cleanup Cypress

Assembly: 41

Senate: Not reported

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not Applicable

Latitude: 0

Longitude: 0

APN: NONE SPECIFIED

Past Use: NONE SPECIFIED

Potential COC: NONE SPECIFIED

Confirmed COC: NONE SPECIFIED

Potential Description: NONE SPECIFIED

Alias Name: 19000030

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported

Completed Sub Area Name: Not reported

Completed Document Type: Not reported

Completed Date: Not reported

Comments: Not reported

Future Area Name: Not reported

Future Sub Area Name: Not reported

Future Document Type: Not reported

Future Due Date: Not reported

Schedule Area Name: Not reported

Schedule Sub Area Name: Not reported

Schedule Document Type: Not reported

Schedule Due Date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID:	S106665612	DIST/DIR:	0.732 South	ELEVATION:	817	MAP ID:	69
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NAME: THE PLAZA AT WARNER CENTER

Rev: 05/02/2016

ADDRESS: 6200-6250 CANOGA AVENUE
WOODLAND HILLS, CA 93041
LOS ANGELES

ID/Status: 19000030

ID/Status: Refer: 1248 Local Agency

SOURCE: CA Department of Toxic Substances Control

Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S103642982 **DIST/DIR:** 0.783 NW **ELEVATION:** 803 **MAP ID:** 70

NAME: EXCLUSIVE AUTO **Rev:** 05/02/2016
ADDRESS: 22217 SHERMAN WAY ID/Status: 19750103
CANOGA PARK, CA 91303 ID/Status: Refer: 1248 Local Agency
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Facility ID: 19750103
Status: Refer: 1248 Local Agency
Status Date: 08/16/2001
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 45
Senate: 27
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 34.20128
Longitude: -118.6109
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19750103
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/25/2001
Comments: Per email from Maria Gillette dated 5/5/2015. Received Closure Report from CUPA.

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

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID:	S103642982	DIST/DIR:	0.783 NW	ELEVATION:	803	MAP ID:	70
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NAME: EXCLUSIVE AUTO

Rev: 05/02/2016

ADDRESS: 22217 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: 19750103
ID/Status: Refer: 1248 Local Agency

SOURCE: CA Department of Toxic Substances Control

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S105628548 **DIST/DIR:** 0.838 North **ELEVATION:** 808 **MAP ID:** 71

NAME: NEW TIERRA DEL SOL, L.P.

Rev: 05/02/2016

ADDRESS: 7505 CANOGA
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: 19750092

ID/Status: No Further Action

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Facility ID: 19750092

Status: No Further Action

Status Date: 01/09/2003

Site Code: 304250

Site Type: School Investigation

Site Type Detailed: School

Acres: 5.3

NPL: NO

Regulatory Agencies: DTSC

Lead Agency: DTSC

Program Manager: Not reported

Supervisor: Javier Hinojosa

Division Branch: Southern California Schools & Brownfields Outreach

Assembly: 45

Senate: 27

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: School District

Latitude: 34.1977

Longitude: -118.6018

APN: NONE SPECIFIED

Past Use: ELECTRIC GENERATION/SUBSTATION, VEHICLE MAINTENANCE

Potential COC: NONE SPECIFIED No Contaminants found

Confirmed COC: NONE SPECIFIED

Potential Description: NONE SPECIFIED

Alias Name: CANOGA PARK PRIMARY CENTER

Alias Type: Alternate Name

Alias Name: CANOGA PARK PRIMARY CENTER (PROPOSED)

Alias Type: Alternate Name

Alias Name: NEW ECONOMICS FOR WOMEN

Alias Type: Alternate Name

Alias Name: NEW ECONOMICS FOR WOMEN-CANOGA PARK ES

Alias Type: Alternate Name

Alias Name: 304250

Alias Type: Project Code (Site Code)

Alias Name: 19750092

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: 07/01/2002

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S105628548 **DIST/DIR:** 0.838 North **ELEVATION:** 808 **MAP ID:** 71

NAME: NEW TIERRA DEL SOL, L.P.

Rev: 05/02/2016

ADDRESS: 7505 CANOGA
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: 19750092

ID/Status: No Further Action

SOURCE: CA Department of Toxic Substances Control

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/09/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 08/16/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/06/2003
Comments: Not reported

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

Database Descriptions

NPL: NPL 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. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: 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 know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

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

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF 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. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS 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. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal NPL: RESPONSE 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. RESPONSE - State Response Sites

State/Tribal 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. ENVIROSTOR - EnviroStor Database

State/Tribal SWL: SWF/LF (SWIS) 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. SWF/LF (SWIS) - Solid Waste Information System

State/Tribal LTANKS: LUST REG 7 NAPA CO. LUST - Sites With Reported Contamination. LUST REG 8 - Leaking Underground Storage Tanks. SAN FRANCISCO CO. LUST - Local Oversight Facilities. LUST - Geotracker's Leaking Underground Fuel Tank Report. SAN MATEO CO. LUST - Fuel Leak List. LUST REG 6L - Leaking Underground Storage Tank Case Listing. LUST REG 3 - Leaking Underground Storage Tank Database. LUST REG 9 - Leaking Underground Storage Tank Report. ORANGE CO. LUST - List of Underground Storage Tank Cleanups. LUST REG 5 - Leaking Underground Storage Tank Database. LUST REG 4 - Underground Storage Tank Leak List. LUST REG 2 - Fuel Leak List. LUST REG 6V - Leaking Underground Storage Tank Case Listing. LUST REG 1 - Active Toxic Site Investigation. VENTURA CO. LUST - Listing of Underground Tank Cleanup Sites. LUST SANTA CLARA - LOP Listing. SONOMA CO. LUST - Leaking Underground Storage Tank Sites. SOLANO CO. LUST - Leaking Underground Storage Tanks. RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites. Riverside County Underground Storage Tank Cleanup Sites (LUST). RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. SLIC - Statewide SLIC Cases. SLIC REG 1 - Active Toxic Site Investigations. SLIC REG 2 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 3 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 4 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 5 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6V - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6L - SLIC Sites. SLIC REG 7 - SLIC List. SLIC REG 8 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 9 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing.

State/Tribal Tanks: AST A listing of aboveground storage tank petroleum storage tank locations. AST - Aboveground Petroleum Storage Tank Facilities

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties 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. US BROWNFIELDS - A Listing of Brownfields Sites

Database Descriptions

Other SWF: CA LA LF LOS ANGELES CO. LF - List of Solid Waste Facilities. VENTURA CO. LF - Inventory of Illegal Abandoned and Inactive Sites. WMUDS/SWAT - Waste Management Unit Database. SAN DIEGO CO. LF - Solid Waste Facilities. Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites. SAN DIEGO CO. LF - Inventory of Illegal Abandoned and Inactive Sites

Other Haz Sites: SCH This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose. SCH - School Property Evaluation Program US CDL - Clandestine Drug Labs.

Other 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. SWEEPS UST - SWEEPS UST Listing

Local Land Records: DEED 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. DEED - Deed Restriction Listing

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System CHMIRS - California Hazardous Material Incident Report System. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR 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. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. 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). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. CORTESE - "Cortese" Hazardous Waste & Substances Sites List. CUPA - CUPA Resources List. CUPA AMADOR - CUPA Facility List. CUPA BUTTE - CUPA Facility Listing. CUPA CALVERAS - CUPA Facility Listing. CUPA COLUSA - CUPA Facility List. CUPA DEL NORTE - CUPA Facility List. CUPA EL DORADO - CUPA Facility List. CUPA FRESNO - CUPA Resources List. CUPA HUMBOLDT - CUPA Facility List. CUPA IMPERIAL - CUPA Facility List. CUPA INYO - CUPA Facility List. CUPA KINGS - CUPA Facility List. CUPA LAKE - CUPA Facility List. CUPA MADERA - CUPA Facility List. CUPA MERCED - CUPA Facility List. CUPA MONO - CUPA Facility List. CUPA MONTEREY - CUPA Facility Listing. CUPA NEVADA - CUPA Facility List. CUPA SAN LUIS OBISPO - CUPA Facility List. CUPA SANTA BARBARA - CUPA Facility Listing. CUPA SANTA CLARA - Cupa Facility List. CUPA SANTA CRUZ - CUPA Facility List. CUPA SHASTA - CUPA Facility List. CUPA SONOMA - Cupa Facility List. CUPA TUOLUMNE - CUPA Facility List. CUPA YUBA - CUPA Facility List. HAZNET - Facility and Manifest Data. LA Co. Site Mitigation - Site Mitigation List. WDS - Waste Discharge System.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal NPL: Department of Toxic Substances Control

Updated Quarterly

State/Tribal CERCLIS: Department of Toxic Substances Control

Updated Quarterly

State/Tribal SWL: Department of Resources Recycling and Recovery

Updated Quarterly

State/Tribal LTANKS: San Mateo County Environmental Health Services Division

Updated Semi-Annually

Database Sources

State/Tribal Tanks: California Environmental Protection Agency

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Environmental Health Division

Updated Annually

Other Haz Sites: Department of Toxic Substances Control

Updated Quarterly

Other Tanks: State Water Resources Control Board

No Update Planned

Local Land Records: DTSC and SWRCB

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

Street Name Report for Streets near the Target Property

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
Alabama Ave	0.04 East		
Bassett St	0.10 North		
Canoga Ave	0.12 East		
Deering Ave	0.21 NE		
Eton Ave	0.24 East		
Hart St	0.23 North		
Jordan Ave	0.18 WNW		
Owensmouth Ave	0.11 West		
Remmet Ave	0.04 West		
Vanowen St	0.02 South		

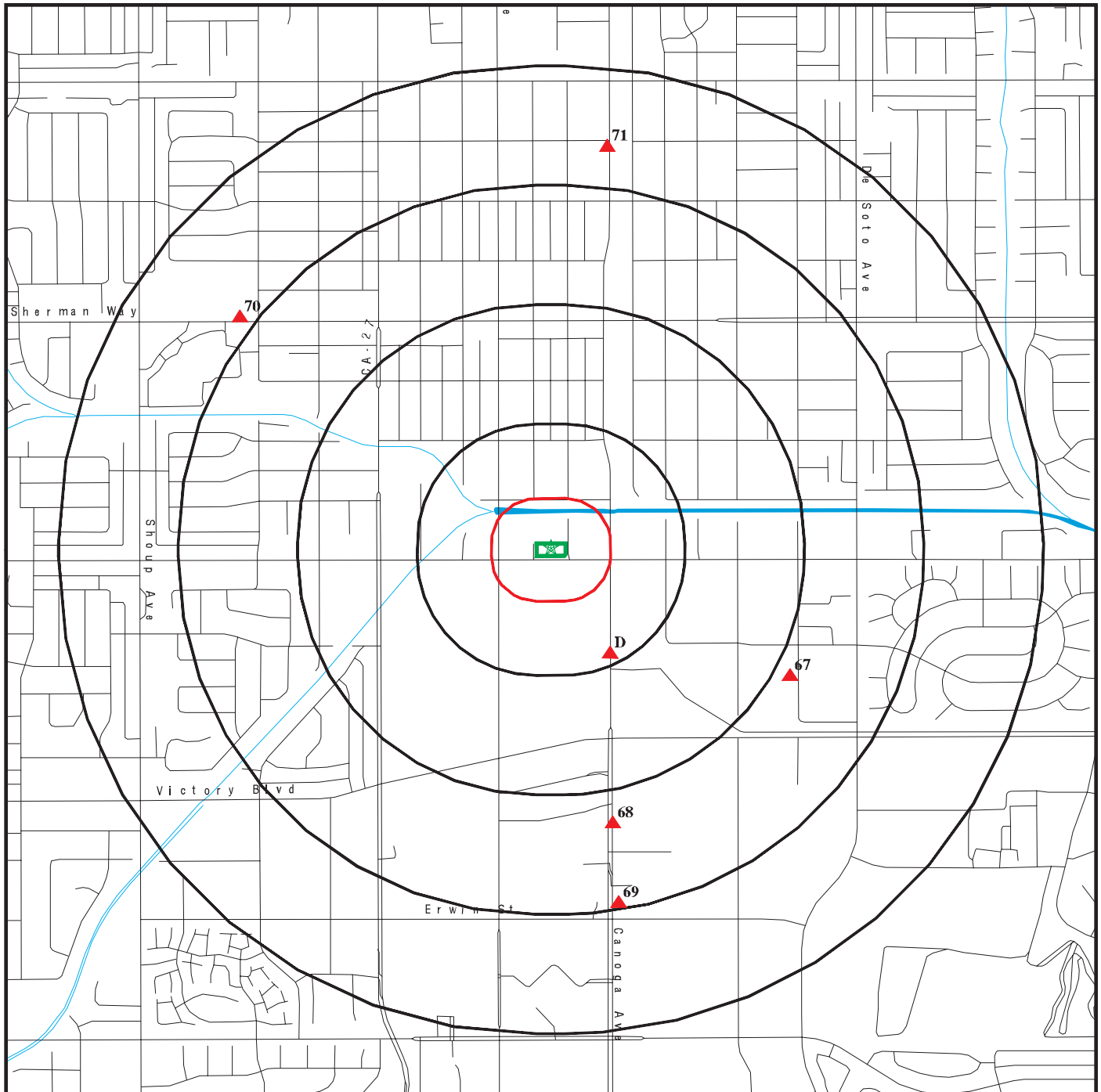
Environmental FirstSearch

1,000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



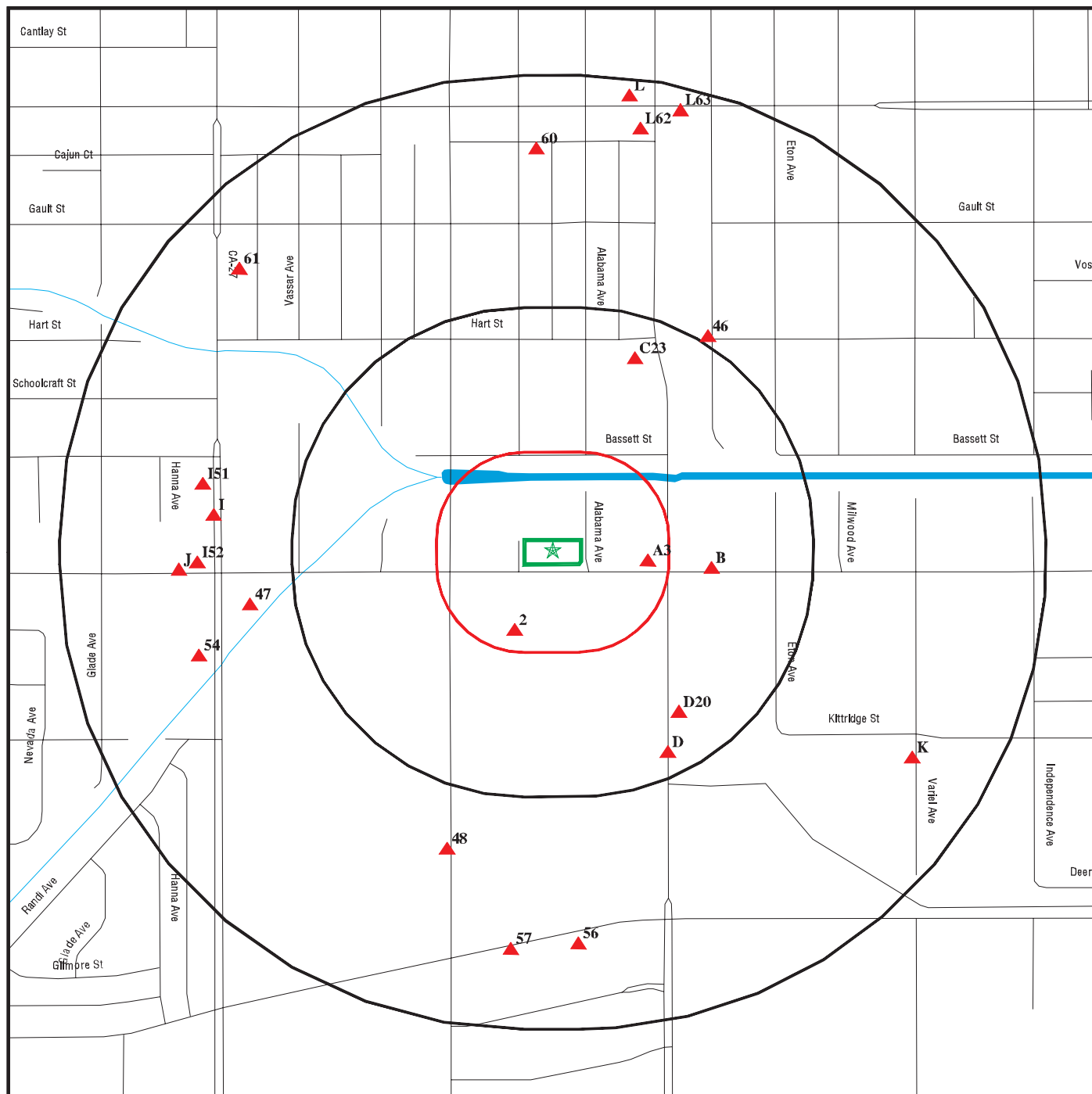
21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 34.194066 Longitude: 118.599629)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

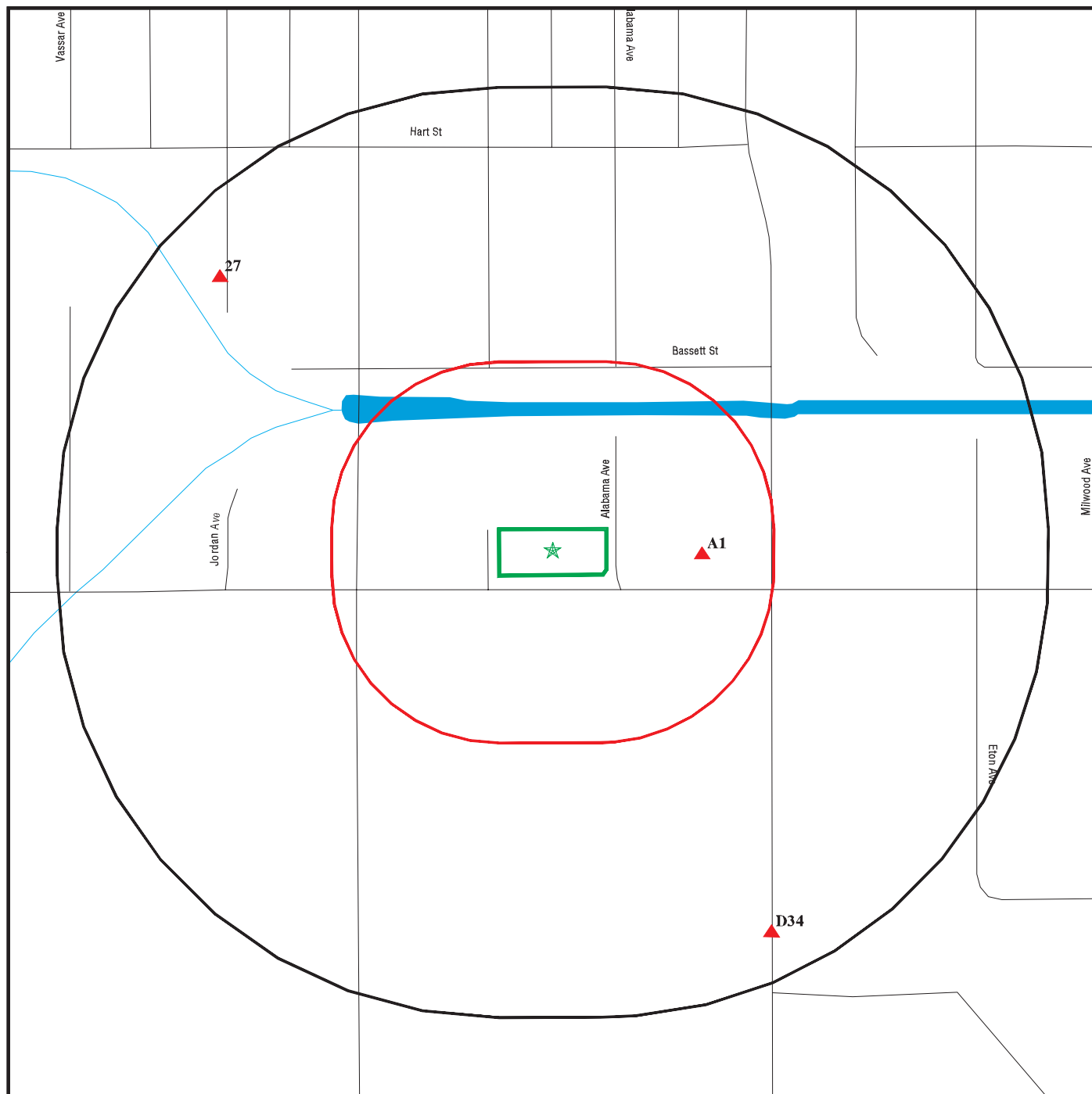
21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 34.194066 Longitude: 118.599629)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

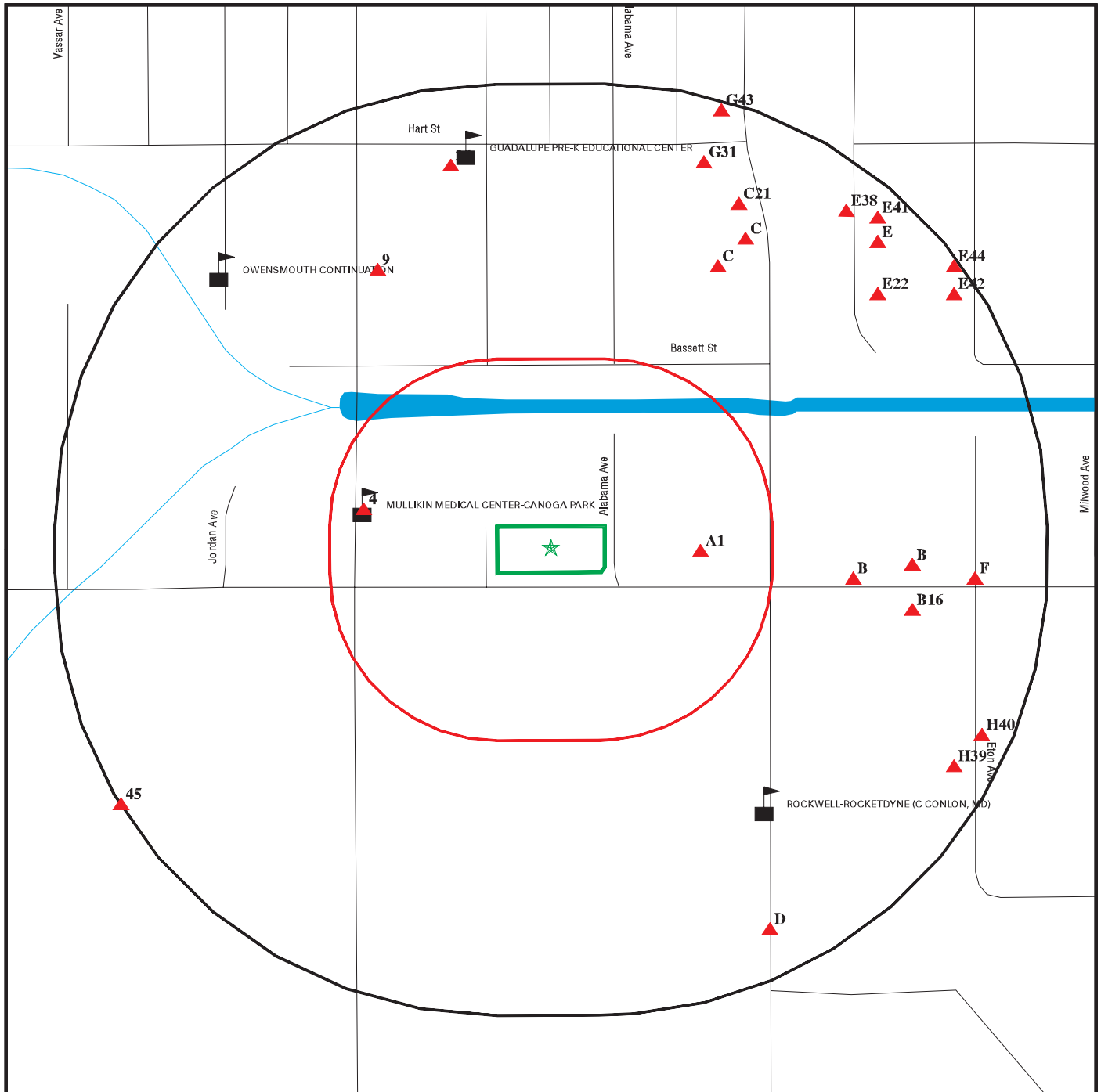
- ★ Target Property (Latitude: 34.194066 Longitude: 118.599629)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS



21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 34.194066 Longitude: 118.599629)
- ▲ Identified Sites
- Sensitive Receptors
- National Priority List Sites
- Indian Reservations BIA

Site location Map

Topo: 0.75 Mile Radius



21515 VANOWEN STREET CANOGA PARK, CA 91303



Map Image Position: TP
Map Reference Code & Name: 5630737 Canoga Park
Map State(s): CA
Version Date: 2012

EXHIBIT 2

**(21515 Vanowen – Phase 1 ESA
Addendum)**



Environmental Assessments and Solutions

4299 MacArthur Blvd., Suite 107 • Newport Beach, CA 92660

(949) 476-8922 • Fax: (949) 474-3222

February 25, 2021

Mr. David Garcia, Vice President
SANDSTONE PROPERTIES
10877 Wilshire Boulevard, Suite 1105
Los Angeles, CA 90024

Re: Addendum to Centec Engineering's
Phase I Environmental Site Assessment
21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0816059

Dear Mr. Garcia,

Centec Engineering is pleased to present the following information as an Addendum update to our Phase I ESA completed for the property located at 21515 Vanowen Street, Canoga Park, California (the "Sandstone Property") in August 29, 2016. In particular, Centec has been asked to conduct a desktop review of publicly available materials related to subsurface remediation being undertaken at the UTC/Rockwell/Rocketdyne property (the "UTC Site") located south and southeast of the Sandstone Property and evaluate the efficacy of that remediation and potential for vapor encroachment conditions at the Sandstone Site. Centec understands an update may be useful for you to assist the City of Los Angeles in its final review and approval for your proposed redevelopment of the Sandstone Property.

In order to complete this review, Centec reviewed the Phase 1 Environmental Site Assessment prepared in August 2016, as well as numerous documents available for the UTC Site on the State's GeoTracker and EnviroStor websites. Although Centec reviewed most of the reports and documents that pertained to the UTC Site available on the websites, the most pertinent ones that provided useful information on the UTC Site and its possible impact on the Sandstone Property included the following:

- Annual Groundwater Monitoring Reports, prepared by Haley & Aldrich (H&A), 2008 – Jan. 2020
- "Work Plan for On-Site Soil Vapor Sampling," prepared by H&A, 12/17/20
- "Approval Letter –Work Plan On-Site Soil Vapor Sampling," LARWQCB, 12/28/20



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- "Supplemental Work Plan for Enhanced In-Situ Bioremediation and Chemical Reduction of Chlorinated Volatile Organic Compounds in Groundwater," H&A, 9/15/20, plus "Request for Modification to the Supplemental Work Plan", H&A, 1/5/21
- "Approval Letter – Supplemental Work Plan for Enhanced In-Situ Remediation and Chemical Reduction," LARWQCB, 12/28/20
- "Remedial Action Implementation Report for Off-Site Supplemental Injection EISB Amendments – October to November 2019," H&A, 2/18/20
- "Soil Management Plan for All Site Construction and Maintenance Activities," H&A, 6/14/19
- "Transmittal of OEHHA's Comments on the Human Health Risk Assessment...Former Boeing Canoga Facility," LARWQCB, 1/24/19
- "Soil Remediation Closure Report," H&A, 12/22/17
- "Closure Report for Groundwater Extraction and Treatment System, UTC," H&A, 1/12/16
- "Report on CPT and MIHPT Groundwater Investigations," H&A, 11/12/14
- "Report on Site-Wide Soil and Soil Gas Investigation," H&A, 1/7/08
- "Covenant and Environmental Restriction on Property," LARWQCB, 7/29/19
- Various Community Outreach and Public Notice Presentations, 2020

All of these reports and documents, as well as others are available for review on the GeoTracker website, with the following link:

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL204281528 under "Site Maps / Documents" tab.

Centec has also attached various site plans, figures and aerial photographs of the Sandstone and UTC properties, with additions of addresses and other features, at the end of this Addendum.

In sum, based on the available and most current data for the UTC Site, it appears UTC followed an assertive path in identifying and remediating the various areas of contamination at the former rocket engine facility south of the Sandstone Property. UTC Site investigations have been ongoing since 1984, and remedial actions utilizing soil excavation, groundwater pump and treat systems, and in-situ enhanced biodegradation have been ongoing since 1991. Contaminant levels have decreased significantly, both from source removal of vadose zone soils and groundwater remediation, and plume maps depict an ever-narrowing outer plume boundary that continues to move farther away from the Sandstone Property. Remedial actions have been very successful in reducing the contaminant mass and the VOC concentrations at the UTC Site, and the ongoing actions



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are fully expected to continue the reduction process. It therefore appears reasonable to conclude that no significant vapor encroachment condition would be likely for the Sandstone Property at this time.

I. The 2016 Phase I ESA

When the Phase I report was completed, the Sandstone Property was described as a rectangular-shaped parcel of 1.01 acres improved with a two-story office building with a subterranean parking garage. Based on the site inspection conducted at that time (August 17, 2016), the use of the property was noted to only be by office-related tenants, with no use of suspect hazardous materials. There were no retail uses noted, the elevator room was noted to be extremely clean, the two maintenance offices were noted to only contain some containers of latex paints within their small storage rooms, and no unusual spills, stains, stressed vegetation, USTs or ASTs, or other significant issues of environmental concern were noted. The sub-grade parking area under the building and the two small parking lots on the east and west sides of the building were noted to be concrete-paved with no significant stains. Based on Centec's historical and regulatory research conducted as part of the Phase 1 ESA process, it was confirmed that the building was constructed in 1982 and replaced older residences that had been on the site for decades. No historical concerns were identified by the research completed during preparation of the Phase 1 ESA.

For reference, a current aerial photograph of the immediate vicinity of the Sandstone and UTC properties captured on the GeoTracker website is attached to this Addendum. Centec has added various notations in blue ("Sandstone Bldg" on the north side of Vanowen Street, and "UTC Property" on the south side of Vanowen Street), as well as specific addresses and features in red ("21515" on the Sandstone Property, "Mira Apts" recently constructed across Alabama Street to its east, and the building designations for the 4 primary buildings formerly present on the UTC Site). Following this current aerial photograph is an aerial photo from 1960 obtained from a community outreach presentation by the LARWQCB. It was taken from a low-altitude airplane looking south toward the former UTC Site, with its former Building 038 at right, Buildings 004 and 043 at left, Building 001 at rear, and Canoga Avenue at left (its east side). It also depicts the residential development between the Los Angeles River on the bottom of the photo (the north side of the area) and Vanowen Street (the north perimeter of the UTC Site adjacent to the parked cars). The former residences on the Sandstone Property are evident in the central area along the north side of Vanowen Street with Alabama Street to the left (east).



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As part of the Phase I ESA, Centec also reviewed the known sources of contamination in the vicinity of the Sandstone Property, and noted there were 26 such sites within a 1/2-mile radius of the subject property. Of specific interest here, Centec's research noted that the former Boeing/Pratt & Whitney/Rocketdyne facility ("UTC Site") encompassed approximately 47 acres between Vanowen Street on the north, Canoga Ave. on the east, Victory Blvd. on the south, and Owensmouth Ave. on the west. It did not include a parcel of almost 5 acres at the southwest corner of the overall area (developed as a Best Buy building in 1995). The site was developed in the mid-1950's for the manufacture of rocket engines and related systems, initially as Rockwell, Rocketdyne and Pratt and Whitney, then subsequently under Boeing's ownership. The overall site has more recently been known as United Technologies Corporation (UTC) as the current owner and Responsible Party. Site investigations began in 1984 and continue to this day with the apparent last stages of groundwater remediation to be completed. All of the former site buildings have been removed.

The northwest 9 acres of the overall site was improved as Building 038 and operated for research and development activities by Pratt & Whitney. The building was demolished prior to 2006. Some contamination was encountered in the soil and groundwater, primarily by heavy metals and volatile organic compounds (VOCs) such as PCE and TCE (common industrial degreasing solvents). Following extensive site investigation and groundwater monitoring, impacted soils were excavated down to a maximum depth of 18 feet below ground surface (bgs) in 4 areas, with a total of 2,202 tons of soil removed and transported for off-site disposal. Following this work, the "Building 038 Area Soil" case was granted a closure on October 21, 2010 by the LARWQCB as the lead regulatory agency. The closure letter acknowledged that groundwater had been encountered at 16 feet bgs (and generally noted as 16-24 feet bgs across the overall UTC Site), and "no significant sources for groundwater impacts have been identified as being present within the Building 038 Area." The impacts noted were attributed to sources on the rest of the UTC facility. The closure further noted that "no significant threat to groundwater resources is present in the soil underlying the Building 038 Area and does not appear to be a human health risk concern." Accordingly, no further actions were required for this northwest portion of the overall site, but investigations and remediation continued for the remainder of the overall site.

The remainder of the UTC facility included Rocketdyne Building 004 to the east of Building 038, and then the main production and manufacturing facilities (generally noted as Rocketdyne Building 001) on the southern two-thirds of the overall property. Building 004 was described as an office building and its adjacent smaller building 043 was described as a cafeteria, and were demolished with the other site buildings in 2016-2017. The most



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significant sources of VOC contamination were identified within and along the north side of Building 001 and farther south in the central area of the building. This facility utilized various features of environmental concern, including clarifiers, sumps, solvent-based degreasers, trench drains, etc. and spills and leaks of VOCs, heavy metals, and petroleum hydrocarbons occurred over the years. Rockwell/Rocketdyne/UTC completed hundreds of sample locations over the past 3 decades to collect samples of soil, soil vapor and groundwater. This work identified generally low permeability soil (silty clays, sandy clays, sandy silts, clayey silts and silty fine sands) in the upper vadose zone down to 15-18 feet bgs, at which point groundwater is encountered. Three distinct groundwater zones have been identified, including the Upper, Intermediate and Deep zones, and all consistently flow towards the northeast.

The releases impacted groundwater, but the source areas were approximately 600-800 feet to the southeast and 1200 feet to the south of the Sandstone Property, and the Phase I ESA described the various remediation efforts that had significantly reduced the VOC concentrations. Groundwater at the UTC Site has consistently flowed to the northeast, and the available data did not suggest any significant impact to groundwater below the Sandstone Property has likely occurred. The nearest available monitoring point was 150 feet southeast of the Sandstone Property, and it only contained 17 $\mu\text{g/L}$ PCE in 2010 (the only data available). Since remedial actions utilizing groundwater pump-and-treat in 2012-2015 and in-situ injections of biodegradation compounds in 2012 and 2015 had significantly reduced VOC concentrations in the source areas, it was reasonably presumed any remnant VOCs across the property will also attenuate over time. Centec's overall conclusion regarding off-site sources of contamination was that "All of these sites appear too distant and lack adequate significance to present a realistic risk of impairment to the subject property."

In further conformance with ASTM guidelines, Centec summarily evaluated the potential for a vapor encroachment condition to impact the Sandstone Property. This ASTM evaluation is intended to be a cursory review and evaluation of nearby sources of contamination and their distance from the subject property, their location relative to groundwater flow (upgradient, downgradient), significance of known or potential releases of specific "Contaminants of Concern" (COC) with carcinogenic health risks, and their potential for a significant adverse impact to the subject property (collectively referred to as the "Tier 1 Screening"). Actual subsurface sampling to evaluate a potential risk is not required under the ASTM guidance. Based on this Tier 1 Screening, Centec noted that "there are known active sources of contamination with COC within 500 feet of the subject property. Based on the results of this Tier 1 screening, it appears reasonable to conclude



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that a VEC cannot be ruled out for the subject property, although the likely risk would appear low.”

II. UTC Site Remediation

Given the recent changes in the status of the Sandstone Property and the current evaluation by the City of Los Angeles for the proposed demolition and redevelopment of the property, Centec was requested to provide a current review of the UTC Site property and its probable level of environmental impact on the subject property.

A review of the publicly available documents related to the UTC Site investigation and remediation identified above indicated that the more recent site investigation and remediation activities (since at least 2005) have been conducted by Haley & Aldrich (H&A), working under regulatory scrutiny and supervision by the LARWQCB. H&A identified 48 “Soil Impact” areas in and around Building 001 based on the extensive sampling activities, and the impacted soils were excavated out and transported for off-site disposal in 2017. Final verification sampling after the excavation activities concluded the remnant contaminants that were left in place in the vadose soil were protective for site use and groundwater, and further soil mitigation was not necessary. Following their review of the excavation report, as well as follow-up soil vapor sampling and construction-related soil management plan reports, the LARWQCB issued a limited “closure” for the vadose soils with a “Covenant and Environmental Restriction on Property” issued in late July 2019. The covenant recognized that certain restrictions on use of the property were identified, and the groundwater remediation activities were still ongoing.

Groundwater investigations (the reports of which are referenced above) have also been ongoing at the UTC Site since at least 1984, with samples collected with monitoring wells and with Hydropunch or grab technologies. Based on the early results with elevated concentrations of VOCs clearly detected in source area groundwater under Building 001, remediation was conducted via a pump and treat extraction system from 1991-1998, during which time 57,000,000 gallons of water were pumped out and treated. Nine extraction wells were utilized along the north and east perimeters of the site to capture the groundwater and act as a hydraulic barrier to off-site migration of contaminants. H&A commenced groundwater activities in 2006 by completing 21 CPT borings to further characterize the water-bearing zones, collect grab groundwater samples, and further assess the status of groundwater quality at the site at that time. Three new groundwater monitoring wells were also installed, bringing the sitewide total at that time to 46. Analytical results of the 97 groundwater samples collected at that time identified no concentrations of heavy metals, Total Petroleum Hydrocarbons or Emergent Chemicals



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(1,4-Dioxane and Perchlorate) above California MCLs. However, concentrations of PCE, TCE and 1,1,-DCE were detected above MCLs, with the highest concentrations detected in the northeast quadrant of the site and plume maps showing a clear southwest to northeast directional orientation to the contaminant mass following the flow of groundwater. The highest concentrations were identified in the middle and lower areas of the Intermediate groundwater zone, with TCE/PCE detected at maximum concentrations of 360/77 $\mu\text{g/L}$ (parts per billion) near and northeast of the northeast corner of Building 001. This primary source area is 650 feet southeast of the southeast corner of the Sandstone Property. Concentrations were substantially less in the upper groundwater zone, with TCE/PCE detected at maximum concentrations of 37/91 $\mu\text{g/L}$. The VOCs detected were noted to be significantly lower than those detected prior to initiation of the pump and treat system in 1991. In relation to the Sandstone Property, Centec notes the available sample points identified lower concentrations, with a CPT grab sample 350 feet to the southeast of Sandstone (CPT-104) containing TCE-PCE at 11.8/74.5 $\mu\text{g/L}$ and a well sample 350 feet to the south (B-9) containing ND/6.0 $\mu\text{g/L}$. Following this work, a site-wide investigation was conducted in late 2007 to evaluate the presence of VOCs in soil and soil gas at the site. A site plan from the report of findings depicting the locations and findings of the investigation is attached to this report.

Subsequent to this site-wide work, H&A proposed and installed a new groundwater extraction and treatment system in 2011. The system operated from January 2012 until October 2015. Over 7.5 million gallons of water were captured and treated, with over 33 pounds of VOCs calculated to have been removed. Two extraction well were used, both of which were located in the heart of the VOC plume along the northeast side of Building 001, with most of the extraction conducted in the Intermediate zone (78%) and the remainder in the Deep zone. During the process, TCE was reduced from a maximum concentration (in well EX-1) of 1,670 $\mu\text{g/L}$ to 11-535 $\mu\text{g/L}$, and PCE from 86.7 to 38-52 $\mu\text{g/L}$.

With further reduction of the VOC mass, H&A next initiated a new remedial strategy of in-situ injection of amendment compounds into the groundwater to bio-degrade the remnant VOCs. An initial pilot study was completed in 2009, and a follow-up trial was completed in 2012, both of which indicated the remedial approach was beneficial in degrading and destroying the VOCs. However, the compounds are injected into the groundwater (typically as a vertical column with rows of columns grouped together to form a barrier across the flow of groundwater), and the amendments only last and are effective for a period of time (months to a few years at most, depending on the compounds used). Additional injections were then completed in October-December 2015 in all 3 water bearing zones and in a southwest to northeast pattern from the north side of Building 001



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to the extreme northeast corner of the site. Another round of injections was completed in February-March 2018, with one "Barrier Injection" area completed along the north side of Building 001 for the Upper groundwater zone and 5 distinct "Barriers" injected in both the Intermediate and Deep groundwater zones covering an area from the north wall of Building 001 northeasterly along Canoga Ave. and up to the northeast corner of the UTC Site. Based on the results of continuous groundwater monitoring throughout this period, it was evident some VOCs had migrated further to the northeast across the intersection of Vanowen Street and Canoga Avenue, and additional injection points were proposed and completed in Oct-Nov 2019 at a commercial development northeast of the intersection. Additionally, more enhanced injections were recently proposed throughout the treatment area on the UTC Site. Graphic depictions of the proposed new injection points within the 3 groundwater zones are included at the end of this report. A proposal was also presented to the LARWQCB in December 2020 to conduct additional soil vapor testing across the UTC Site to evaluate the current status of VOCs in vapor phase. Graphic depictions of these locations are included at the end of this report. Both of these proposals have recently been approved by LARWQCB, and will presumably be implemented as soon as possible.

III. Effectiveness of UTC Site Remediation

Based on the available information, it is quite clear UTC followed an assertive path in identifying and remediating the various areas of contamination at the former rocket engine facility south of the subject Sandstone Property. Site investigations have been ongoing since 1984, and remedial actions utilizing soil excavation, groundwater pump and treat systems, and in-situ enhanced biodegradation have been ongoing since 1991. Contaminant levels have decreased significantly, both from source removal of vadose zone soils and groundwater remediation, and plume maps have depicted an ever-narrowing outer boundary that continues to move farther away from the Sandstone Property.

For example, readily available reports by H&A in the state's GeoTracker website include plume outlines with iso-concentration lines plotted onto the site showing outer boundaries of the plume (where concentrations of TCE and PCE are no more than the MCL of 5 $\mu\text{g/L}$) and within the outer boundaries are additional lines depicting areas of higher and higher concentrations. The earliest available of these plume maps from 2008 depict the outer line (least contaminated edge of the plume at 5 $\mu\text{g/L}$) to be approximately 290 feet southeast of the Sandstone building's southeast corner, and the source area with the highest concentrations approximately 700 feet to the southeast. The June 2018 maps depicted the nearest low contamination zones as 350 feet to the southeast, and the most



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recent maps for sampling in December 2019 depict the nearest low contamination lines as 500 feet to the southeast and the remnant source area 675 feet south of the subject property's southeast corner. Copies of these depictions of the expected extent of the groundwater plume emanating from the UTC Site, which were included in a Powerpoint presentation for a public meeting in November 2020 and in representative groundwater monitoring reports in 2008, 2014 and 2019, are attached to this report. They show flow direction and iso concentration lines for PCE and TCE concentrations in the shallowest groundwater zone for each of the 3 years.

Summary tables of contaminant concentrations in groundwater show the concentrations of PCE in this source area had decreased from a maximum of 1,920 $\mu\text{g/L}$ in 2015 to 5.1 $\mu\text{g/L}$ in 2019 following the groundwater pumping and treating of the in-situ injections, and TCE was reduced from 710 to 27 $\mu\text{g/L}$. The groundwater flow direction was consistently to the northeast during all of this time, and the additional data provided by expanded groundwater monitoring and in-situ injection monitoring northeast of the intersection depicted the nearest lines of low contaminant concentrations were 425 feet east of the Sandstone Property. The most recent work plan report by H&A in September 2020 and its "Request for Modification" to the Work Plan in January 2021 suggested the outer plume lines were even further reduced, and it is expected this trend will continue as the latest injections are monitored. Copies of pertinent site plans and plume depictions from the most recent "Request for Modification" Work Plan are also attached to this report for reference.

Based on the reduction in the contaminant mass following H&A's groundwater treatments and initial injection successes, 51 of the site's remaining groundwater monitoring wells outside of the plume areas were abandoned in 2015. These included a few wells south and southeast of the Sandstone Property between Sandstone and the impacted plume area, all of which appeared to have only been minimally impacted (general 0-20 $\mu\text{g/L}$). Given the consistent northeasterly flow of groundwater at this site, Sandstone's crossgradient location relative to the flow of groundwater, and the distance between Sandstone and the areas of groundwater contamination (400-600 feet), lower concentrations of VOCs would have been expected in the outer wells closer to the Sandstone Property.

Based on the available and most current data for the UTC Site south and southeast of the Sandstone Property, it appears remedial actions have been very successful in reducing the contaminant mass and the VOC concentrations, and the ongoing actions are fully expected to continue the reduction process. It therefore appears reasonable to



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conclude that no significant vapor encroachment condition would be likely for the subject Sandstone Property at this time.

III. Other Observations

While completing this research, Centec notes that a new apartment complex, known as Mira Apartments, has recently been completed at 21425 Vanowen Street across Alabama Avenue directly east of the Sandstone Property. The new complex appears to be 6 stories and features "174 contemporary apartment homes" and underground parking. Its southeast corner is approximately 200 feet closer than the Sandstone Property to the northeasterly flowing plume migrating away from the UTC Site source area and it is 200 feet closer to the contaminants present from former gas station-related releases identified in the Phase I ESA at 21401 Vanowen Street 340 feet east of the Sandstone Property. Centec understands an excavation of the former UST bed and other soils at the former gas station had been approved for this site to further a path toward closure and to accommodate its redevelopment plan that will also include subterranean parking for an apartment complex.

Centec also notes that a very large apartment complex was completed in 2012-2013 east of the UTC Site beyond Canoga Avenue. This complex, known as Eton at Warner Center, at 67011 Eton Avenue, also includes subterranean parking, and appears to be near the southeastern edge of the UTC Site plume.

Based on the recent residential redevelopments at these nearby properties that are closer to the UTC Site plume than Sandstone's Property, it would only appear reasonable that the City of Los Angeles would also proceed with approval for the proposed Sandstone Property redevelopment.

I trust this information is helpful to you at this time. Please do not hesitate to contact me should you have any questions.

Sincerely,

CENTEC ENGINEERING, INC.

A handwritten signature in blue ink that reads "Steven Collins". The signature is written in a cursive style and is positioned above a solid red horizontal line.



SANDSTONE PROPERTIES

Phase I ESA Addendum

21515 Vanowen Street, Canoga Park, CA

Page 11

Steven N. Collins

Principal

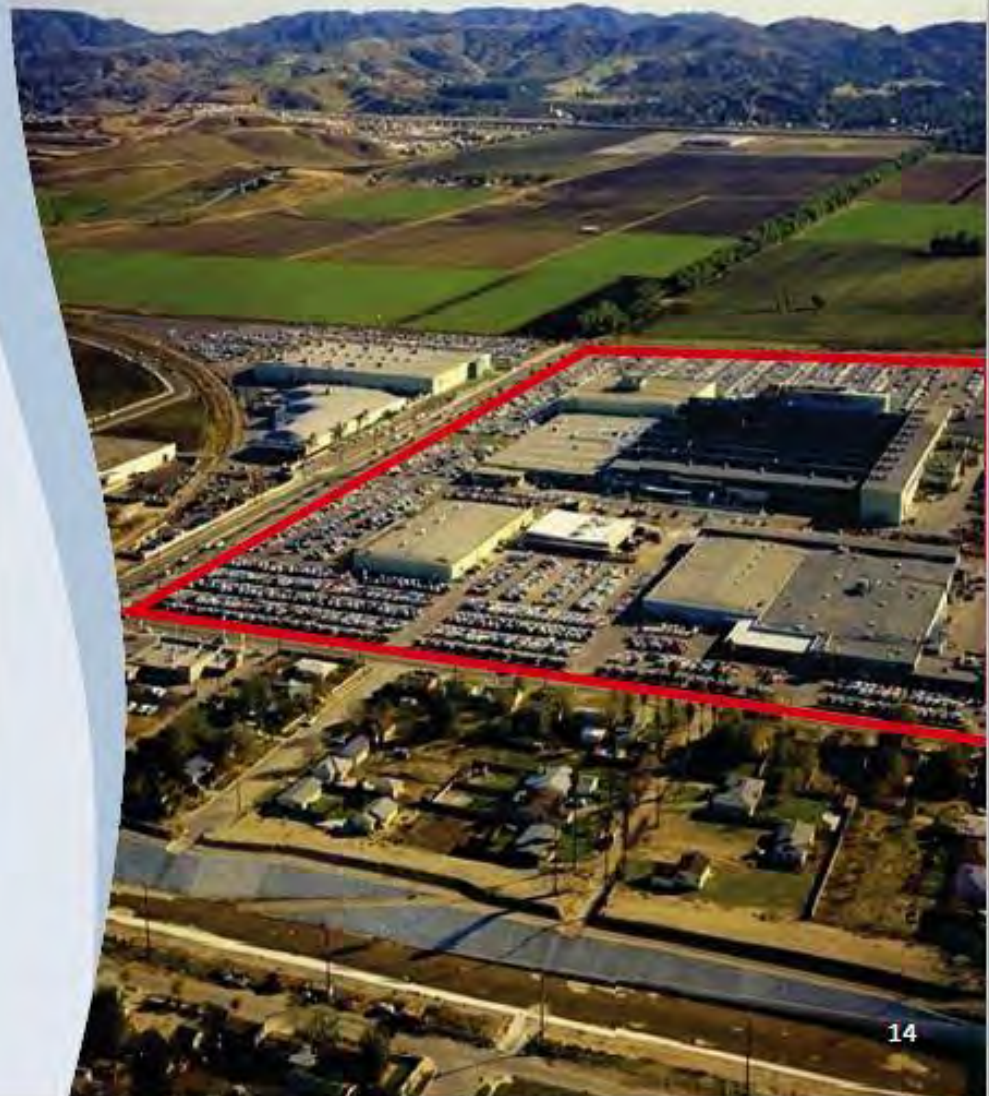


Presentation Outline

Resumen de la Presentación

1. Site location and history
Ubicación e historial del sitio
2. Site assessment and clean-up to date
Evaluación del sitio y limpieza hasta la fecha
3. Addressing community concerns
Abordar las preocupaciones de la comunidad
4. Next steps
Próximos pasos
5. Questions & Answers
Preguntas y Respuestas

Photo from 1960

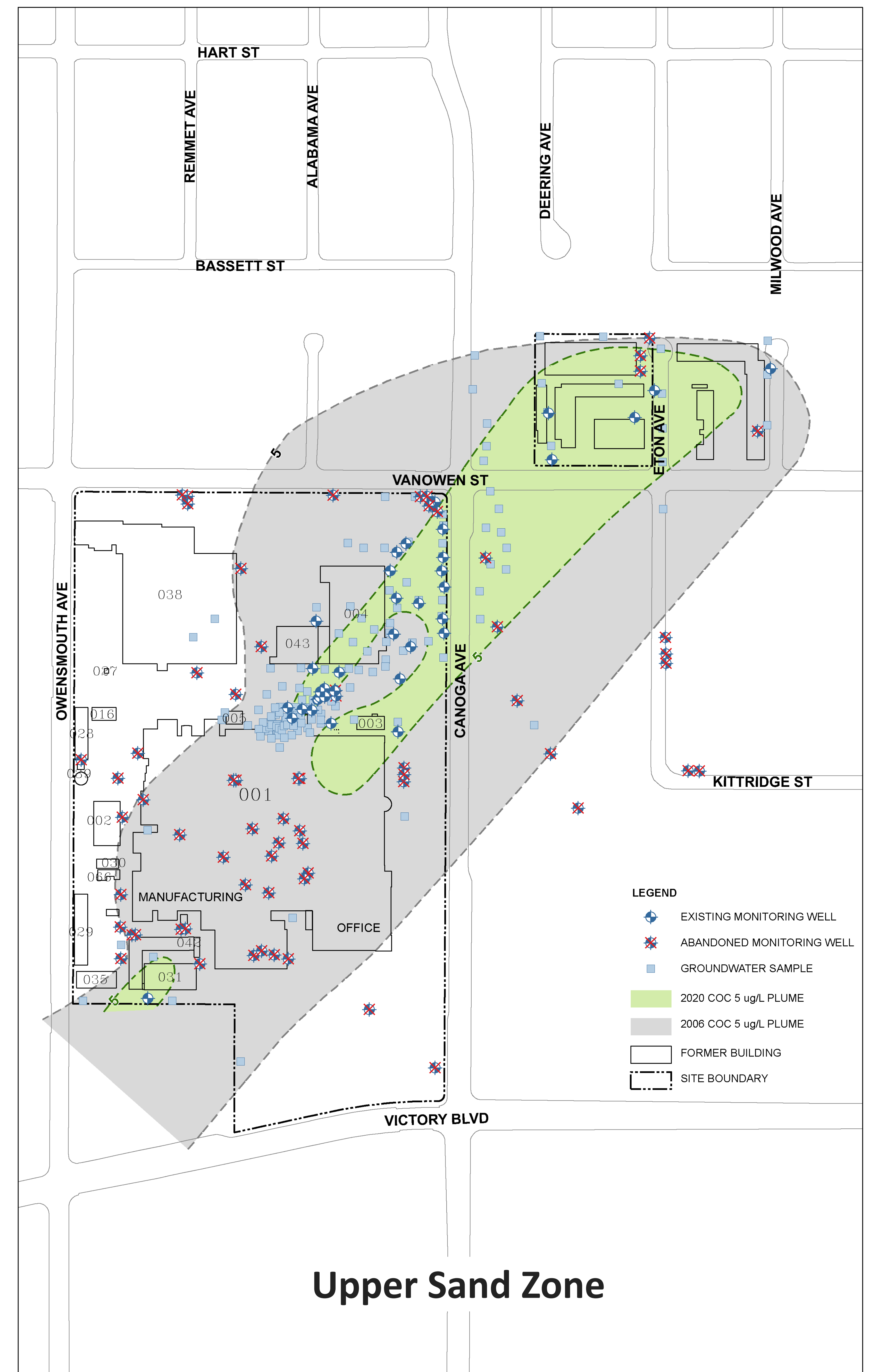


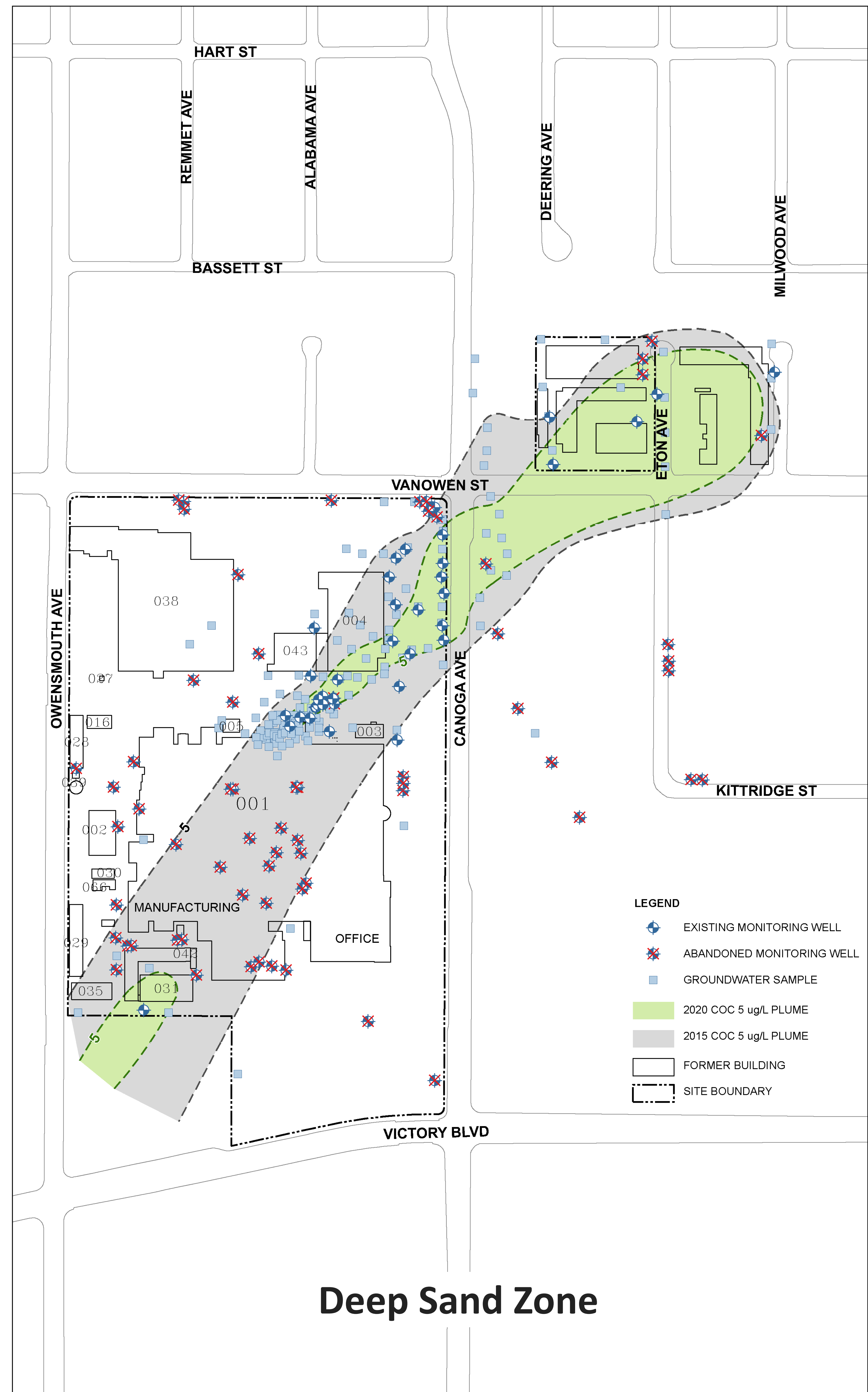
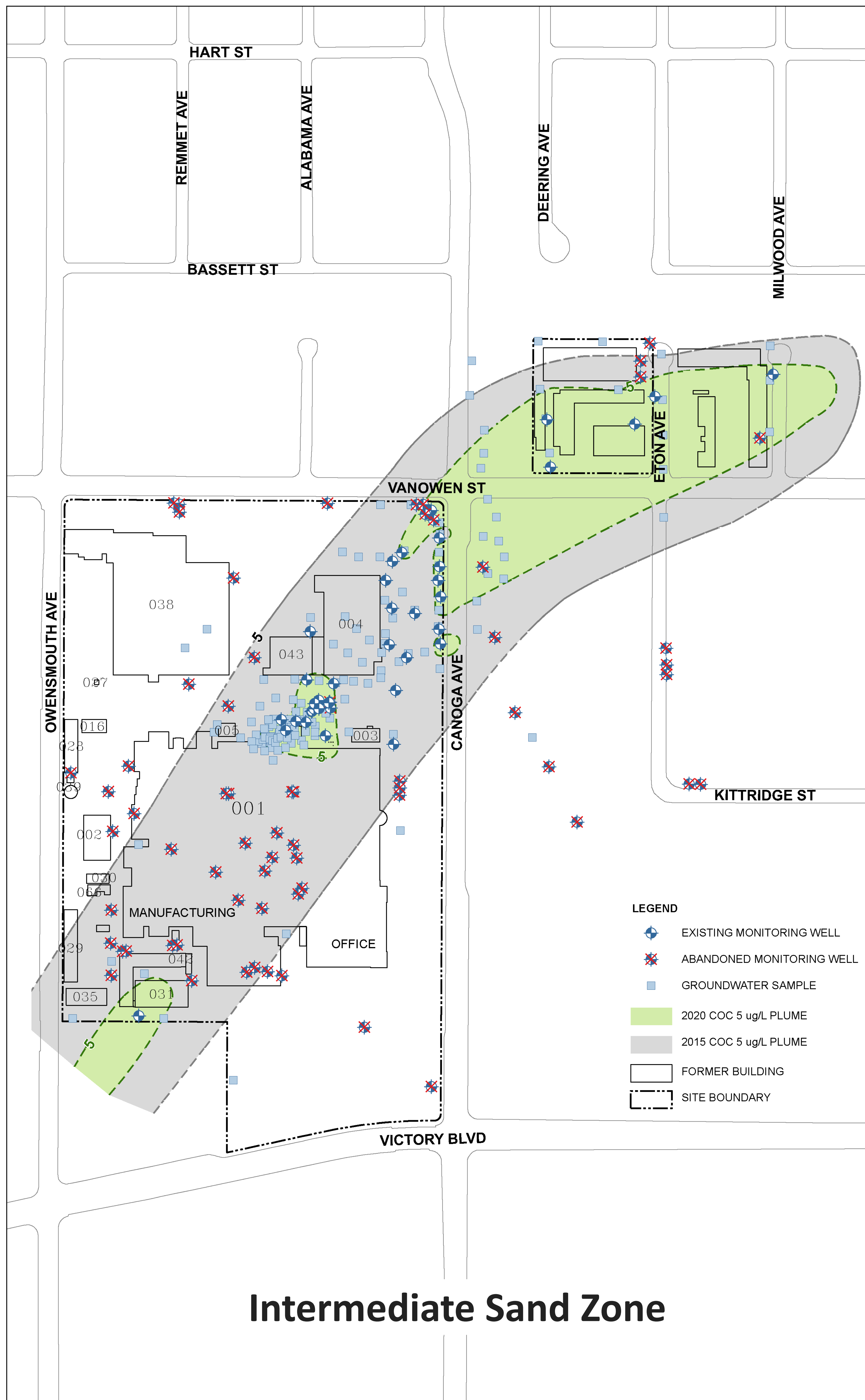


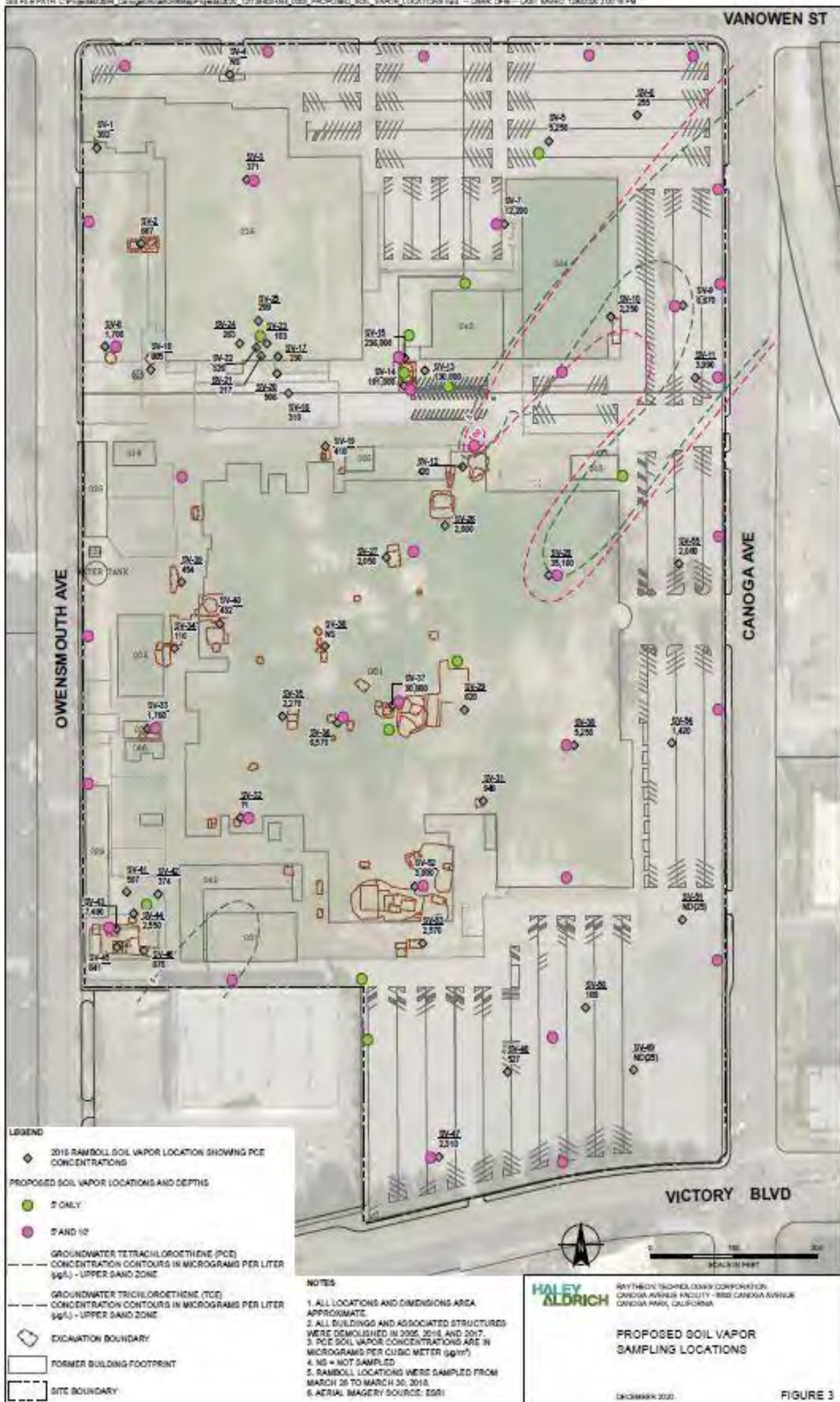
Site Assessment: Groundwater

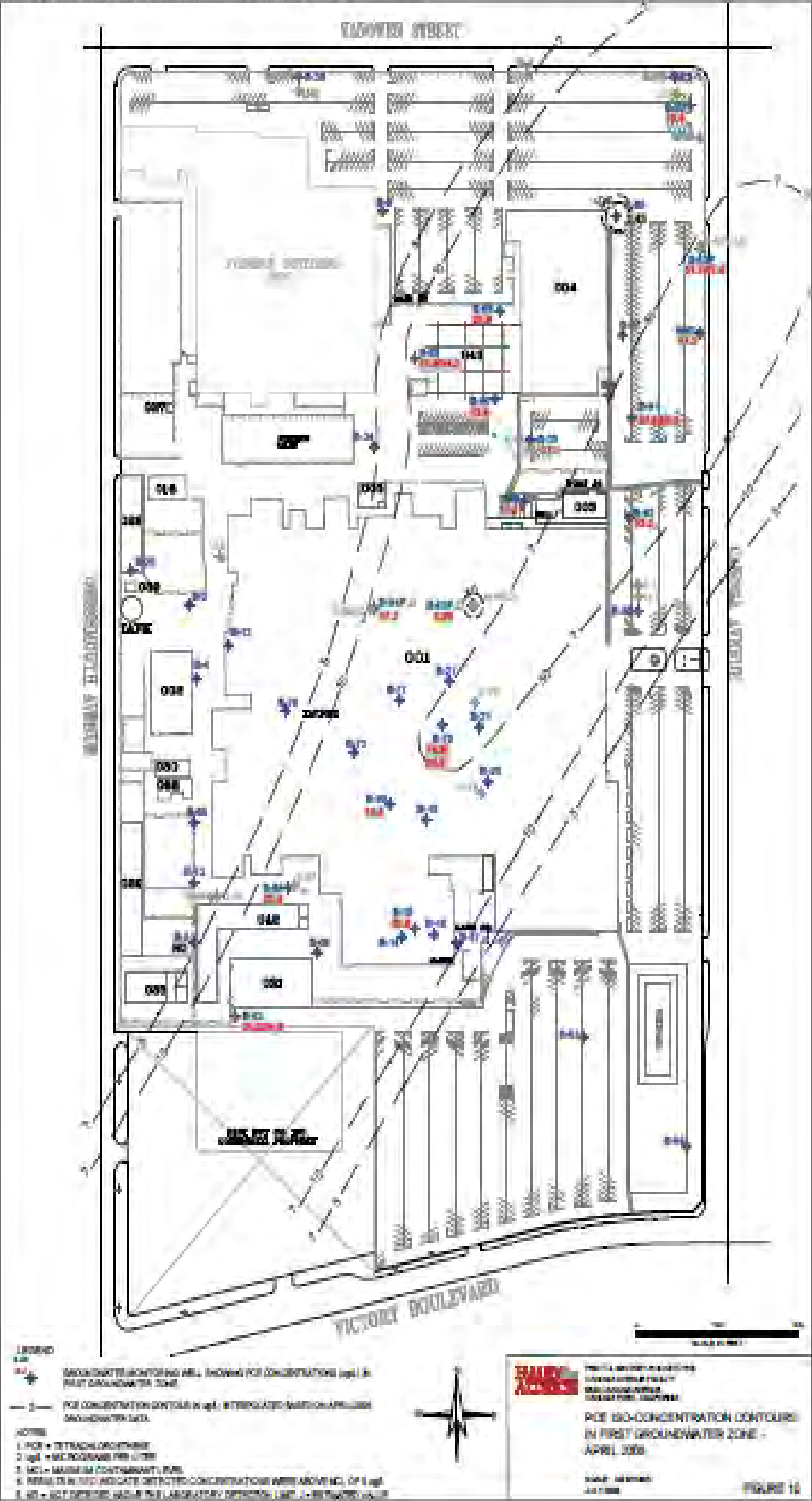
*Evaluación del Sitio:
Agua Subterránea*

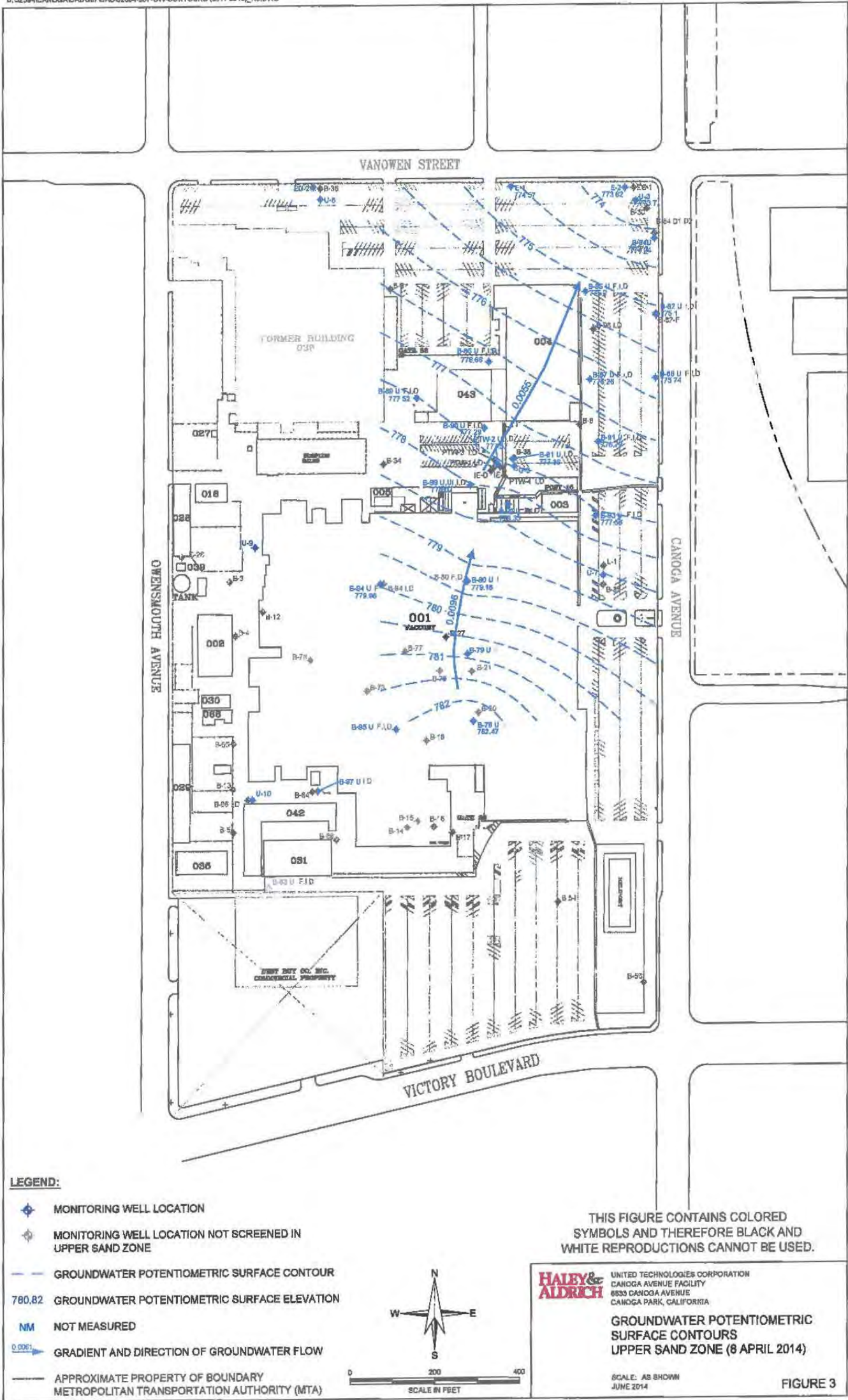
- Assessment
Evaluación
- Chemicals of concern
Sustancias químicas de interés
- Extent of groundwater impacts
Alcance de los impactos de las aguas subterráneas



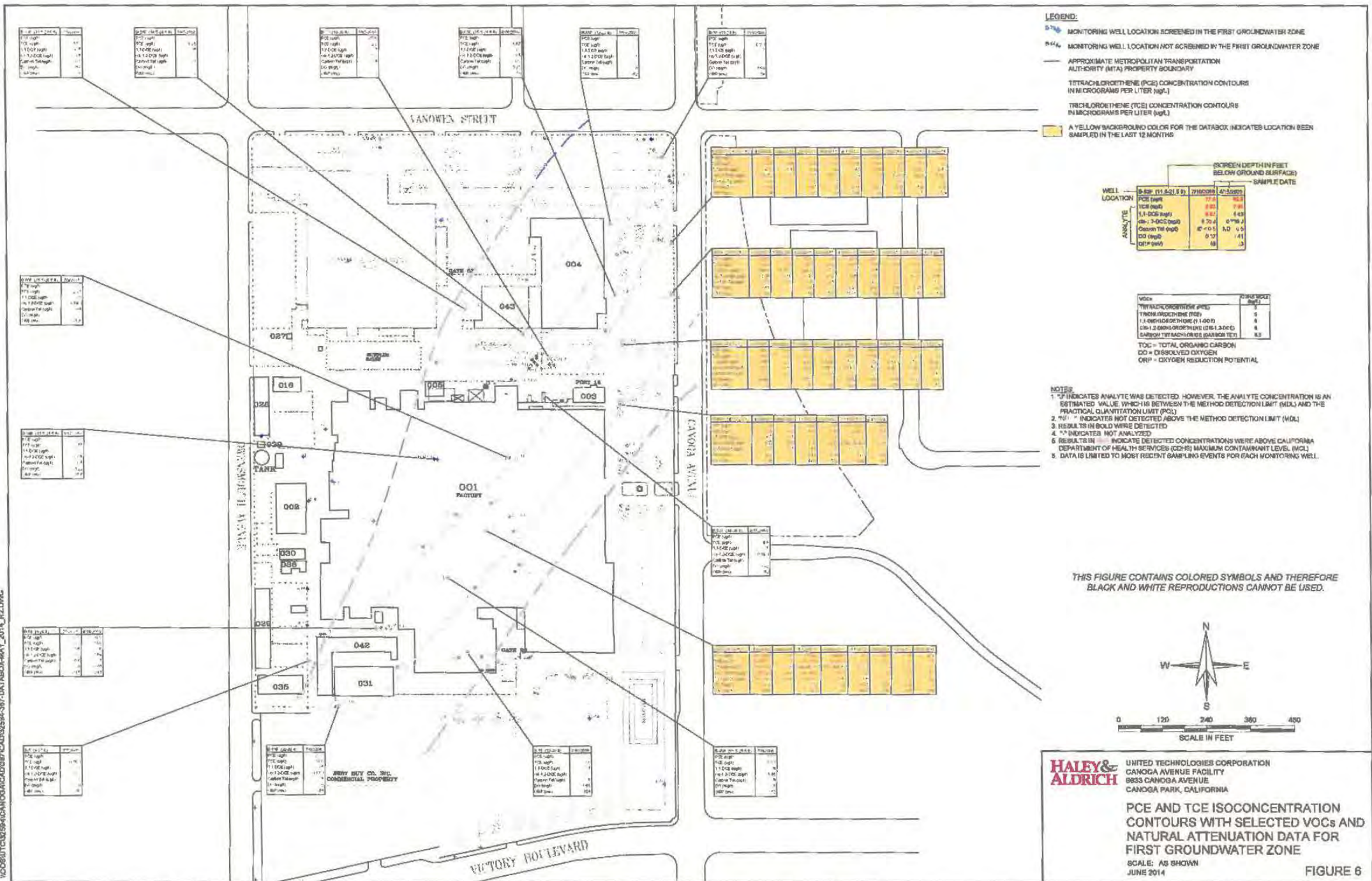


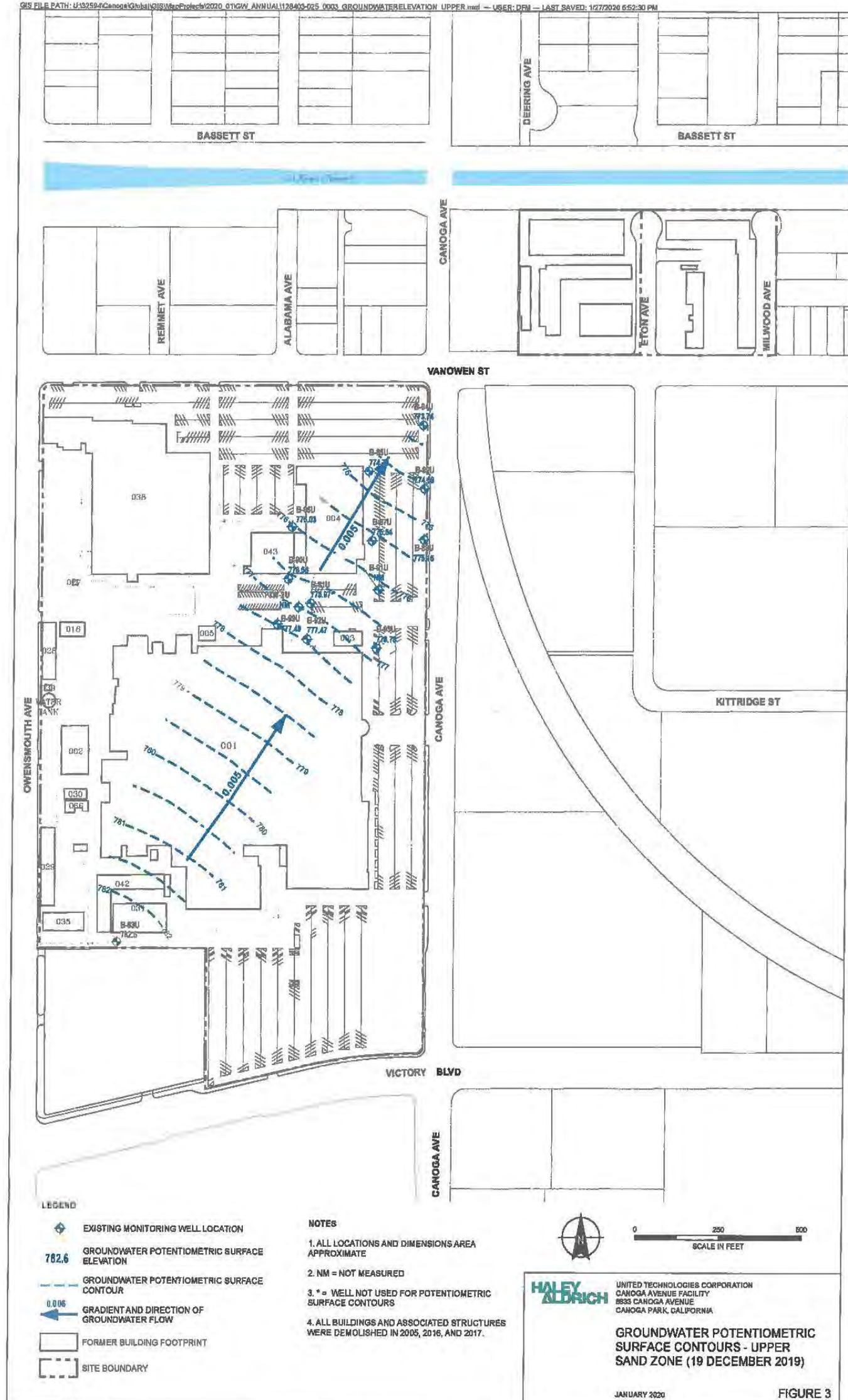


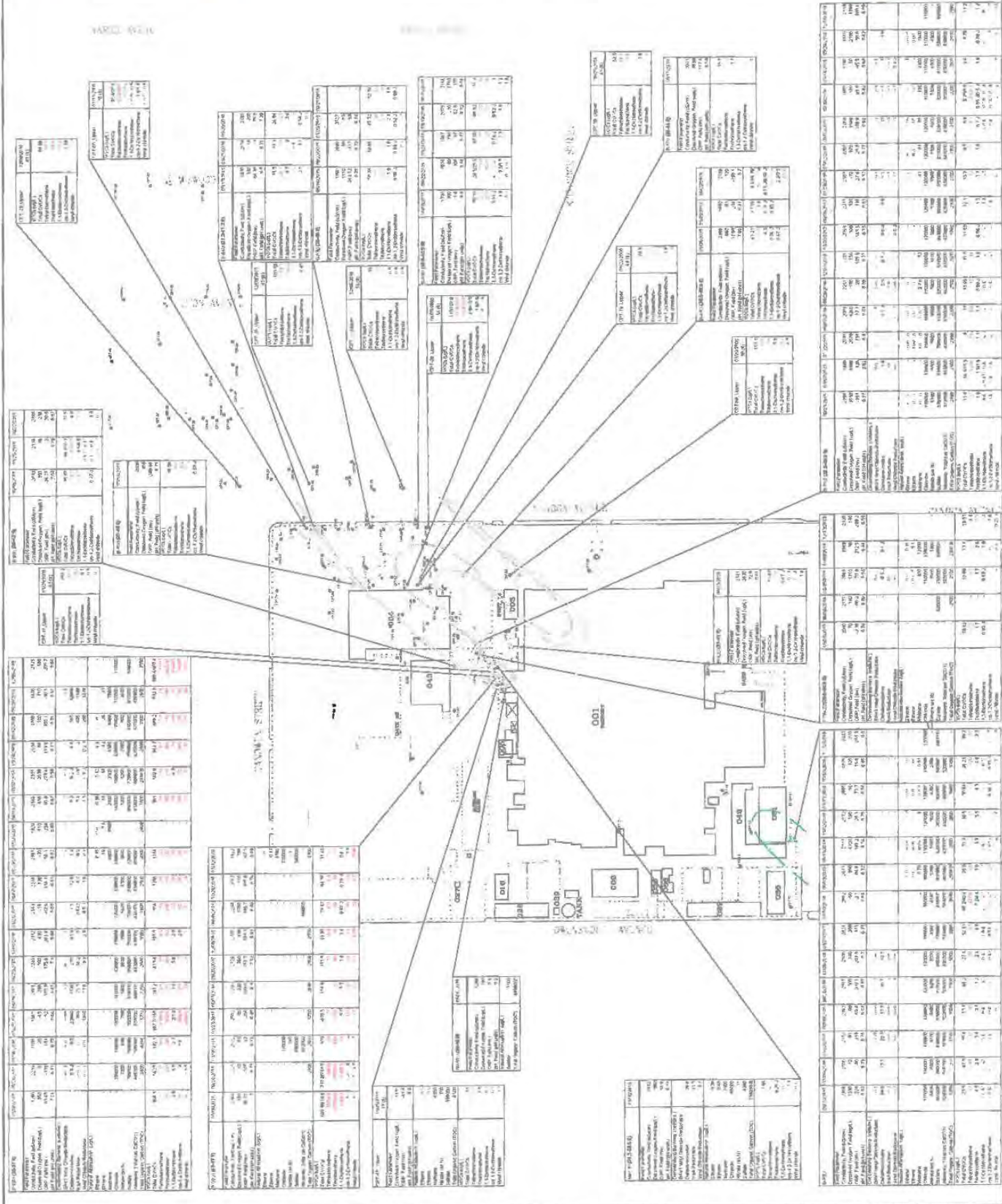




10066UT000039-CA CANOGA AVE. 887 CAD0359-387-DRT-REV01-MAY_2014_RTD.MWG







LEGEND:

MONITORING WELL LOCATION SCREENED IN THE UPPER SAND ZONE
MONITORING WELL LOCATION NOT SCREENED IN THE UPPER SAND ZONE
INJECTION WELL SCREENED IN UPPER SAND ZONE
INJECTION WELL NOT SCREENED IN UPPER SAND ZONE
CORE PENETROMETER TEST (CPT) WITH BACKGROUND GRAV SAMPLER
FORMER TETRACHLOROETHYLENE (PCE) CONCENTRATION CONTOURS
IN MICROGRAMS PER LITER (UG/L)
FORMER TRICHLOROETHYLENE (TCE) CONCENTRATION CONTOURS
IN MICROGRAMS PER LITER (UG/L)
FORMER PERCHLOROETHYLENE (PERC) CONCENTRATION CONTOURS
IN MICROGRAMS PER LITER (UG/L)
TRICHLOROETHYLENE (TOS) CONCENTRATION CONTOURS
IN MICROGRAMS PER LITER (UG/L)
AREA OF ENHANCED IN-GU IN REMEDIATION INJECTION - MARCH 2016

[illegible]

	TOC	DIC	POTENTIAL GPP
TOTAL ORGANIC CARBON	0.6		
DISSOLVED ORGANIC CARBON	0.5		
POTENTIAL GROSS PRIMARY PRODUCTION		0.8	

NOTES:
1. ** INDICATES ANALYTE WAS DETECTED. HOWEVER, THE ANALYTE CONCENTRATION IS AN ESTIMATED VALUE, WHICH IS BETWEEN THE METHOD DETECTION LIMIT (MDL) AND THE METHOD QUANTIFICATION LIMIT (MQL).
2. * INDICATES NOT DETECTED ABOVE THE METHOD DETECTION LIMIT (MDL).
3. RESULTS IN BOLDS WERE DETECTED
4. - INDICATED NOT ANALYZED
5. RESULTS IN BOLD INDICATE DETECTED CONCENTRATIONS WERE ABOVE CALIFORNIA REGULATORY LIMITS FOR CHLORIDE AND SULFATE.
6. RESULTS SHOWN DATA FROM 2015 TO THE PRESENT.

THIS FIGURE CONTAINS COLORED SYMBOLS AND THEREFORE
BLACK AND WHITE REPRODUCTIONS CANNOT BE USED.

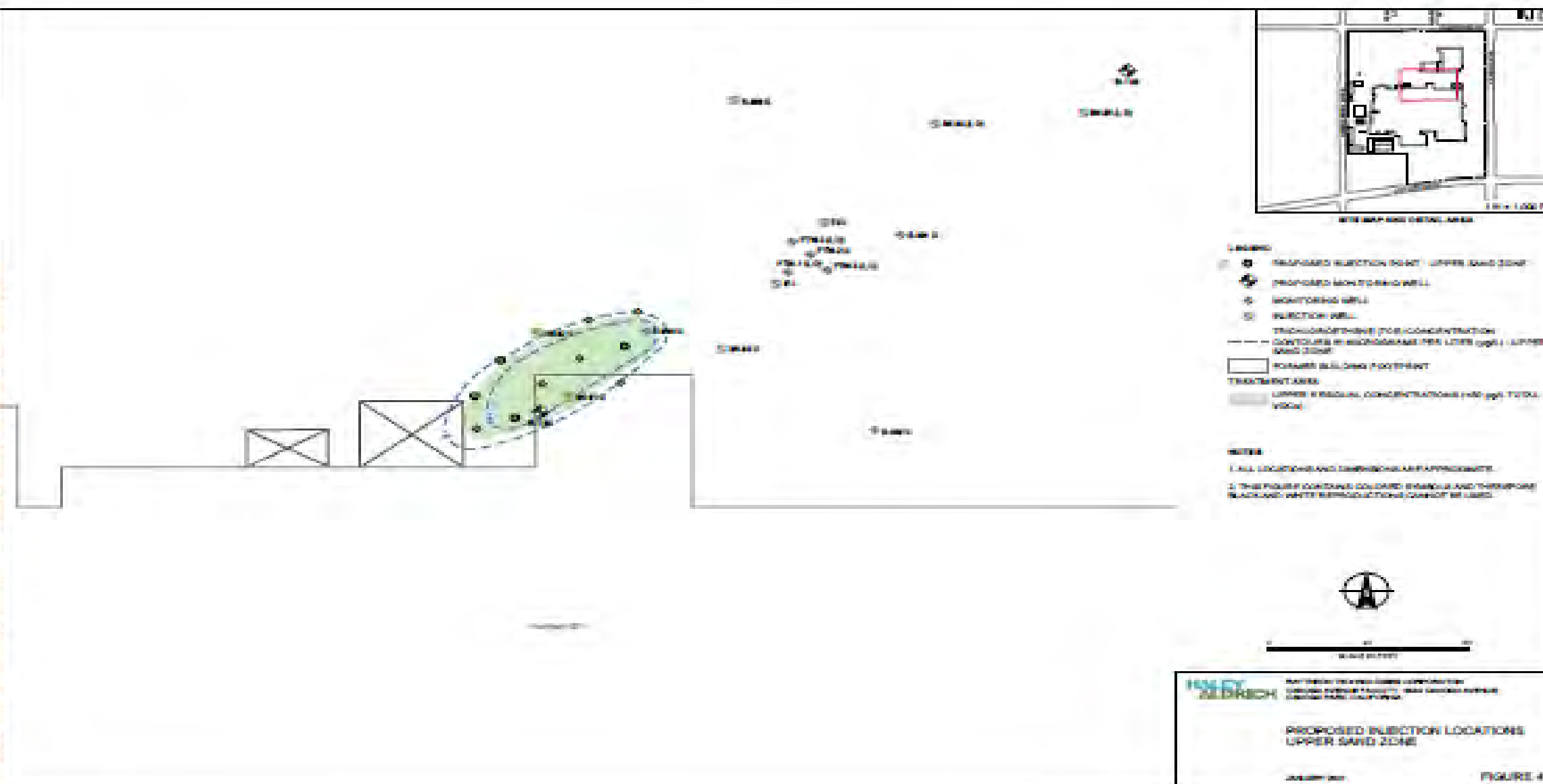


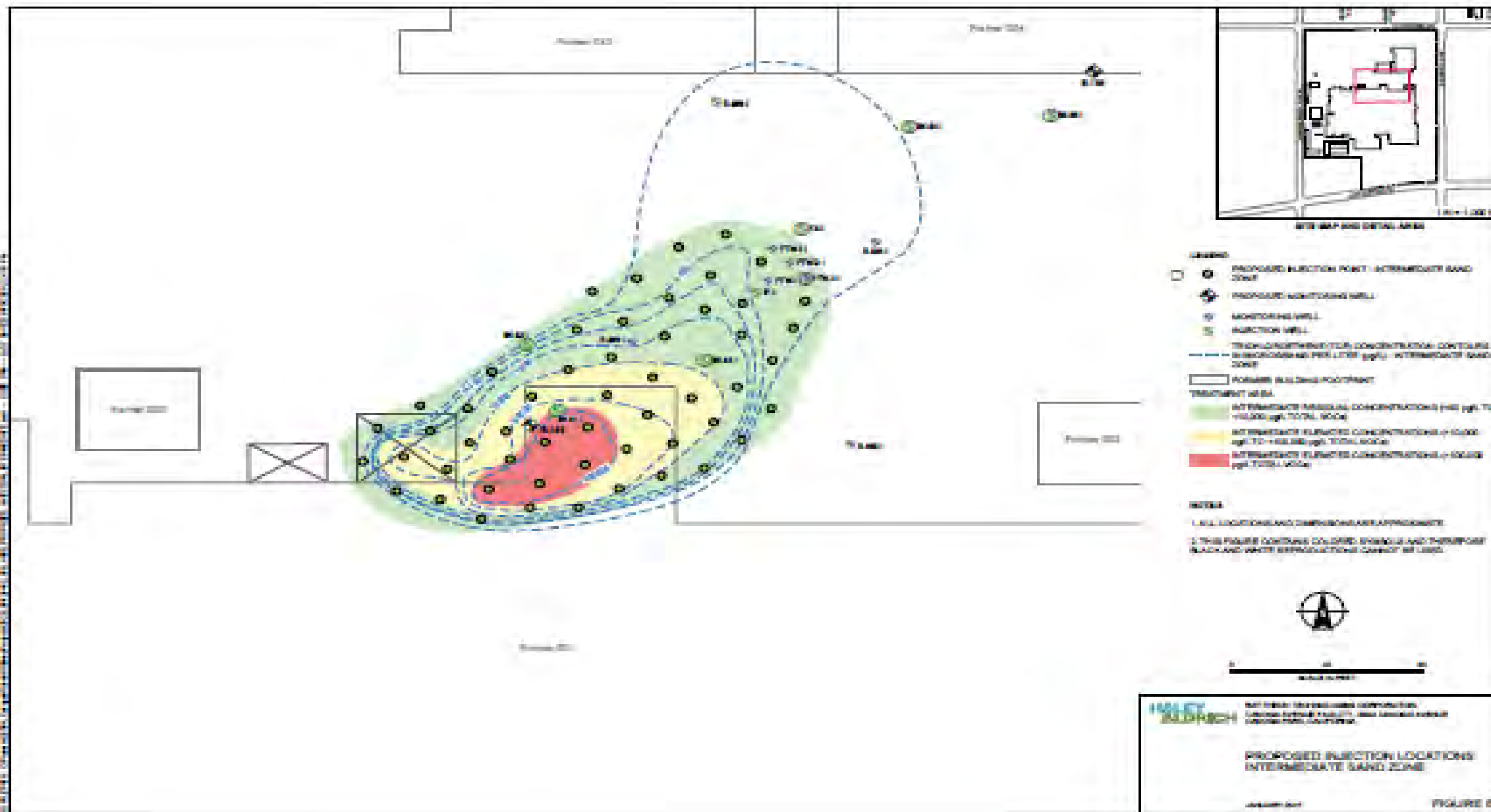
НА БЪЛГАРСКИ

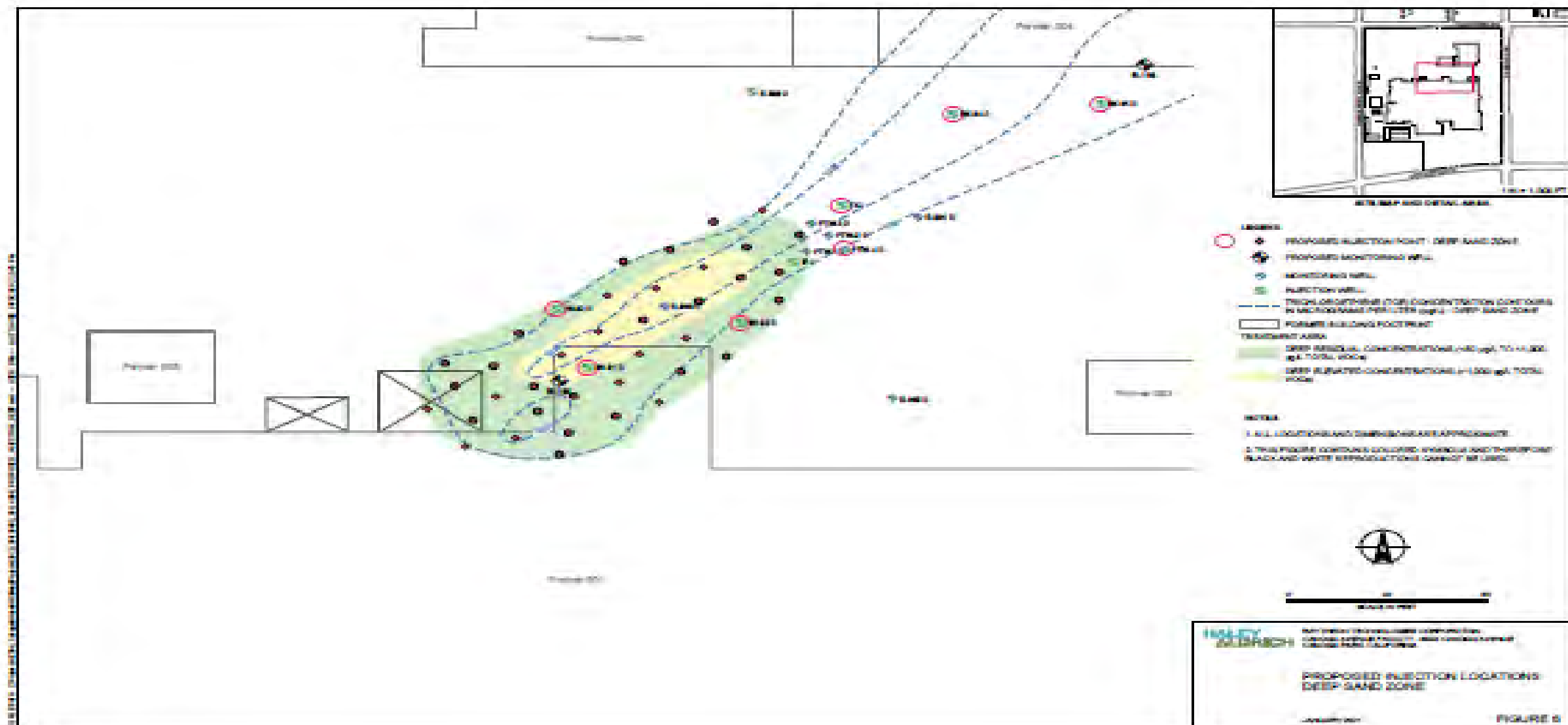
PCE AND TCE ISOCONCENTRATION
CONTOURS WITH SELECTED VOCs
AND NATURAL ATTENUATION DATA
FOR UPPER SAND ZONE

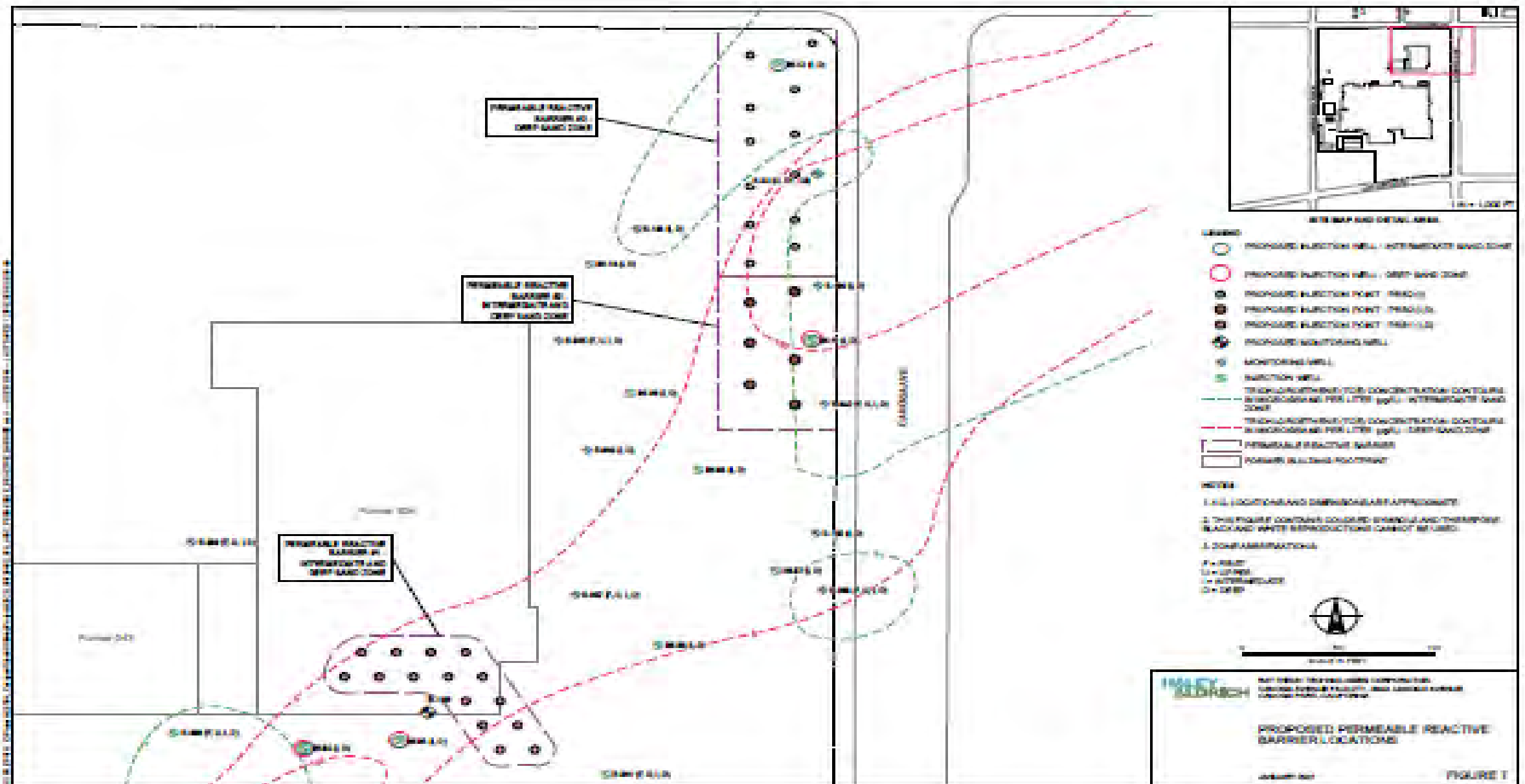
SCALE: AS SHOWN
TABLE: 2008

all data collected, or reproduction of this data, without written approval of the responsible parties.









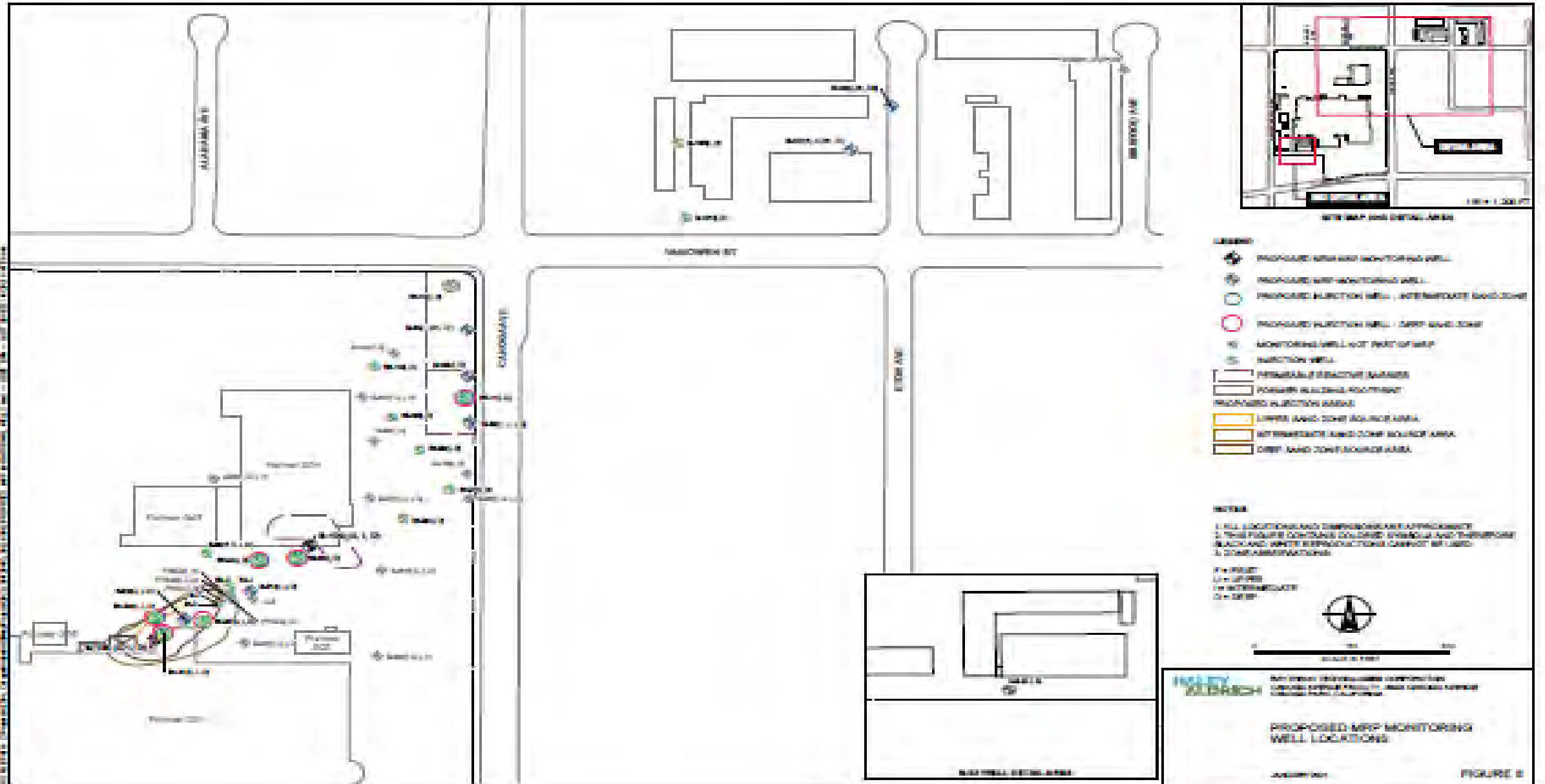
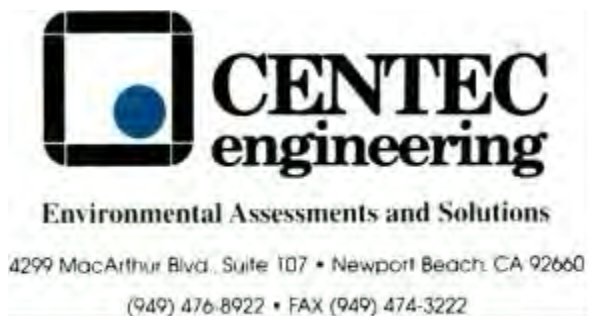


EXHIBIT 3

(21515 Vanowen – Phase 2 ESA)



March 23, 2021

Mr. David Garcia, Vice President
SANDSTONE PROPERTIES
10877 Wilshire Boulevard, Suite 1105
Los Angeles, CA 90024

Re: Soil Vapor Survey
21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0820041-C

Dear Mr. Garcia;

Centec Engineering, Inc. is pleased to present the following information pertaining to results of a subsurface soil vapor survey conducted at the above-referenced subject property (the "Sandstone Property"). Pursuant to your request, the work was conducted in order to determine if soil vapor below the subject property may be impacted by the presence of volatile organic compounds (VOCs) that may have migrated from the UTC property located to the south of the Sandstone Property. Centec understands that the environmental investigation is being conducted in order to assist you and the City of Los Angeles in review of the environmental conditions at the property in association with Sandstone's applications for approvals to redevelop the Sandstone Property.

Based on Centec's research completed for a "Phase I Environmental Site Assessment" report prepared in August 2016 for the subject property, as well as for an Addendum to the Phase 1 ESA prepared February 25, 2021, we are aware that the Sandstone Property is currently developed with a 2-story office building that includes one level of subterranean parking. The building was constructed in 1982 and replaced 8 residential dwellings that had been on the property for several decades prior to 1982. The current building is currently vacant, but had been used for non-medical office purposes only. No environmental concerns were identified for the current or historical uses of the subject property, and no likely on-site sources of VOC contamination were identified for the subject property.



SANDSTONE PROPERTIES

March 23, 2021 - Page 2

Centec's Phase I ESA also noted that VOC contamination had been identified in soil, soil vapor and groundwater at the former UTC/Rockwell/Rocketdyne property (the "UTC Site") located across Vanowen Street south and southeast of the Sandstone Property. Site investigations have been ongoing at the 47-acre UTC Site since 1984, and remedial actions have been ongoing since at least 1991 to identify, define and mitigate the impacts of VOCs and other contaminants that were released as part of the aerospace and rocket engine manufacturing activities that occurred on the UTC Site since the early 1950's. Groundwater at the UTC Site has been documented at 16-24 feet below ground surface (bgs) with a flow generally noted toward the northeast. Centec's recent Addendum generally concluded that the overall mass of the VOC plume in groundwater had been decreasing over the years and was centered 600-800 feet southeast of the subject property. Based on these findings, Centec concluded that no significant vapor encroachment condition would be likely for the subject Sandstone Property at this time.

Centec understands environmental concerns have been identified by the City of Los Angeles in its overall review of a planned demolition and redevelopment of the Sandstone Property into a multi-story apartment complex with underground parking. Specifically, it has been noted that no actual soil vapor sampling has been conducted at the Sandstone Property to confirm whether or not it may have been impacted by migration of VOCs from the UTC Site. In order to assist with your due diligence for the site, Centec was retained to oversee a soil vapor survey to investigate the subsurface soils across the site. The investigation was intended to determine if chlorinated solvents, such as PCE or TCE, common industrial cleaning and degreasing solvents, or other volatile organic compounds (VOCs) associated with the releases at the UTC Site may be present. The sampling was conducted on March 19, 2021 and was supervised by a Professional Geologist.

Prior to conducting the sampling, Centec installed 6 soil vapor probes within the subterranean parking garage under the office building. The probe installation was completed on March 15, 2021 by a Professional Geologist and a field technician. Each probe was installed by coring a small-diameter hole into the concrete slab and utilizing a small-diameter hand auger to remove soils down to 5 feet below the concrete slab at each location. A vapor probe was then placed within the middle of 12-inch bed of clean sand, with inert tubing attached and extending to ground surface. The upper 4 feet of borehole above the sand bed was filled with hydrated bentonite granules to seal the borehole.

The probes were situated in representative locations across the floor of the parking garage, as depicted on Figure 1 attached to this report. Probes SV1-SV4 were positioned across the southern perimeter of the subterranean parking area, where it was noted the garage floor was approximately 4 feet below the sidewalk above.



SANDSTONE PROPERTIES

March 23, 2021 - Page 3

With a presumed depth to groundwater at 16 feet below ground level, it was therefore presumed groundwater was approximately 7 feet below the depth of these four probes. Probe SV5 was installed in the northwesterly area of the garage, which appeared to be approximately 1-2 feet lower than the elevation of probes SV1-SV4, and therefore groundwater would be approximately 5-6 feet below probe SV5. Probe SV6 was installed in the northeast area of the garage, where the concrete floor was at its lowest point and appeared to be approximately 4-4½ feet below the elevation of SV1-SV4, and therefore groundwater would be approximately 2½-3 feet below probe SV6.

Centec retained Optimal Technology to conduct the soil vapor testing and analyses. Optimal is a qualified vendor to perform this testing service, and its mobile laboratory is certified by the State of California. Optimal collected vapor samples from the 6 probes that had been installed, following usual field techniques recommended by DTSC, and described in Optimal's report included with this cover letter. All of the samples were analyzed immediately on-site in Optimal's state-certified mobile laboratory.

The 6 vapor samples (plus one duplicate sample) were immediately analyzed for a complete scan of common industrial VOCs, such as PCE and TCE, according to EPA Method 8260B. As shown on Table 1 and Optimal's summary of "Soil Vapor Results," trace but detectable concentrations of PCE were identified in all of the samples. These included concentrations of 597-852 $\mu\text{g}/\text{m}^3$ in the 4 southernmost samples collected at the higher elevations (SV1-SV4), while higher concentrations were detected in the two northerly probes that were lower in elevation and closer to the groundwater, including 1,239 $\mu\text{g}/\text{m}^3$ PCE in SV5 and 1,548 $\mu\text{g}/\text{m}^3$ PCE in SV6. The complete Optimal report is included as an attachment to this report.

Based on the field work and analytical results obtained, it does appear that PCE is present in soil vapor below the subterranean garage at the subject Sandstone Property. Since the highest concentrations were detected in the probes located farthest from the UTC Site but closer to the groundwater, it would appear reasonable to presume that VOC-impacted groundwater has indeed migrated more northerly than suspected from the UTC Site and off-gassing of PCE has occurred and been detected in the 6 representative probes that were installed. The concentrations of PCE detected (597-1,548 $\mu\text{g}/\text{L}$) are above the conservative "screening level" of 240 $\mu\text{g}/\text{m}^3$ in common use over the past several years by California's Department of Toxic Substances Control (DTSC, the lead environmental regulatory agency in California) to determine whether a long-term health risk may be present for a residential property.



SANDSTONE PROPERTIES

March 23, 2021 - Page 4

Based on the findings, and considering that the subject Sandstone Property is planned for redevelopment for residential use, Centec recommends that Sandstone incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, into the design of the proposed residential development to mitigate the potential risk of soil vapor intrusion into the future structure. Integration of such vapor mitigation technology in accordance with DTSC's promulgated guidance documents, including DTSC's Vapor Intrusion Mitigation Advisory, dated October 2011, has been shown to significantly reduce the risk of vapor intrusion. Further, DTSC's Advisory provides for active monitoring of the effectiveness of soil vapor mitigation technologies. Soil vapor mitigation technologies such as vapor barriers are increasingly common and found at numerous developments on impacted properties throughout the City of Los Angeles and elsewhere in the State. Centec also recommends that the results of this Report be shared with the Responsible Parties for the UTC Site in order to request financial assistance for implementation of mitigative measures required for the Subject Property's redevelopment.

Sincerely,

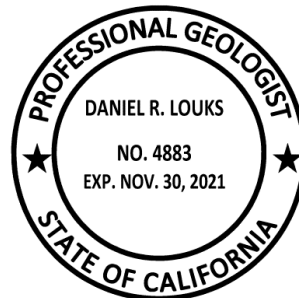
CENTEC ENGINEERING, INC.

A handwritten signature in blue ink that reads "Steven Collins".

Steven N. Collins
Principal

A handwritten signature in blue ink that reads "Daniel R. Louks".

Daniel R. Louks, P.G., P.E.



Attachments: Site Plan – Sample Locations
Table 1 – Summary of Soil Vapor Sample Results
Report by Optimal Technology



● = Centec Soil Vapor Location



FIGURE 1 SITE PLAN

Property located at
21515 Vanowen Street
Canoga Park, California 91303

SOURCE: GOOGLE MAPS

Centec Project #0820041

SCALE (not to scale)



TABLE 1

**SUMMARY OF SOIL VAPOR SAMPLE RESULTS
21515 Vanowen Street, Canoga Park, CA 91303**

Analytical results reported in $\mu\text{g}/\text{m}^3$

Sample I.D. #	Depth ft bgs*	PCE	TCE	Other VOCs
SV1	5	834	ND	ND
SV2	5	621	ND	ND
SV3	5	853	ND	ND
SV4	5	597	ND	ND
SV5	5	1,239	ND	ND
SV6	5	1,548**	ND	ND
Reporting Limit		10	10	1-1,000
Residential "Screening Level" DTSC (HHRA Note 3)		240	240	varies

NOTES:

Samples collected and analyzed 3/19/21, EPA Method 8260B

PCE = Tetrachloroethene

TCE = Trichloroethene

VOCs = Volatile Organic Compounds

ft bgs = feet below ground surface

ND = Not Detected at or Above Method Detection Limit

* = Probes were installed within a subterranean parking garage where ground surface elevations for probes SV1-SV4 were approximately 4 feet below street level, probe SV5 was approximately 5-6 feet below street level, and probe SV6 was approximately 7-8 feet below street level. All probes were installed 5 feet below the concrete at each location.

** = Denotes higher concentration of original and duplicate sample reported



March 22, 2021

Mr. Steven Collins
Centec Engineering
4299 MacArthur Blvd., Suite 107
Newport Beach, CA 92660

Dear Mr. Collins:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Centec Engineering on March 19, 2021. The study was performed at 21515 Vanowen St., Canoga Park, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

At each sampling location, an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the existing well and purged prior to sample collection. Vapor samples were obtained in gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Agilent model 6890N gas chromatograph equipped with an Agilent model 5973N Mass Spectra Detector and Tekmar LSC 3100 Purge and Trap. A Restek column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Agilent's MS and chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration

The initial five-point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the Agilent data system. If the r^2 factor generated from this line was not greater

than 0.990, an additional five-point calibration would have been performed. Method reporting limits were calculated to be 1-1000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) for the individual compounds.

A daily calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter ($\text{ng}/\mu\text{l}$) and 0.25 $\text{ng}/\mu\text{l}$.

TABLE 1

Dichlorodifluoromethane	Carbon Tetrachloride	Chloroethane
Trichlorofluoromethane	1,2-Dichloroethane	Benzene
1,1-Dichloroethene	Trichloroethene	Toluene
Methylene Chloride	1,1,2-Trichloroethane	Ethylbenzene
trans-1,2-Dichloroethene	Tetrachloroethene	m-/p-Xylene
1,1-Dichloroethane	Chloroform	o-Xylene
cis-1,2-Dichloroethene	1,1,1,2-Tetrachloroethane	Vinyl Chloride
1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	Freon 113
4-Methyl-2-Pentanone	Cyclohexane	Acetone
Chlorobenzene	2-Butanone	Isobutane

Sample Replicates

A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Equipment Blanks

Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Tracer Gas Leak Test

A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas. No Isobutane was found in any of the samples collected.

Purge Volume

The standard purge volume of three volumes was purged in accordance with the July 2015 DTSC/RWQCB Advisory for Active Soil Gas Investigations.

Shut-in Test

A shut-in test was conducted prior to purging or sampling each location to check for leaks in the above-ground sampling system. The system was evaluated to a minimum measured vacuum of 100 inches of water. The vacuum gauge was calibrated and sensitive enough to indicate a water pressure change of at least 0.5 inches.

Scope of Work

To achieve the objective of this investigation a total of 7 vapor samples were collected from 6 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Subsurface soil conditions at this site offered sampling flows at 0" water vacuum.

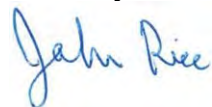
Results

During this vapor investigation, all seven samples contained levels of Tetrachloroethene (PCE) ranging from 597 ug/m³ to 1,548 ug/m³. None of the other compounds listed in Table 1 above were detected above the listed reporting limits. A complete table of analytical results is included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions, please contact me at (877) 764-5427.

Sincerely,



John Rice
Project Manager

SOIL VAPOR RESULTS

Site Name: 21515 Vanowen St., Canoga Park, CA

Analyst: J. Rice **Collector:** J. Rice

Method: Modified EPA 8260B

Lab Name: Optimal Technology

Inst. ID: Agilent 6890N

Detector: Agilent 5973N Mass Spectrometer

Date: 3/19/21

Page: 1 of 1

SAMPLE ID
Sampling Depth (Ft.)
Purge Volume (ml)
Vacuum (in. of Water)
Injection Volume (ul)
Dilution Factor

BLANK-1	SV-1	SV-2	SV-3	SV-4	SV-5	SV-6	SV-6 Dup
N/A	5.0	5.0	5.0	5.0	5.0	5.0	5.0
N/A	290	290	290	290	290	290	290
N/A	0	0	0	0	0	0	0
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
1	1	1	1	1	1	1	1

COMPOUND	REP. LIMIT
Dichlorodifluoromethane	1000
Chloroethane	1000
Trichlorofluoromethane	1000
Freon 113	1000
Methylene Chloride	30
1,1-Dichloroethane	50
Chloroform	4
1,1,1-Trichloroethane	1000
Carbon Tetrachloride	2
1,2-Dichloroethane	3
Trichloroethene (TCE)	10
1,1,2-Trichloroethane	5
Tetrachloroethene (PCE)	10
1,1,1,1,2-Tetrachloroethane	10
1,1,1,2,2-Tetrachloroethane	1
Vinyl Chloride	1
Acetone	1000
1,1-Dichloroethene	1000
trans-1,2-Dichloroethene	1000
2-Butanone (MEK)	1000
cis-1,2-Dichloroethene	200
Cyclohexane	1000
Benzene	3
4-Methyl-2-Pentanone	1000
Toluene	1000
Chlorobenzene	1000
Ethylbenzene	30
m/p-Xylene	1000
o-Xylene	1000
Isobutane (Tracer Gas)	1000

[illegible]

Note: ND = Below Listed Reporting Limit



Page: 1 of 1

[illegible]

Jahn Rice

EXHIBIT 4

**(21515 Vanowen – Phase 2 ESA
Addendum)**



April 6, 2021

Mr. David Garcia, Vice President
SANDSTONE PROPERTIES
10877 Wilshire Boulevard, Suite 1105
Los Angeles, CA 90024

Re: Addendum to Centec Engineering's
Soil Vapor Survey
21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0820041-D

Dear Mr. Garcia,

Centec Engineering is pleased to present the following information as an Addendum update to our recent "Soil Vapor Survey" report completed for the property located at 21515 Vanowen Street, Canoga Park, California (the "Sandstone Property") on March 23, 2021. In particular, Centec has been asked to provide additional information in response to a request by the City of Los Angeles Planning Department in order to help further the overall understanding of vapor intrusion concerns and mitigation strategies.

I. Background

Centec's knowledge for this Addendum is based in part on prior environmental studies for the Sandstone Property, including completion of a "Phase I Environmental Site Assessment" in August 2016, preparation of an "Addendum" to the Phase I ESA on February 25, 2021 specifically researching the current status of off-site properties and their potential adverse environmental impact to the Sandstone Property, and completion of a "Soil Vapor Survey" report on March 23, 2021 to evaluate whether or not the Sandstone Property had been impacted by migration of contaminants from off-site sources. Additionally, over the prior 32 years in business, Centec has prepared or reviewed over 5,000 environmental reports for lenders and other clients and prepared over 1,000 subsurface investigation and remedial action reports. Most of the investigation and remediation reports have specifically been completed for sites with contamination from volatile organic compounds (VOCs) such as those present at the adjacent UTC/Rockwell/Rocketdyne property to the south of the Sandstone Property (the "UTC Site") and which have now been detected in soil vapor samples under the Sandstone Property.

Based on Centec's prior work for the Sandstone Property, we are aware that the site has been occupied by a 2-story office building with one level of subterranean parking since 1982. The building has been used solely for non-medical office and professional use, with no known or likely use of VOCs or any other significant hazardous materials, and no known issues of environmental concern. Prior to 1982, the Sandstone Property had been occupied by 8

residential dwellings for several decades, and therefore no historical environmental concerns were likely.

The UTC Site across Vanowen Street to the south had been utilized to develop and manufacture rocket engines and other aerospace-related components since 1954. The 47-acre facility has been under investigation since 1984 and under remediation since at least 1991 for various releases of VOCs and other contaminants that occurred in various areas of the UTC Site. The VOCs had impacted soil, soil vapor and groundwater across the UTC site and, although remedial actions over the years had removed contaminated soils, reduced VOCs in soil vapor near the original source areas, and reduced the overall size of the plume of impacted groundwater, VOCs had still been traced off-site to the north and northeast following the general flow of groundwater.

Centec's recent soil vapor sampling at the Sandstone Property noted that groundwater across the UTC Site was generally found at 16-24 feet below ground surface (bgs) and flowed generally toward the northeast. Centec installed and sampled 6 soil vapor probes at various depths relative to "street level" (the floor of the garage has a downward slope of 4-6 feet toward its northeast corner). The analytical results of the vapor samples indicated PCE was present at concentrations of 597-852 $\mu\text{g}/\text{m}^3$ along the southern perimeter of the garage (where the floor elevation is only 4-5 feet below street level) and at 1,239 and 1,548 $\mu\text{g}/\text{m}^3$ in the two northerly probes where the floor level was several feet lower and therefore the probes were closer to the water table. Centec concluded that VOC-impacted groundwater had likely migrated under the subject property from the UTC Site and off-gassing of PCE from the groundwater was occurring under the Sandstone Property. Based on the proposed residential redevelopment of the Sandstone Property, Centec recommended that the building design incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, to mitigate the potential risk of soil vapor intrusion into the new residential structure. The incorporation of a soil vapor mitigation technology would not cause any new environmental impacts because it would not require changes to the proposed excavation or otherwise alter the scope of the proposed project.

II. Conceptual Design of Proposed Residential Building on Sandstone Property

Centec understands Sandstone Properties has proposed construction of a new multi-family apartment complex comprised of 10 levels. These will include 2 levels of underground parking, a first ground floor at street level with parking and bike storage on the north half and several "Live-Work" units, a lobby, leasing office and fitness center on the south half. On top of this ground level will be another level of parking, and then 6 levels of apartments. Centec further understands that the excavation for the 2 levels of underground parking will remove soils across nearly all of the site and down to close proximity to the water table, and the bottom foundation of the building has been designed as a "mat slab" with 3-4 feet of steel-reinforced concrete.

The proposed building design is actually quite significant and important for the potential concerns associated with vapor intrusion. This statement is based on the following:

- 1) Since the source of the vapor intrusion concern is off-gassing of VOCs upward from the groundwater, the initial entry of VOCs (if it occurred) would be into the underground parking garage. However, the garage will be accessed through a large vehicle driveway that will

ramp down from street level to service both levels. This large opening will continuously act as a natural vent for any vapors that might enter the garage.

- 2) The parking garage will incorporate a mechanical ventilation system that will further pull VOCs from the air within the garage area and vent them outward from the building.
- 3) The thickness, density and engineered strength of the mat slab will inherently serve to prevent vapors from being able to penetrate through it. Normal human health risk modeling is based on the presence of a concrete slab that is 4 inches thick and prone to cracking and utilizes expansion joints to try and minimize the cracking. It is these cracks and joints through which vapors can rise up through a normal concrete slab and impact an occupied building space. Use of a thick, heavily reinforced mat slab virtually eliminates the risk of cracking and use of expansion joints. Use of a protective and impermeable vapor barrier below the mat slab will add further protective qualities to the inherent benefits of the mat slab.
- 4) At least half of the building's ground level is either open area for vehicle parking and bike storage, or is in use for areas such as a mail room, storage, trash, mechanical systems, a fitness facility, lobby, and a central corridor for access, none of which includes human occupancy. The "Live-Work" units will presumably be for commercial access from the street and therefore doors will be opened and the space ventilated with outdoor air throughout the day.
- 5) The next level above the ground floor will be another parking level, apparently with continuous openings to the outside air around the building. This design feature will further serve to ventilate the air within the parking level outward to the open air, and prevent it therefore from rising further upwards into the actual apartments on the upper six floors.

III. Use of a Protective Sub-Slab Vapor Barrier to Mitigate Health Risks from Vapor Intrusion

Vapor intrusion is the migration of volatile chemicals from the subsurface into indoor air, as depicted in a simple diagram attached to the end of this letter report. The risk of vapor intrusion has been evaluated by regulatory agencies for over 30 years, commencing with recognition of vapor intrusion health risks from the presence of elevated levels of radon. Over the ensuing years, local, State and Federal regulatory agencies continued to evaluate actual and theoretical health risks from vapor intrusion, and provided various documents and guidance literature to assist environmental consultants and responsible parties in properly testing for the presence of and health risks associated with vapor intrusion, and for taking appropriate steps to mitigate those health risks. In California, these efforts eventually resulted in DTSC's release of its "Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance)" in October 2011. The Guidance document provided a step-by-step approach to identifying and characterizing spills of hazardous volatile substances, evaluating the presence and risks of vapor intrusion from the chemicals of concern, and providing a general framework for the mitigation and monitoring of indoor air exposure.

SANDSTONE PROPERTIES

Soil Vapor Survey Addendum

21515 Vanowen Street, Canoga Park, CA

Page 4

Generally speaking, once a site-specific human health risk has been established, one is left with the options of site abandonment (or not purchasing a prospective property), site remediation to remove the contaminant, or use of mitigation measures to minimize or alleviate the actual health risks from vapor intrusion. Remediation may include excavation of impacted soils, vapor extraction to remove contaminated vapors from the soil, or groundwater treatment through various means to remove or destroy volatile contaminants in the groundwater that may otherwise rise upward from the water table ("off-gassing") and be a source of vapor intrusion. Because many of the methods are slow, difficult and costly to complete, and may never actually achieve a complete elimination of vapor intrusion risk, a more recent strategy has come under more common use and acceptance – mitigation of the risks from vapor intrusion through the use of a protective sub-slab barrier.

Conceptually, a sub-slab barrier system is intended to prevent hazardous volatile chemicals from rising up from the ground and penetrating into the building space. The barrier can be made of various materials which essentially creates a chemical-resistive, impermeable layer between the bottom of the building's slab and the contaminated vapors below. They are often installed on top of a permeable material bed (gravel, sand, etc.), often with a system of slotted piping embedded within the permeable material to allow vapors that collect to be routed away from the building. These systems often include sampling probes that are installed above and below the slab to allow sample comparisons of VOC concentrations that may be collecting below the slab with concentrations within the building space to ensure no vapor intrusion is occurring. Use of sub-slab barrier systems has been common for decades for control of radon and methane intrusion, and more recently for effective prevention of solvent and gasoline-related intrusion concerns. Since a large proportion of urban redevelopment projects often encounter contamination from gasoline or VOCs, either from an onsite or nearby off-site source, use of a protective sub-slab barrier has become increasingly common. Centec is aware that some residential developers will integrate them into their building design even if a potential vapor intrusion risk is possible but not present.

Sub-slab barrier systems are designed by knowledgeable engineers, and can include a variety of barrier materials manufactured by various companies. Barriers can be made of sheet materials, spray-applied materials, or a combination of both. Designers and manufacturers of these systems include companies such as Land Science (a division of Regenesys), EPRO, Inc., CETCO (Liquid Boot), and Stego Industries. Various specialized consultants can assist in the design, approval and installation of vapor intrusion barrier systems. Simple visual descriptions of two common sub-slab barrier designs are included as attachments. If such a mitigation strategy is utilized for the proposed Sandstone redevelopment, any final design will be reviewed and eventually approved for use by a regulatory agency such as the Los Angeles Regional Water Quality Control Board.

While completing prior research, Centec noted that a new apartment complex, known as Mira Apartments, had recently been completed at 21425 Vanowen Street across Alabama Avenue directly east of the Sandstone Property. The new complex appears to be 6 stories above street level and features "174 contemporary apartment homes" and one level of underground parking, and is extremely close in design to the proposed Sandstone development. We had noted it to be approximately 200 feet closer than the Sandstone Property to the northeasterly flowing plume

migrating away from the UTC Site source area and it is 200 feet closer to the contaminants present from former gas station-related releases identified in the Phase I ESA at 21401 Vanowen Street 340 feet east of the Sandstone Property. We have recently understood that the Mira Apartments integrated a sub-slab barrier system into its design and construction, although we have not yet confirmed that. We presume that any such plan would have been submitted to the Los Angeles City Planning Department for review and approval. Centec understands an excavation of the former UST bed and other soils at the former gas station had been approved for this site adjacent to the east of the Mira Apartments to further a path toward closure and to accommodate its redevelopment plan that will also include subterranean parking for an apartment complex. It too would most certainly include use of a sub-slab barrier system. Centec also notes that a very large apartment complex was completed in 2012-2013 east of the UTC Site beyond Canoga Avenue. This complex, known as Eton at Warner Center, at 67011 Eton Avenue, also includes subterranean parking, and appears to be near the southeastern edge of the UTC Site plume. It did integrate a vapor mitigation sub-slab barrier system, (per Certificate of Occupancy No. 96698 citing Building Permit No. 11010-10000-00563) which the Los Angeles City Planning Department did necessarily review and approve.

In summary, Mr. Garcia, the Sandstone Property appears to have been adversely impacted by relatively low concentrations of PCE off-gassing from the groundwater that has migrated under your property from the adjacent UTC Site to the south. Based on the proposed high-rise residential redevelopment of the Sandstone Property, we suggest consideration and use of a protective sub-slab barrier system as part of the final design and construction for the project to ensure a protective mitigation system is present. These barrier systems have been successfully used for decades and will provide long-term protection for the future site occupants. A qualified consulting engineer will be required to work with you on an overall effective site-specific design for the barrier system once the full scope of your project has been approved by the City, and the barrier's final design and efficacy will be reviewed and approved by a regulatory agency for full integration into your project's construction.

I trust this information is helpful to you at this time. Please do not hesitate to contact me should you have any questions.

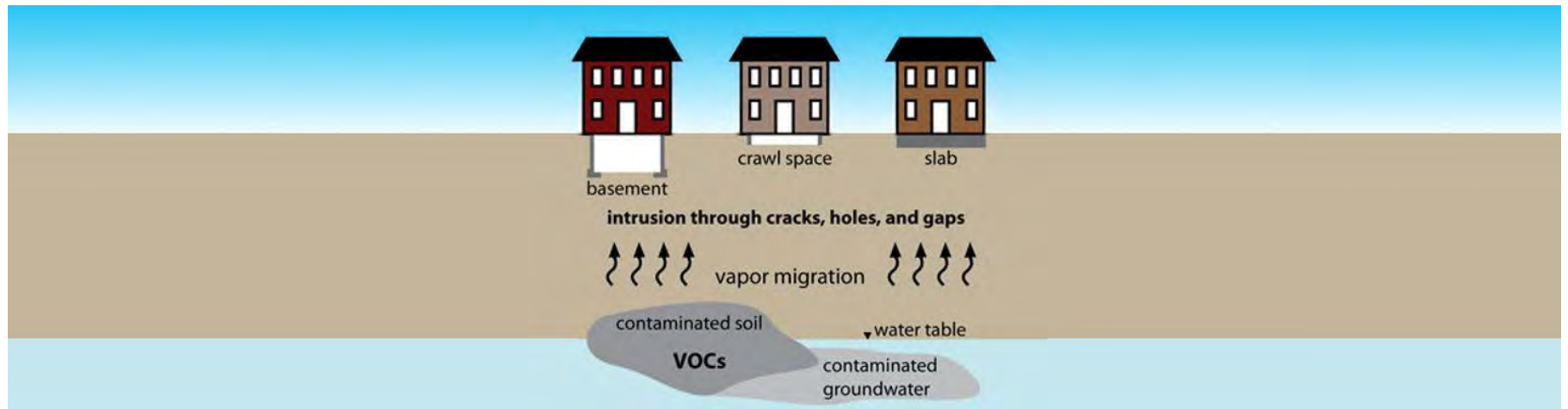
Sincerely,

CENTEC ENGINEERING, INC.



Steven N. Collins
Principal

Attachments: Vapor Intrusion Graphic
Land Science Vapor Intrusion Project in Denver
Liquid Boot Barrier System
Geo-Seal Barrier System



Denver Luxury Apartment Community Protected From Vapor Intrusion Risk Following Successful Geo-Seal[®] and Vapor-Vent[™] Installation

Project Highlights

- Geo-Seal[®] provided a proven, chemically-resistant technology which effectively sealed around plumbing, electrical penetrations, and foundation terminations
- Approximately 90,000 square feet of Geo-Seal and Vapor-Vent[™] successfully installed
- Applied in below freezing temperatures and winter conditions

Project Summary

The Alta Alameda Station, developed by Wood Partners, L.L.C., is a 338-unit luxury apartment community located in the diverse and urban Baker neighborhood of Denver, Colorado. The three-building, four-story, residential project is constructed on the former Denver Studio Complex that was used in the production of many Perry Mason movies. It is directly across the street from the Alameda Light Rail station, the hub of Denver's mass transit system which provides access to downtown Denver and the Denver Tech Center. Terracon Consultants, Inc. specified the Geo-Seal vapor intrusion barrier with Vapor-Vent to protect the buildings from contaminant vapor intrusion. The concept behind the specified approach was to provide a barrier to block all vapor intrusion pathways and provide a vapor collection system underneath the membrane to alleviate the buildup of vapors by passively venting the vapor from beneath the building.

Ideal for sites where residual contamination is known, but not fully characterized, Geo-Seal and Vapor-Vent provide building owners with long-term vapor intrusion protection and no maintenance. Geo-Seal was selected over other barrier technologies due its protection against chlorinated solvent-type contamination and the ability to be applied in colder temperatures. To provide additional peace of mind to the client, Land Science[®] provided a 20-year warranty against vapor intrusion for the Geo-Seal system.

Technology Description

Geo-Seal is a gas vapor management technology designed to eliminate vapor intrusion on Brownfields or any type of environmentally-impaired site. Geo-Seal is a chemically-resistant material placed between the foundation of the building and the soil pad to eliminate vapor intrusion pathways and stop contaminant vapors from permeating through the slab. By installing Geo-Seal, developers can ensure a healthy indoor environment while reducing the cost of site remediation and expediting site construction.

Vapor-Vent is a low profile vent system that can be used in lieu of slotted PVC pipe. The speed of installation and the proximity of the vent to the barrier provide cost savings and performance benefits compared to other technologies. Vapor-Vent can be installed to passively or actively vent vapors from under the building. The movement toward energy efficient buildings and the cost to maintain active venting systems make passive systems an attractive alternative. In addition, a passive system can be converted to active if needed.



Site Details

Site Type: Apartment community

Contaminant of Concern: cVOC vapors

Vapor Intrusion Solution: Vapor intrusion barrier and vapor collection system

Treatment Area: 90,000 ft²

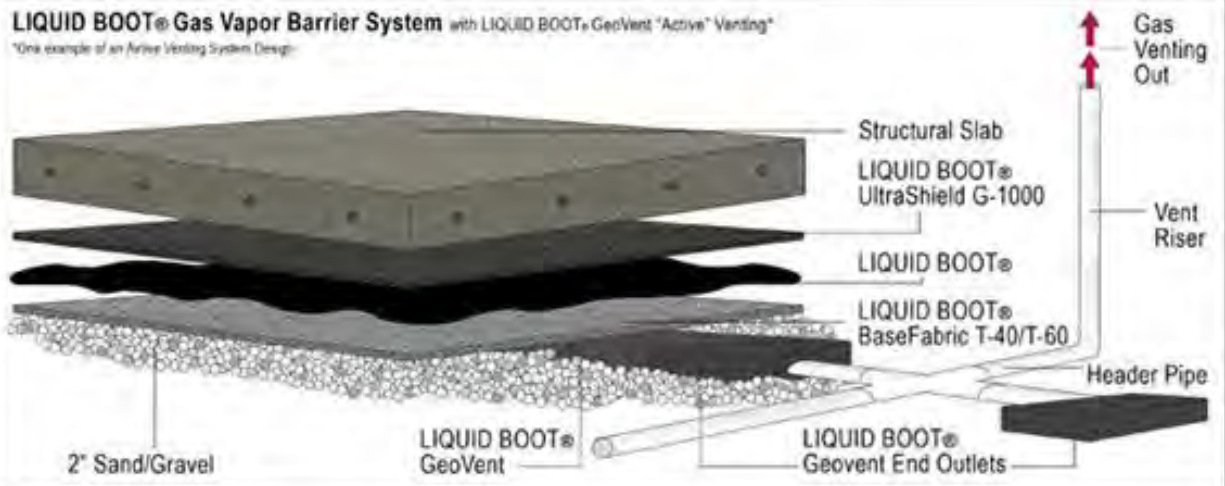
Technology Used:



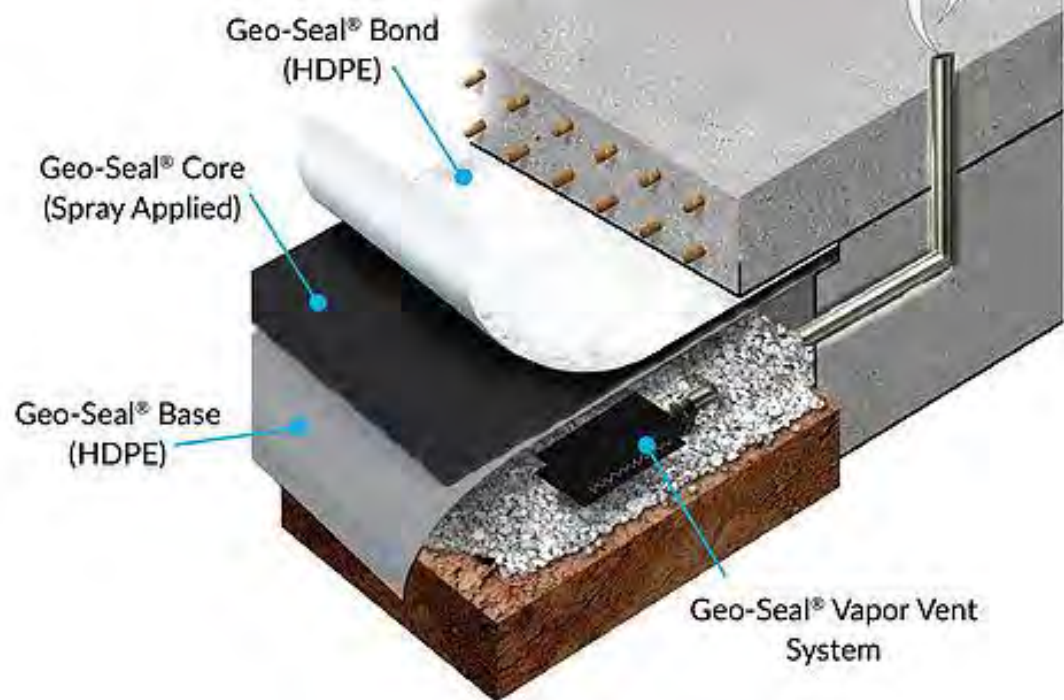
1011 Calle Somera San Clemente, CA 92673
T: 949.481.8118 | www.landsciencetech.com

LIQUID BOOT® Gas Vapor Barrier System with LIQUID BOOT® GeoVent "Active" Venting*

*One example of an Active Venting System Design



 Geo-Seal®
Vapor Intrusion Barrier



April 12, 2021

File Number: 57ER-265809

BY EMAIL

South Valley Area Planning Commission
Los Angeles Department of City Planning
6262 Van Nuys Blvd., Ste. 251
Van Nuys, California 91401
Email: apcsouthvalley@lacity.org

Re: Supplemental Justification for Statutory Exemption Pub. Res. Code Section
65457 for Case No. DIR-2018-2336-SPP-SPPA, 21515 Vanowen Street Project

President Dierking and Honorable Commissioners:

This firm represents 21515 Vanowen Street Associates, LLC (the "Applicant") regarding the development project at 21515 Vanowen Street (the "Project") in Warner Center that is subject to the Warner Center 2035 Specific Plan ("WC2035 Plan"). In a letter dated November 9, 2022, (the "Letter of Determination" or "LOD") the Director of Planning ("Director") approved Case No. DIR-2018-2336-SPP-SPPA for Project Permit Compliance and Project Permit Adjustment, finding that the Project was exempt from the California Environmental Quality Act ("CEQA") pursuant to Government Code Section 65457, that (i) none of the circumstances in Public Resources Code Section 21166 that would require a supplemental Environmental Impact Report ("EIR") to be prepared have occurred, (ii) that pursuant to CEQA Guidelines Sections 15168 and 15162, the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and (iii) that no new mitigation is required. The purpose of this letter is to provide supplemental justification in support of the Director's CEQA findings.

I. STATEMENT OF FACTS

A. The Project

The Project is located within the WC2035 Plan area, and is generally consistent with the general use designation, density, and building intensity restrictions for the area. The Project proposes 193 dwelling units (inclusive of 11 ground floor work-live units), with approximately 140,198 square feet of the nearly 167,000 square foot total dedicated to residential uses. The Project includes 249 vehicle parking spaces, and 12 short-term and 121 long-term bicycle parking spaces. The Project also includes multiple amenities and open public spaces incorporated into the Project design.

On November 9, 2020, the Director determined that the Project is statutorily exempt from CEQA pursuant to California Government Code Section 65457 because "it is a residential project consistent with the Warner Center Specific Plan Program EIR" and because "no event as specified in Public Resources Code Section 21166 has occurred that would require a supplemental EIR to be prepared prior to approval of the Project."¹

B. 2035 Warner Center Specific Plan Environmental Impact Report

The WC2035 Plan EIR (which includes the WC2035 Plan Draft EIR and Final EIR) ("WC2035 EIR") was certified on April 23, 2013 and recertified on October 23, 2013. The WC2035 EIR determined that the WC2035 Plan area is occupied by a wide range of land uses, including commercial and industrial uses that may involve the use and storage of potentially hazardous substances.² The WC2035 EIR also provided that where groundwater is present at shallow depths (15 to 20 feet below the ground surface) low concentrations of VOC may be present in the following two areas: (1) Chlorinated solvents (e.g., Tetrachloroethylene [Perchloroethylene] [PCE] and Trichloroethylene [TCE] from the former Rocketdyne facilities at the Canoga Avenue Facility ("CAF") site within the WC2035 Plan area; and (2) Fuel VOC (e.g., Benzene, toluene, ethylbenzene, and xylene [BTEX]; Methyl tert-butyl ether [MTBE]) from former leaking underground storage tank (LUST) cases within approximately 200 feet south of Sherman Way.³ With respect to the Rocketdyne facilities at the CAF site, the WC2035 EIR stated that the on-site groundwater monitoring was on-going and that as of the most recent monitoring report in 2006, PCE was reported at a concentration of 28 ppb in a monitoring well in the northeastern corner of the facility, on the northeastern corner of Vanowen Street and Canoga Avenue.⁴ The hazardous material and waste database survey prepared in connection with the WC2035 EIR identified numerous recognized environmental concerns ("RECs") within two miles of the WC2035 Plan area, although the specific locations of these facilities were not identified.⁵

To address the potentially significant construction impacts associated with individual development projects that are related to hazards and hazardous materials, the WC2035 Plan EIR recommended several mitigation measures that would reduce the potentially significant impacts to less than significant level.⁶ Notwithstanding that the WC2035 EIR determined that all operational impacts from development within the WC2035 Plan area with respect to hazards and hazardous materials would be less than significant, it recommended several mitigation measures that relate in part to such operational impacts, presumably to ensure that any such operational impacts associated with individual projects would be less than significant.⁷ The WC2035 EIR recommended and the City adopted the following five mitigation measures (WC2035 Final EIR, pp. V-16-17), designated as HAZ-1 through HAZ-5, with respect to

¹ LOD, p. 52.

² WC2035 Draft EIR, p. 4.6-2.

³ *Id.*

⁴ *Id.*

⁵ *Id.* at 4.6-2-3.

⁶ *Id.* at 4.6-7.

⁷ *Id.*

potentially significant impacts and less than significant impacts related to hazards and hazardous materials:

HAZ-1. The City shall require that individual projects conduct a Phase 1 Environmental Site Assessment to identify any hazardous materials/wastes that could be present on each project site. The Phase 1 will also include recommendations and measures for further site assessment (Phase 2) and mitigation (Phase 3) to address any hazardous materials/wastes potentially present on each site including any asbestos and lead-based paint.

HAZ-2. The City shall require that a Phase 2 Site Assessment be conducted as may be indicated by the site-specific Phase 1 Environmental Site Assessment. Should the Phase 2 Site Assessment indicate contamination a Phase 3 Mitigation Plan shall be designed and implemented to the satisfaction of the appropriate regulatory agency DTSC, LARQCB, LAFD or other regulatory agency as appropriate).

HAZ-3. The City shall require that each project applicant and/or contractor ensures that no hazardous materials are transported along Topanga Canyon Boulevard or Burbank Boulevard or within one-quarter mile of a school.

HAZ-4. The City shall require that each applicant and/or contractor coordinate in advance of construction with the City of Los Angeles Department of Transportation and Fire Department to ensure that road closures (temporary or permanent) are identified and that alternate access and evacuation routes are determined in the event of an emergency and/or natural disaster.

HAZ-5. The City shall ensure that any construction site and/or permanent facility storing hazardous materials comply with applicable regulations regarding storage, transport and disposal of hazardous materials and wastes.

The WC2035 EIR concluded that with the implementation of the mitigation measures provided above, the potential for significant impacts related to hazards and hazardous materials within the WC2035 Plan area would be less than significant.⁸

C. Los Angeles Water Board Presentation Regarding Canoga Avenue Facility

On November 19, 2020, the Los Angeles Water Board (the "LA Water Board") hosted a public meeting to consider the progress of groundwater remediation on the CAF site. The purpose of the meeting was for the LA Water Board to provide updates to the public regarding the ongoing clean-up and remediation efforts at the CAF site and to solicit public comment as the LA Water Board considers issuing a "No Further Soil Matrix Remediation Letter." The LA Water Board presented Figure 1 below to illustrate the progress in groundwater clean-up that has been made between 2006 and 2020. On the map, the gray shading specifies the area of groundwater plume in the year 2006, while the green shading shows the area of groundwater plume in the

⁸ *Id.*

year 2020. According to the LA Water Board presentation, this map shows that in the past 14 years, the area affected by groundwater contamination has been greatly reduced in size.

Figure 1

Site Assessment: Groundwater *Evaluación del Sitio: Agua Subterránea*

- Assessment
Evaluación
- Chemicals of concern
Sustancias químicas de interés
- Extent of groundwater impacts
Alcance de los impactos de las aguas subterráneas



D. Centec Engineering Environmental Site Assessment Reports

On August 29, 2016, Centec Engineering ("Centec") completed a Phase 1 Environmental Site Assessment (the "Phase 1 ESA") for the Project site in compliance with recognized industry standards, attached hereto as Exhibit 1. The Phase 1 ESA included a site visit and a desktop review of known cases of contamination within a one-mile radius of the Project site, including a review of the ongoing remedial action at the CAF site. With respect to the CAF site, the Phase 1 ESA concluded that "groundwater monitoring indicates the plume flows northeasterly and does not impact the subject property."⁹

⁹ Phase 1 ESA, p. 2.

Centec was asked to update and prepare an addendum to the Phase 1 ESA on February 25, 2021 (the "Phase 1 Addendum"), attached hereto as Exhibit 2, specifically to conduct in-depth desktop review of publicly available data regarding the ongoing clean-up and remediation of the CAF site. This analysis evaluated the efficacy of the LA Water Board's mandated remedial action on the CAF site, and of the potential for vapor encroachment conditions beneath the Project site. Based on Centec's substantial subject-matter expertise, the Phase 1 Addendum concluded that contaminant levels on the CAF site "have decreased significantly" due to soil removal and groundwater remediation activities.¹⁰

In addition, the Phase 1 Addendum noted that the contamination plume beneath the CAF site continues to decrease, and move farther away from the Project site.¹¹ Finally, the Phase 1 Addendum concluded that "remedial actions have been very successful in reducing the contaminant mass and the VOC concentrations at the [CAF] site, and the ongoing actions are fully expected to continue the reduction process."¹² Based on this evidence, Centec Engineering concluded that significant vapor encroachment would be unlikely for the Project site.¹³

Although Centec did not recommend a Phase 2 ESA based on the results of the Phase 1 ESA and Phase 1 Addendum, the Applicant was asked to complete a Phase 2 ESA. On March 23, 2021, Centec completed a Soil Vapor Survey (the "Phase 2 ESA"), attached hereto as Exhibit 3, to determine whether soil vapor beneath the Project site has been impacted by chlorinated solvents, such as PCE or TCE, common industrial cleaning and degreasing solvents, or other volatile organic compounds ("VOCs") associated with the releases at the CAF site.¹⁴

Centec installed six soil vapor probes within the subterranean parking garage under the existing office building.¹⁵ The probes were situated in representative locations across the floor of the parking garage, as depicted on Figure 1 in the Phase 2 ESA.¹⁶ Four of the probes (SV1-SV4) were positioned across the southern perimeter of the subterranean parking area, where Centec noted the garage floor was approximately 4 feet below the sidewalk above.¹⁷ With a presumed depth to groundwater at 16 feet below ground level, it was therefore presumed groundwater was approximately 7 feet below the depth of these four probes.¹⁸ The fifth probe (SV5) was installed in the northwesterly area of the garage, which was approximately 1-2 feet lower than the elevation of probes SV1-SV4, and therefore groundwater would be approximately 5-6 feet below probe SV5.¹⁹ The final sixth probe (SV6) was installed in the northeast area of the garage, where the concrete floor was at its lowest point and approximately 4-5.5 feet below the elevation

¹⁰ Phase 1 Addendum, p. 2.

¹¹ *Id.*

¹² *Id.* at 2-3.

¹³ *Id.* at 3.

¹⁴ Phase 2 ESA, pp. 1-2.

¹⁵ *Id.* at 2.

¹⁶ *Id.*

¹⁷ *Id.*

¹⁸ *Id.* at 3.

¹⁹ *Id.*

of probes SV1-SV4, and therefore groundwater would be approximately 2.5-3 feet below probe SV6.²⁰

Trace but detectable concentrations of PCE were identified in all of the samples.²¹ These included concentrations of 597-852 $\mu\text{g}/\text{m}^3$ in the four southernmost samples collected at the higher elevations (SV1-SV4), while higher concentrations were detected in the two northerly probes that were lower in elevation and closer to the groundwater, including 1,239 $\mu\text{g}/\text{m}^3$ PCE in SV5 and 1,548 $\mu\text{g}/\text{m}^3$ PCE in SV6.²²

Based on the field work and analytical results obtained, Centec determined that PCE is present in soil vapor below the subterranean garage at the Project site.²³ Since the highest concentrations were detected in the probes located farthest from the UTC Site but closer to the groundwater, Centec found it reasonable to presume that VOC-impacted groundwater has indeed migrated more northerly than suspected from the CAF site and off-gassing of PCE has occurred and been detected in the six representative probes that were installed.²⁴ The concentrations of PCE detected (597-1,548 $\mu\text{g}/\text{m}^3$) are above the conservative "screening level" of 240 $\mu\text{g}/\text{m}^3$ in common use over the past several years by California's Department of Toxic Substances Control ("DTSC") (the lead environmental regulatory agency in California) to determine whether a long-term health risk may be present for a residential property.²⁵

Because sampling conducted at the Project site pursuant to the Phase 2 ESA detected VOCs in soil vapors beneath the Project site, Centec recommended that the Applicant "incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, into the design of the proposed residential development to mitigate the potential risk of soil vapor intrusion into the future structure" in accordance with DTSC's promulgated guidance documents, including DTSC's Vapor Intrusion Mitigation Advisory, dated October 2011.²⁶ Centec stated that integration of such vapor mitigation technology has been shown to significantly reduce the risk of vapor intrusion.²⁷

Centec was also asked to prepare an Addendum to the Phase 2 ESA ("Phase 2 ESA Addendum"), dated April 6, 2021 and attached hereto as Exhibit 4, in which Centec examined existing design features of the Project's conceptual design that, when considered in conjunction with an engineered vapor mitigation technology such as a vapor barrier or sub-slab venting system, will further mitigate the potential risk of soil vapor intrusion into the new residential structure.²⁸ The existing design features Centec identified in the Phase 2 ESA Addendum include: (1) two levels of subterranean parking with a large vehicle driveway, which will

²⁰ *Id.*

²¹ *Id.*

²² *Id.*

²³ *Id.*

²⁴ *Id.*

²⁵ *Id.*

²⁶ *Id.* at 4.

²⁷ *Id.*

²⁸ Phase 2 ESA Addendum, pp. 2-3.

continuously act as a natural vent for any vapors that might enter the garage, (2) a mechanical ventilation system in the subterranean parking levels, which will further pull VOCs from the air within the garage area and vent them outward from the building, (3) a 3 to 4 foot steel-reinforced concrete slab, which will serve to prevent vapors from being able to penetrate through it, (4) at least half of the ground floor level is designed with either open area for vehicle parking, bike storage, or other uses that do not include human occupancy, and the ground floor live-work units will be ventilated with outdoor air from commercial access to the street, and (5) the intervening level of above-grade parking on the second floor has continuous openings to the outside air, which further serves to ventilate air within the parking level and prevents it from rising further upwards to the six levels of apartment units above.²⁹

Consistent with the Phase 2 ESA recommendations and in full compliance with mitigation measure HAZ-2, the Project will include the installation of soil vapor technology, such as a vapor barrier or sub-slab venting system, as part of the Phase 3 mitigation plan. These design features will ensure that the potential risk of vapor intrusion is mitigated to less than significant levels. Centec stated that "[t]hese barrier systems have been successfully used for decades and will provide long-term protection for the future site occupants. A qualified consulting engineer will be required to work with [the Applicant] on an overall effective site-specific design for the barrier system once the full scope of the [P]roject has been approved by the City, and the barrier's final design and efficacy will be reviewed and approved by a regulatory agency for full integration into [the] [P]roject's construction."³⁰ The incorporation of a soil vapor mitigation technology would not cause any new environmental impacts because it would not require changes to the proposed excavation or otherwise alter the scope of the Project.³¹

II. APPLICABLE CEQA AUTHORITY

Pursuant to Section 65457 of the Public Resources Code, any residential development project, subdivision, or zone change consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from CEQA. A supplemental EIR is required only if an event listed in Section 21166 of the Public Resources Code occurs after adoption of the specific plan.³² Section 21166 states that "no subsequent or supplemental environmental impact report shall be required" absent a showing that one of the following events has occurred:

- Substantial changes proposed to the project which will require major revisions of the EIR;
- Substantial changes in circumstances occur, which will require major revisions in the EIR; or
- New information becomes available, which was not known and could not have been known at the time the EIR was certified.

²⁹ *Id.* at 3.

³⁰ *Id.* at 5.

³¹ *Id.* at 2.

³² PRC § 65457.

Where the project is consistent with an existing program EIR, no new environmental document is required provided that the triggering events in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs., § 15000 *et seq.*) have not occurred.³³

III. ANALYSIS

A. None of the Triggering Public Resources Code Section 21166 Events Have Occurred.

Section 21166 of the Public Resources Code and Section 15162 of the CEQA Guidelines articulate only three events that would justify the preparation of a subsequent or supplemental EIR. Because none of these triggering events have occurred, additional environmental review is not required under CEQA.

i. There Are No Proposed Changes to the Project.

Public Resources Code Section 21166(a) and Section 15162(a)(1) of the CEQA Guidelines require that "substantial changes" be proposed to justify the need for additional environmental review. Here, there are no substantial changes to the WC2035 Plan. The Project is consistent with the general use designation, density, and building intensity restrictions for the area. Because there are no proposed changes to the WC2035 Plan, the requirements for Section 21166(a) have not been satisfied.

ii. Circumstances Have Not Changed.

Public Resources Code Section 21166(b) and 15162(a)(2) of the CEQA Guidelines require that "substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions" to the EIR.³⁴ The CEQA Guidelines further explain that no subsequent or supplemental EIR will be required unless these changes require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.³⁵ Therefore, in order to trigger additional environmental review under 21166(b), the changed circumstances must not only be substantial, but also must result in new or more severe significant environmental impacts than analyzed in the previous EIR.

In this case, there is no substantial change in circumstances that will result in new or more severe significant environmental impacts that were not analyzed in the previous EIR. The circumstances regarding the potential for VOCs in groundwater within the WC2035 Plan area have not substantially changed since the certification of the WC2035 EIR in 2013. The WC2035 EIR previously identified potential significant impacts with respect to VOCs in groundwater at shallow depths (15 to 20 feet below the ground surface).³⁶ Specifically, the WC2035 EIR

³³ 14 CCR § 15168(c)(2).

³⁴ PRC § 21166(b).

³⁵ 14 CCR § 15162(a)(2).

³⁶ WC2035 Draft EIR, p. 4.6-2.

determined that concentrations of chlorinated solvents (e.g., PCE, TCE) may be present at the CAF site.³⁷ Accordingly, the WC2035 EIR recommended and the City adopted mitigation measures HAZ-1 and HAZ-2 to ensure that site-specific mitigation would be adopted for all future individual projects to reduce any potential site-specific impacts with respect to hazards and hazardous materials to less than significant.³⁸ These mitigation measures were incorporated and adopted as part of the Project's conditions of approval in the LOD.

In addition, as provided in the Phase 1 ESA Addendum, the CAF site investigation has been ongoing since 1984, and remedial actions utilizing soil excavation, groundwater pump and treat systems, and in-situ enhanced biodegradation have been ongoing since 1991.³⁹ As such, the environmental conditions emanating from the CAF site predate the WC2035 EIR certification in 2013 by many years and although contaminant levels have decreased significantly over time, the hazardous conditions persist within the CAF site vicinity.⁴⁰ Indeed, the Phase 2 ESA confirmed that VOC-impacted groundwater has migrated northerly from the CAF site and off-gassing of PCE has occurred and been detected on the Project site.⁴¹ This finding is consistent with the potential significant impacts identified in the WC2035 EIR and addressed by the adopted mitigation measures HAZ-1 and HAZ-2.⁴²

In sum, there is no substantial change in circumstances that warrant preparation of a subsequent or supplemental EIR. To the contrary, the WC2035 EIR expressly considered potential environmental impacts from the known presence of subsurface contamination at the CAF site and required implementation of site-specific mitigation measures that ensured that the potential for significant impacts related to hazards and hazardous materials within the WC2035 Plan area would be less than significant.

iii. No New Information Has Become Available As Defined in PRC § 21166(c).

Public Resources Code Section 21166(c) states that "new information, which was not known and could not have been known at the time the [EIR] was certified as complete," triggers the need for a subsequent or supplemental EIR. Section 15162(a)(3) of the CEQA Guidelines amplify the statute by providing that no subsequent EIR shall be prepared unless the lead agency determines, on the basis of substantial evidence, that "[n]ew information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the

³⁷ *Id.*

³⁸ *Id.* at 4.6-7.

³⁹ Phase 1 ESA Addendum, p. 8.

⁴⁰ Phase 2 ESA, p. 2.

⁴¹ *Id.* at 3.

⁴² WC2035 Draft EIR, p. 4.6-2.

project proponents decline to adopt the mitigation measure or alternative; or (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

In this case, there is no "new information of substantial importance" that was not known and could not have been known with the exercise of reasonable diligence in 2013 when the WC2035 EIR was certified for several reasons. To start, the LA Water Board's November 19, 2020 public meeting did not reveal any "new information" because Figure 1 referenced above simply shows that between 2006 and 2020 the area around the CAF site affected by groundwater contamination has been greatly reduced in size due to the ongoing remediation efforts. In other words, the clean-up and remediation efforts at the CAF site are working and conditions are improving. Even if this information is considered "new," it is immaterial here because it is not of "substantial importance," since the information demonstrates no new or substantially more severe significant environmental impact that was not otherwise analyzed and disclosed in the WC2035 EIR. In fact, quite the opposite, the LA Water Board information showed that the groundwater plume has reduced since 2006. Nor does the information show that that previous infeasible mitigation measures or alternatives are now feasible, or that there are new, considerably different mitigation measures or alternatives available to substantially reduce one or more significant impacts. As discussed above, the WC2035 EIR expressly considered potential environmental impacts from the known presence of subsurface contamination at the CAF site and required implementation of site-specific mitigation measures that ensured that the potential for significant impacts related to hazards and hazardous materials within the WC2035 Plan area would be less than significant.⁴³ Therefore, the LA Water Board information from its November 2020 public meeting is not "new information of substantial importance" that would trigger the preparation of a subsequent or supplemental EIR.

Next, the Phase 2 ESA, which found that VOC-impacted groundwater has migrated northerly from the CAF site and off-gassing of PCE has occurred and been detected below the subterranean garage at the Project site is not "new information of substantial importance" because the presence of contaminated groundwater emanating from the CAF site was known and could have been known with the exercise of reasonable diligence at the time the WC2035 EIR was certified in 2013. Indeed, the WC2035 EIR previously identified potential significant impacts with respect to VOCs in groundwater at shallow depths (15 to 20 feet below the ground surface).⁴⁴ The depth to groundwater at the Project site was presumed at 16 feet below ground level, which is well within the WC2035 EIR depth range.⁴⁵ Furthermore, the WC2035 EIR determined that concentrations of chlorinated solvents (e.g., PCE, TCE) could be present at the CAF site,⁴⁶ so potential significant impacts related to the presence of VOCs in groundwater were previously disclosed.

⁴³ WC2035 Draft EIR, pp. 4.6-2, 4.6-7.

⁴⁴ WC2035 Draft EIR, p. 4.6-2.

⁴⁵ Phase 2 ESA, p. 3.

⁴⁶ WC2035 Draft EIR, p. 4.6-2.

In addition, as shown in the LA Water Board Figure 1 above, as early as 2006, the contaminated groundwater plume partially covered the southeast corner of the Project site. This information has been publicly available through the continuous groundwater investigation and monitoring of the CAF site overseen by the LA Water Board since at least 1984.⁴⁷ Therefore, the information regarding the contamination at the CAF site and risk of offsite contamination could have been known with the exercise of reasonable diligence, and frankly was known to the City when it certified the WC2035 EIR in 2013.

In fact, in recognition of this potential impact, the WC2035 EIR recommended and the City adopted mitigation measures HAZ-1 and HAZ-2 to ensure that site-specific mitigation would be adopted for all future individual projects to reduce any potential site-specific impacts with respect to hazards and hazardous materials to less than significant.⁴⁸ Specifically, the mitigation measure HAZ-1 requires that "individual projects conduct a Phase 1 Environmental Site Assessment to identify any hazardous materials/wastes that could be present on each project site. The Phase 1 will also include recommendations and measures for further site assessment (Phase 2) and mitigation (Phase 3) to address any hazardous materials/wastes potentially present on each site including any asbestos and lead-based paint."⁴⁹ And mitigation measure HAZ-2 requires that "a Phase 2 Site Assessment be conducted as may be indicated by the site-specific Phase 1 Environmental Site Assessment. Should the Phase 2 Site Assessment indicate contamination a Phase 3 Mitigation Plan shall be designed and implemented to the satisfaction of the appropriate regulatory agency DTSC, LARQCB, LAFD or other regulatory agency as appropriate)."⁵⁰ With the implementation of the mitigation measures, the WC2035 EIR concluded that potential for significant impacts related to hazards and hazardous materials within the WC2035 Plan area would be less than significant.⁵¹

That being said, the presence of detectible levels of PCE in soil vapor under the Project site is not "new information" because it does not present new or more severe significant impacts, nor does it make previously infeasible mitigation measures or alternatives feasible, or offer new, considerably different mitigation measures or alternatives. To the contrary, the Phase 2 ESA findings affirm the potential significant impacts identified in the WC2035 EIR. As discussed further in the section below, the Phase 2 ESA also affirms that mitigation measure HAZ-2 is sufficient to reduce potential impacts to less than significant. For all these reasons, a subsequent or supplemental EIR is not required.

B. Existing Mitigation Measure HAZ-2 Is Adequate To Address The Potential Impacts Related to Hazards and Hazardous Materials.

The CEQA Guidelines provide that mitigation measures may specify performance standards for mitigating a significant impact when it is impractical or infeasible to specify the specific details of mitigation during the EIR review process, provided the lead agency commits to implement the

⁴⁷ Phase 1 ESA Addendum, p. 6.

⁴⁸ WC2035 Draft EIR, p. 4.6-7.

⁴⁹ *Id.*

⁵⁰ *Id.*

⁵¹ *Id.*

mitigation, adopts the specified performance standard, and identifies the types of actions that may achieve compliance with the performance standard.⁵² While the general rule against deferred mitigation bars "loose or open-ended performance criteria," a requirement that mitigation be developed in consultation with regulatory agencies can be sufficient to ensure that potential impacts will be adequately mitigated.⁵³ In addition, a lead agency may rely on future studies to devise the specific design of the mitigation measure when the results of later studies are used to tailor mitigation measures to fit on-the-ground environmental conditions. *City of Maywood v Los Angeles Unified Sch. Dist.* (2012) 208 CA4th 362, 411 (upholding mitigation measure, based on further investigation of contamination at project site, calling for development of hazardous materials remediation plan); *Residents Against Specific Plan 380 v County of Riverside* (2017) 9 CA5th 941, 971 (upholding agency's use of performance standard, rather than prescriptive mitigation measures, to allow implementation of mitigation to be tailored to fit final project design and then-available technology).

Here, the WC2035 EIR recommended and the City adopted mitigation measure HAZ-2, which provides that a Phase 2 Environmental Site Assessment shall be conducted as may be indicated by a site-specific Phase 1 Environmental Site Assessment.⁵⁴ If the Phase 2 Environmental Site Assessment indicates contamination, then a Phase 3 Mitigation Plan shall be designed and implemented to the satisfaction of the appropriate regulatory agency, such as the LA Water Board or other regulatory agency as appropriate.⁵⁵ The WC2035 EIR concluded that significant impacts related to hazards and hazardous materials within the WC2035 Plan area would be less than significant with implementation of such mitigation.⁵⁶ Mitigation measure HAZ-2 relies on industry experts utilizing widely-accepted standards to evaluate site-specific environmental impacts in a Phase 2 Environmental Site Assessment and the development of Phase 3 Mitigation. Consistent with established case law, this type of deferred mitigation was appropriate because the WC2035 EIR could not feasibly specify detailed mitigation measures because it programmatically studied an entire geographic area and did not have site-specific information about the environmental condition of each individual project site. Thus, each individual project would be required to undergo a site-specific environmental site assessment to ensure that any potential significant impacts are mitigated to a level of insignificance.

In this case, Centec recommended the incorporation of a soil vapor mitigation technology, such as an engineered vapor barrier, into the design of the Project to mitigate the potential risk of soil vapor intrusion into the future structure.⁵⁷ Integration of such vapor mitigation technology in accordance with DTSC's promulgated guidance documents, including DTSC's Vapor Intrusion Mitigation Advisory, dated October 2011, has been shown to significantly reduce the risk of vapor intrusion.⁵⁸ In addition, Centec stated that "soil vapor mitigation technologies such as

⁵² 14 CCR § 15126.4(a)(1)(B).

⁵³ *Rialto Citizens for Responsible Growth v City of Rialto* (2012) 208 CA4th 899, 945.

⁵⁴ WC2035 Draft EIR, p. 4.6-7.

⁵⁵ *Id.*

⁵⁶ *Id.*

⁵⁷ Phase 2 ESA, p. 4.

⁵⁸ *Id.*

vapor barriers are increasingly common and found at numerous developments on impacted properties throughout the City of Los Angeles and elsewhere in the State."⁵⁹ In fact, Centec confirmed that a large apartment complex completed in 2012-2013 east of the CAF site located at 67011 Eton Avenue, known as Eton at Warner Center, installed a vapor mitigation sub-slab barrier system.⁶⁰ The Eton at Warner Center includes subterranean parking like the Project, and appears to be near the southeastern edge of the CAF site groundwater plume.⁶¹ As such, there is clear precedent for the City's review and approval of the type of vapor mitigation technology recommended by Centec within the Project vicinity to address the very impact at issue in this case.

The City incorporated and adopted mitigation measures HAZ-1 through HAZ-5 as Project conditions of approval in the LOD, and thus the Project would be required to comply with mitigation measure HAZ-2 prior to any issuance of a building permit. Per the Phase 2 ESA, vapor mitigation technology, such as a vapor barrier, will be incorporated as part of the Phase 3 Mitigation Plan as required in mitigation measure HAZ-2. As provided in Centec's Phase 2 ESA and Phase 2 ESA Addendum, implementation of the barrier will reduce any potential site-specific impacts to less than significant. Centec further substantiated the efficacy of protective sub-slab vapor barrier technology in its Phase 2 ESA Addendum to demonstrate that the technology is effective in mitigation health risks from soil vapor intrusion.⁶² In addition, Centec identified several existing design features of the Project, as detailed in Section I.D of this letter, that would further mitigate potential risk of soil vapor intrusion.⁶³

For all these reasons, mitigation measure HAZ-2 in the WC2035 EIR, and as incorporated and adopted as a Project condition of approval in the LOD, is adequate and the proposed vapor mitigation technology will reduce any potential site-specific impacts related to soil vapor intrusion to less than significant.

Very truly yours,



Kira T. Conlon
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4850-2038-6020.2

cc: Sheila Toni, sheila.toni@lacity.org

⁵⁹ *Id.*

⁶⁰ *Id.* at 5.

⁶¹ *Id.*

⁶² Phase 2 ESA Addendum, pp. 3-5.

⁶³ *Id.* at 2-3.

EXHIBIT 1

(21515 Vanowen – Phase 1 ESA)



Environmental Assessments and Solutions

4299 MacArthur Blvd., Suite 107 • Newport Beach, CA 92660

(949) 476-8922 • FAX (949) 474-3222

August 29, 2016

Mr. David Garcia, Vice President

SANDSTONE PROPERTIES

10877 Wilshire Boulevard, Suite 1105

Los Angeles, CA 90024

Re: **EXECUTIVE SUMMARY** - Phase I Environmental Site Assessment
21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0816059

Dear Mr. Garcia:

Centec Engineering has completed the Phase I Environmental Site Assessment for the above-referenced property. This assessment has revealed no evidence of a Recognized Environmental Condition (REC) associated with the subject property, one rectangular-shaped parcel totaling approximately 1.01 acres, developed as a two-story office building with a subterranean garage located at 21515 Vanowen Street, Canoga Park, California 91303. Based on our findings, no further actions would appear necessary at this time. These conclusions have been reached for the following reasons:

- 1) The property is an office building with a below-grade parking garage. There are small areas for parking on the eastern and western sides of the building. All of the office tenants do office work on-site. There are no doctors, dentists, or chiropractors in the building. There is an elevator and the equipment room appears to be maintained exceptionally well, with no areas of stains or spills noted, and nothing stored inside the closet except the elevator equipment. The maintenance people have two storage closets. Both are well-organized with the interior paints in one storage space, and household cleaning materials in another. Formal landscaping surrounds the building on three sides and there is an atrium on the first floor. The plantings appear healthy and growing, and adapted to the limited irrigation occasioned by the drought. No evidence of toxic materials abandonment was noted.
- 2) A history of the subject property was ascertained through historical aerial photographs, historical USGS Maps, records at the City of Los Angeles Building



SANDSTONE PROPERTIES

Executive Summary - Centec Project #0816059

August 29, 2016 - Page 2

and Fire Departments, and an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group who manages the building, and Mr. Kevin Zetino, Building Engineer for Moss Group, and who is responsible for the subject property maintenance. Sanborn Fire Insurance Maps were sought for the property, but although Canoga Park has its own map, the subject property was just outside the boundary, and there was no coverage. Prior to its current development, the subject property was under residential development, and the Building Permit for constructing the extant office building notes that eight dwellings and garages were on-site at the time the permit was issued (1982). Permits for the demolition of six of the houses and the relocation of one of the houses were located. Permit data indicated that the current building was for non-medical offices. Prior to the residential development of the property and vicinity, it appears to have been under dry-type agriculture.

- 3) There are no PCB-containing transformers evident. The age of the building (post-1980) does not suggest a significant use of asbestos-containing building materials, and no suspect, damaged, friable materials were noted. Hazardous materials are limited to the hydraulic fluid in the elevator equipment and the cleaning supplies. There are no hazardous wastes generated on-site.
- 4) A review of adjacent properties indicated some evidence for concern. A former aerospace facility is across Vanowen Street to the south of the subject property and there had been hazardous materials in use and hazardous wastes generated there. There are also areas of contamination at the former aerospace facility, however, the closest directly south-southwest of the subject property has been remediated and closed, and the solvents at the remainder of the facility to the south and southeast have undergone remedial actions and been reduced in significance. Groundwater monitoring indicates the Boeing plume flows northeasterly and does not impact the subject property.
- 5) Our review of known cases of contamination found within a one-mile radius of the subject property found no reasons to suspect that off-site sources of contamination would adversely impact the subject property. There are numerous different sites of known or suspected contamination from leaking USTs or process spills within a ½-mile radius of the subject property. Most of the sites are leaking USTs that have a "case closed" status, or are under remediation. Other than the 2 Boeing sites referenced above, the closest is a former gas station 425 feet to the east, which had a limited release from its former gasoline USTs and which has been approved for excavation. Another former facility



SANDSTONE PROPERTIES

Executive Summary - Centec Project #0816059

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1200 feet to the northeast is still under investigation, but is hydrologically downgradient. The other 3 sites within the critical ¼-mile radius have been remediated and closed. All of the listed sites are considered too distant and lack adequate significance to pose a significant threat of impairment to the subject property.

This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) associated with the property. Our report goes into further detail regarding how and why these conclusions are reached. Sandstone Properties, and/or assigns, may rely on the information contained in the report as being accurate and thorough subject to the limitations detailed in the report. If you should have any questions whatsoever regarding the report, please feel free to contact me directly.

Sincerely,

CENTEC ENGINEERING, INC.

A handwritten signature in blue ink that reads "Steven Collins". The signature is stylized with a large, looped "S" and a cursive "Collins".

Steven N. Collins, REA
Principal, Project Manager



CENTEC
engineering

Environmental Assessments and Solutions

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PHASE I

ENVIRONMENTAL SITE ASSESSMENT

PREPARED FOR

21515 VANOWEN STREET

CANOGA PARK, CALIFORNIA 91303

AUGUST 29, 2016



PHASE I

ENVIRONMENTAL SITE ASSESSMENT

- For property located at -

21515 VANOWEN STREET

CANOGA PARK, CALIFORNIA 91303

CENTEC PROJECT #0816059

- Prepared for -

SANDSTONE PROPERTIES

- Prepared by -

CENTEC ENGINEERING, INC.
4299 MacArthur Boulevard, Suite 107
Newport Beach, California 92660
(949) 476-8922
Steven N. Collins, President

August 29, 2016

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INTRODUCTION

Centec Engineering is pleased to submit the following information in response to authorization by Mr. David Garcia, Vice President of Sandstone Properties, to provide a Phase I Environmental Site Assessment for property located at 21515 Vanowen Street, Canoga Park, California 91303. The scope of services authorized includes a preliminary environmental assessment of the property in order to identify any Recognized Environmental Conditions or other specific environmental concerns (as defined by ASTM E1527-13 and summarized below). The results of this study are based on information obtained from the following sources:

- Visual inspection of the property and adjacent areas
- EDR, "Environmental FirstSearch Report," August 18, 2016
- An interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group
- An interview with Mr. Kevin Zetino, Building Engineer for Moss Group, and who is responsible for the subject property
- City of Los Angeles Fire Department
- City of Los Angeles Building and Safety Department
- City of Los Angeles Planning and Zoning Departments
- City of Los Angeles Department of Water and Power
- City of Los Angeles Central Library Database, Sanborn Fire Insurance Maps
- Los Angeles County Assessor's Office
- South Coast Air Quality Management District
- historicaerials.com
- California Water Quality Control Board - Los Angeles Region
- California Environmental Protection Agency, Dept. of Toxic Substances Control
- California Waste Management Board
- California Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- California Division of Mines & Geology
- California Governor's Office of Planning & Research
- United States Environmental Protection Agency

Definitions for ASTM Standard Practice E1527-13

Recognized Environmental Conditions (RECs)

Defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. De minimus conditions are not RECs.

Controlled Recognized Environmental Conditions (CRECs)

Defined as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with

hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Historical Recognized Environmental Conditions (HRECs)

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.

Environmental Issues

Defined as environmental concerns identified by Centec Engineering, Inc. that warrant discussion, but do not qualify as recognized environmental conditions as defined by the ASTM Standard Practice E1527-13. These can include, but are not limited to risks which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the subject property.

Limitations

This Phase I Environmental Site Assessment was performed in accordance with generally and currently accepted environmental engineering principles and practices, including current ASTM standards (E-1527-13). The findings of this Phase I report concerning the subject property should be considered a professional opinion based upon the data obtained during the investigation and should not be considered a definite statement that hazardous contamination is or is not present at the subject property. The scope of work for this assessment did not include testing of electrical equipment for the potential presence of PCBs or collection of environmental samples. The scope of work did not include an assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas, an assessment for the potential release of radio nuclides, an assessment of non-chemical hazards such as the potential for damage from earthquakes or floods, or an assessment of the presence of endangered species or wildlife habitats. This Phase I Environmental Assessment also did not include an assessment of the environmental compliance status of the subject property, working condition or compliance status of any equipment or machinery on the subject property, or a health-based risk assessment. In addition, a title search was not conducted by Centec, and the Client did not provide a chain-of-title report or environmental lien search to Centec for review. Based on the research completed, no such liens or environmental deed restrictions are considered likely for the subject property, and no such liens or use limitations were identified for the site on DTSC's Envirostor website. Any opinions or recommendations concerning asbestos-containing materials or lead-based paint should be considered limited in scope and are intended for preliminary screening purposes only. The conclusions made in this report are based on and in accordance with information obtained at this time from visual inspections of the property and from relevant federal, state, regional, and local agencies. Although Centec Engineering believes that the information contained herein is reliable, no guarantee is made as to the accuracy of information provided to Centec by others. This report was prepared for the use of **Sandstone Properties, their successors, assigns**

and/or affiliates. Although Centec Engineering consents to the release of this report to other third parties at the discretion of **Sandstone Properties**, Centec makes no warranty of any kind to other third parties and cannot be held liable for any reliance by other third parties upon the information contained herein.

SITE DESCRIPTION AND HISTORY

The subject property consists of one rectangular-shaped parcel totaling approximately 1.01 acres, developed as a two-story office building with a subterranean garage located at 21515 Vanowen Street, Canoga Park, California 91303. The subject property is located on the northwest corner of Vanowen Street and Alabama Avenue and stretches to the northeast corner of Vanowen Street and Remmet Avenue, as shown on the Site Location map in the Appendix. The property can be found in the Los Angeles County Assessor's Map Book 2138, Page 11, Parcel 94, as shown on the Assessor's Map (Map A) in the Appendix.

A history of the subject property was ascertained through historical aerial photographs, historical USGS Maps, records at the City of Los Angeles Building and Fire Departments, and an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group who manages the building, and Mr. Kevin Zetino, Building Engineer for Moss Group, and who is responsible for the subject property maintenance. Sanborn Fire Insurance Maps were sought for the property, but although Canoga Park has its own map, the subject property was just outside the boundary, and there was no coverage. Prior to its current development, the subject property was under residential development, and the Building Permit for constructing the extant office building notes that eight dwellings and garages were on-site at the time the permit was issued (1982). Permits for the demolition of six of the houses and the relocation of one of the houses were located. Permit data indicated that the current building was for non-medical offices. Prior to the residential development of the property and vicinity, it appears to have been under dry-type agriculture. There is no information suggesting that the property had ever been a location of a dry cleaning business or a gas station.

No unusual conditions or suspect prior uses were noted in any of the aerial photographs or historical USGS Topographic Maps, a complete list of which can be found in the Appendix.

The historical use of the surrounding properties follows the subject property development from agricultural use to single-family residential development to commercial/retail and multi-family residential development.

The property is zoned CR-1VL-R10, a Los Angeles designation for commercial uses. Adjacent property users include a large apartment complex to the northwest and north, an undeveloped lot (which formerly had a small restaurant and parking lot and at the time of the inspection was mostly vacant) across Alabama Avenue to the east, a former aerospace manufacturing facility across Vanowen Street to the south, and an office building across Remmet avenue to the west. The former aerospace facility across Vanowen Street to the south included a 9-acre Pratt & Whitney Division to the southwest (Map ID #2) and a larger 40+-acre Boeing/Rocketdyne facility to the southeast (#D33), both of which had releases of chlorinated solvents (or volatile organic compounds - VOCs) and some metals. The Pratt & Whitney contamination

impacted soil only, primarily in the southern end of the former building, or 600 feet south of the subject property, and was remediated with the excavation and removal of 2,200 tons of soil, and it was closed in 2010. The Boeing releases impacted groundwater, but they were 600-800 feet to the southeast and 1200 feet to the south, and have undergone various efforts of remediation that have significantly reduced the VOC concentrations. Groundwater has consistently flowed to the northeast, and the available data do not suggest any significant impact to groundwater below the subject property has likely occurred. The nearest available monitoring point is 150 feet southeast of the subject property, and it only contained 17 $\mu\text{g/L}$ PCE in 2010 (the only data available). Since remedial actions utilizing groundwater pump-and-treat in 2012-2015 and in-situ injections of biodegradation compounds in 2012 and 2015 have significantly reduced VOC concentrations in the source areas, it is reasonably presumed any remnant VOCs across the property will also attenuate over time. None of the other adjacent properties appear to utilize underground storage tanks currently, and none would appear to present a likely risk of impairment to the subject property. Please refer to the "Known Sources of Off-Site Contamination" section of this report for information regarding properties of known environmental concern within a one-mile radius of the subject property.

GEOLOGY AND HYDROGEOLOGY

The subject property sits approximately 790 feet above mean sea level within the southeastern portion of the Ventura Basin in the San Fernando Valley. The site vicinity is underlain by recent alluvium of 70-100 feet thick deposited within the drainage system of the nearby Los Angeles River. The subsurface lithology would typically consist of sandy loams, various permeable materials (sands, gravels, and cobbles), and lenses of clay and silty sands. Subsurface investigations at the subject property to the south indicated soil consisted of fine-grained silty and sandy clays and sandy and clayey silts down to groundwater at 16-18 feet.

The property lies within the West Coast Groundwater Basin of the Coastal Plain of Los Angeles County. Domestic-yield aquifers may be encountered in the vicinity at depths in excess of 200 feet below ground surface (bgs), although upper water-bearing zones of little beneficial use may be encountered at shallower depths of 20-30 feet bgs. Four different water-bearing units have been identified at the Boeing facility, with upper groundwater encountered at 16-17 feet bgs. Groundwater flow at the Boeing property has consistently been calculated to be toward the northeast.

According to the U. S. Department of Homeland Security, FEMA website, the subject property is in Zone X on Community Panel Number 06037C 1280F, September 26, 2008.

ON-SITE INSPECTION

The subject property and the surrounding vicinity were inspected by Centec personnel on August 17, 2016. Mr. Joel C. Johnson, Senior Property Manager of Moss Group, and Mr. Kevin Zetino, Building Engineer for Moss Group who is responsible for the subject property, accompanied the inspection. Photographs of the subject property, and an aerial photograph believed to be from 2015 are included in the Appendix for reference.

The subject property consists of one rectangular-shaped parcel totaling approximately 1.01 acres, developed as a two-story office building with a subterranean garage located at 21515 Vanowen Street, Canoga Park, California 91303. The building permits state that the structure is constructed of "frame" and Mr. Johnson said it is a steel frame and reinforced concrete building with concrete block foundational walls in the garage. The floors are covered variously with carpet, ceramic tiles, vinyl planking which appears to be a wood floor, but is easily maintained, and bare concrete in the garage and storage rooms. Ceilings have decorative finishes as well as 2' by 4' T-bar grids with lighting and HVAC ducts and small rooms have painted wall board ceilings.

Due to the post-1980 construction of the subject property building, Centec determined that it is unlikely for building materials to contain any significant quantities of asbestos. All materials appeared to be in good condition and no samples were obtained for analysis. No stored lead-based paints were noted during inspection of the building and no use of lead-based paint is suspected. However, no sampling or laboratory analyses were completed during this investigation to verify the presence or absence of lead in any building materials.

The property is an office building. None of the tenants does anything other than office-type work. There are no retail spaces in the building, nor are there any medical offices on-site. There is an atrium near the center of the building opening onto the first floor, and there is a suspended walkway in the lobby. The elevator is hydraulic. The elevator equipment room in the garage is extremely clean. There did not appear to be any unauthorized storage in the elevator equipment room. The two maintenance offices were also viewed. Each has access to space to use for storage. The paints that are needed in an office building on a regular basis are stored in 1- and 5-gallon buckets in one of these closets. These all appear to be latex paints, not hazardous materials, and all of the paint is stored neatly, with no signs of spills or stains. The maintenance offices appear to have small quantities of hazardous materials in the form of household cleaners and lubricants. No areas of stains or spills were noted.

The property is concrete-paved. There are two small parking lots on the east and west sides of the building, and the garage beneath the building. All these areas are concrete-paved. None of the paved areas display signs of hazardous material stains, odors, or spills other than minor surface oil stains from vehicles.

Landscaping surrounds the building on the east, south, and west sides in planters which are part of the design of the building. The purposely-planted drought-tolerant plants appear to be flourishing.

No evidence of current or former underground or aboveground storage tanks, ponds, pits, lagoons, clarifiers or interceptors, or groundwater monitoring wells was noted during either the on-site inspection or during the file reviews. There was evidence of sensitive environmental receptors in the immediate vicinity due to the proximity of apartments and residences in the immediate area. The headwaters of the Los Angeles River are 200 feet to the north of the subject property. These could be considered sensitive environmental receptors. There are some historical landmarks in the vicinity, including a sign at a store within about 200 feet of the subject property. No high-tension electrical towers were noted in the vicinity.

The property is served by Los Angeles Department of Water and Power (DWP) transformers. Mr. Don Giddings from the DWP has told Centec that DWP-owned transformers have no PCB-containing materials in them. The EPA defines less than 50 ppm as "non-PCB."

Radon is generally not considered a significant area of concern for Southern California and has not been tested for in the course of this investigation. A 1990 study by the State of California Department of Health Services, in conjunction with the EPA, concluded that California ranks as the third lowest state in the country for percentage of dwellings exceeding the recommended action level for radon. The study also concluded that Southern California generally has an even lower incidence and likelihood of elevated levels of radon than the rest of the state.

REVIEW OF GOVERNMENT AGENCIES AND PUBLIC RECORDS

Records for the subject property were sought at the **City of Los Angeles Building and Safety Department**. Records for the subject property covered 1949 through 2016. The information in the "Site Description and History" section covers pertinent information noted in the records. No records reviewed suggested the installation or removal of underground storage tanks (USTs).

A request to review all pertinent information for the subject property addresses was made to the **City of Los Angeles Fire Department Fire Prevention Section - Hazardous Material Unit** and **UGT Plan Check Unit**. Neither Unit has yet responded to the request, but no issues of environmental concern are expected. If any information is received that alters the conclusions of this report, an addendum will be issued immediately.

A record review on the **South Coast Air Quality Management District (AQMD)** database was made for the subject property address. The AQMD had no data for the subject property address.

A request for records at **California Environmental Protection Agency - Toxic Substances Control Division** was responded to that no data for the subject property address was located.

A review of oil and gas well maps with the **State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources**, revealed no wells on or near the subject property.

A search was made of the **City of Los Angeles Central Library Database, Sanborn Fire Insurance Map** Collection for the subject property. There is a map specifically for Canoga Park from 1927 corrected to 1932, but the boundary is north of the location of the subject property. It was not located on other maps.

The subject property is not found on public records as a known source of former contamination. Please refer to the following section of this report for details concerning known sources of contamination within a one-mile radius of the subject property.

KNOWN SOURCES OF OFF-SITE CONTAMINATION

Centec requested and received a database report on known or potential sources of off-site contamination in the vicinity of the subject property from Environmental Data Resources (EDR). The Environmental FirstSearch database searched pertinent federal, state, and local lists of public information, according to appropriate ASTM standards, to identify and geographically locate sites of concern within a maximum radius of one mile of the subject property.

The subject property is not identified on the database for any reason. Several adjacent and nearby sites are identified as generators of hazardous waste and operators of USTs, as well as known sources of contamination.

The database identified 26 known cases of contamination within a ½-mile radius of the subject property, 11 of which are within the critical ¼-mile radius of the subject property. Most of the sites have been remediated and “closed.” The closest across Vanowen Street to the south included a 9-acre former Pratt & Whitney Division to the southwest (Map ID #2) and a larger 40+-acre Boeing/Rocketdyne facility to the southeast (#D33), both of which had releases of chlorinated solvents (or volatile organic compounds - VOCs) and some metals. The Pratt & Whitney contamination impacted soil only, primarily in the southern end of the former building, or 600 feet south of the subject property, and was remediated with the excavation and removal of 2,200 tons of soil, and it was closed in 2010. The Boeing releases impacted groundwater, but they were 600-800 feet to the southeast and 1200 feet to the south, and have undergone various efforts of remediation that have significantly reduced the VOC concentrations. Groundwater has consistently flowed to the northeast, and the available data do not suggest any significant impact to groundwater below the subject property has likely occurred. The nearest available monitoring point is 150 feet southeast of the subject property, and it only contained 17 µg/L PCE in 2010 (the only data available). Since remedial actions utilizing groundwater pump-and-treat in 2012-2015 and in-situ injections of biodegradation compounds in 2012 and 2015 have significantly reduced VOC concentrations in the source areas, it is reasonably presumed any remnant VOCs across the property will also attenuate over time. Other than the 2 Boeing sites referenced above, the closest is a former gas station 425 feet to the east (#A3), which had a limited release from its former gasoline USTs and which has been approved for excavation. Another former facility 1200 feet to the northeast (#C23) is still under investigation, but is hydrologically downgradient. The other 3 sites within the critical ¼-mile radius have been remediated and closed. Twelve of the remaining sites ¼-½ mile away have also been remediated and closed and 5 are undergoing remedial action. All of these sites appear too distant and lack adequate significance to present a realistic risk of impairment to the subject property.

There are no NPL or state “Superfund” sites, active CERCLIS sites, hazardous waste landfills, or other significant cases of contamination in the vicinity of the subject

property. The entire FirstSearch report, including site location maps, is included in Exhibit 1 within the Appendix at the end of this report.

Vapor Encroachment Screening

ASTM defines a vapor encroachment condition (VEC) as the presence or likely presence of vapors from chemicals of concern (COC) in the subsurface of a property caused by the release of vapors on or near the property. As a "Tier 1" vapor encroachment screening, Centec reviewed information obtained during the Phase I assessment, including the environmental database, visual observations of adjacent and nearby properties, geology, groundwater depth and flow direction, interviews of knowledgeable persons, and known sources of contamination in the nearby vicinity to evaluate the likelihood of a VEC in connection with the subject property. This information indicates there are known active sources of contamination with COC within 500 feet of the subject property. Based on the results of this Tier 1 screening, it appears reasonable to conclude that a VEC cannot be ruled out for the subject property, although the likely risk would appear low.

CONCLUDING REMARKS

FINDINGS

The subject property consists of one rectangular-shaped parcel totaling approximately 1.01 acres, developed as a two-story office building with a subterranean garage located at 21515 Vanowen Street, Canoga Park, California 91303. The property is an office building with a below-grade parking garage. There are small areas for parking on the eastern and western sides of the building. All of the office tenants do office work on-site. There are no doctors, dentists, or chiropractors in the building. There is an elevator and the equipment room appears to be maintained exceptionally well, with no areas of stains or spills noted, and nothing stored inside the closet except the elevator equipment. The maintenance people have two storage closets. Both are well-organized with the interior paints in one storage space, and household cleaning materials in another. Formal landscaping surrounds the building on three sides and there is an atrium on the first floor. The plantings appear healthy and growing, and adapted to the limited irrigation occasioned by the drought. No evidence of toxic materials abandonment was noted. A history of the subject property was ascertained through historical aerial photographs, historical USGS Maps, records at the City of Los Angeles Building and Fire Departments, and an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group who manages the building, and Mr. Kevin Zetino, Building Engineer for Moss Group, and who is responsible for the subject property maintenance. Sanborn Fire Insurance Maps were sought for the property, but although Canoga Park has its own map, the subject property was just outside the boundary, and there was no coverage. Prior to its current development, the subject property was under residential development, and the Building Permit for constructing the extant office building notes that eight dwellings and garages were on-site at the time the permit was issued (1982). Permits for the demolition of six of the houses and the relocation of one of the houses were located. Permit data indicated that the current building was for non-medical offices. Prior to the residential development of the property and vicinity it appears to have been under dry-type agriculture. A review of adjacent properties indicated some evidence for concern in that adjacent sites across Vanowen Street to the south had been used for aerospace manufacturing, research and testing, and releases of chlorinated solvents and some metals had occurred. However, the impacted soils at the closest site to the southwest were excavated for off-site disposal and that case was closed in 2010. Although groundwater had been impacted at the remainder of the 50-acre area, the main sources of contamination were 500-700 feet to the southeast and 1200 feet to the south, and groundwater has consistently flowed to the northeast. Remedial actions have been conducted, the concentrations of VOCs have decreased, and it does not appear that any significant impact to the subject property is likely. Overall, the research and inspections conducted for this assessment do not suggest a likelihood of Recognized Environmental Conditions associated with the subject property.

OPINIONS

This assessment has revealed no evidence of current or historical Recognized Environmental Conditions (RECs) associated with the property. No further assessment is recommended at this time.

In Centec's opinion, there is a data gap in the preparation of this report because we have not received a response regarding records for the subject property from the City of Los Angeles Fire Department Fire Prevention Section - Hazardous Material Unit and UGT Plan Check Unit, although records of environmental issues for the subject property are not expected from the either agency. Based on the other research completed, this data gap is not considered significant to the preparation or conclusions of this report.

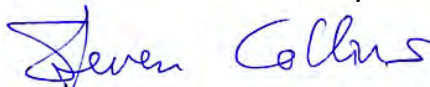
According to an interview with Mr. Joel C. Johnson, Senior Property Manager of Moss Group, the property is being valued at a "fair market value," with no devaluation based on known or perceived issues of environmental contamination.

CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of property located at 21515 Vanowen Street, Canoga Park, California 91303, the property. Any exceptions to, or deletions from, this practice are described in the Introduction Section of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) associated with the property.

We declare that, to the best of our professional knowledge and belief, we meet the definitions of Environmental Professional as defined in §312.10 of 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

CENTEC ENGINEERING, INC.



Steven N. Collins, REA
Principal, Project Manager

APPENDIX

SITE LOCATION MAP

MAP A - ASSESSOR'S MAP

AERIAL PHOTOGRAPH - 2015

PHOTOGRAPHS - SUBJECT PROPERTY

TABLE 1 - HISTORICAL AERIAL PHOTOGRAPH REVIEW

EXHIBIT 1 - ENVIRONMENTAL RADIUS REPORT

Site location Map

Topo: 0.75 Mile Radius

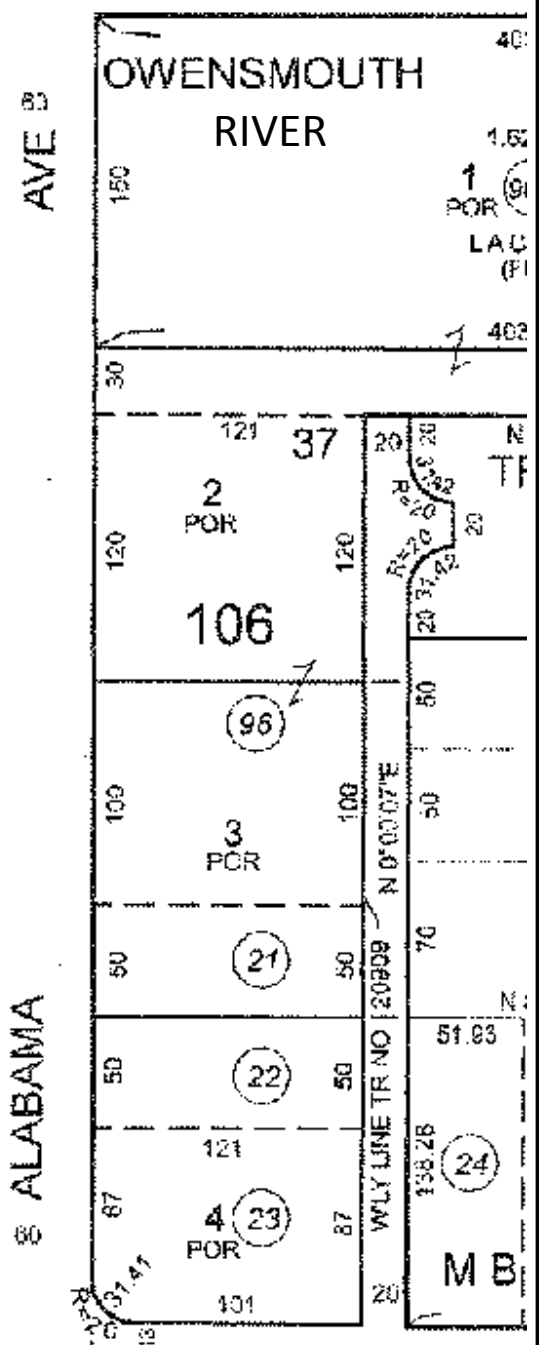
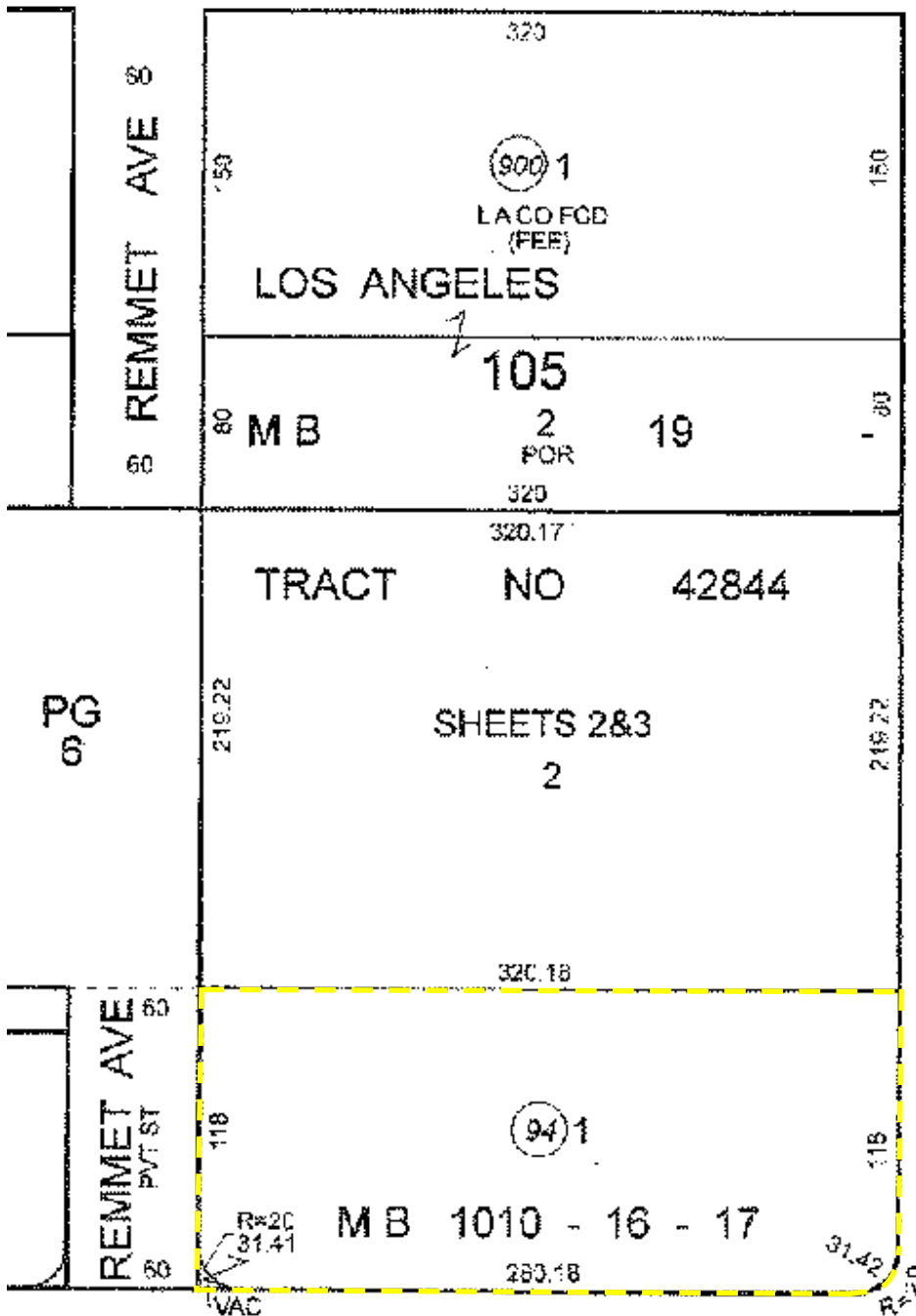


21515 VANOWEN STREET CANOGA PARK, CA 91303



Map Image Position: TP
Map Reference Code & Name: 5630737 Canoga Park
Map State(s): CA
Version Date: 2012

BASSETT STREET



VANOWEN STREET



MAP A ASSESSOR'S MAP

Property located at
21515 Vanowen Street
Canoga Park, CA 91303

SOURCE: COUNTY OF LOS ANGELES
ASSESSOR'S BOOK 2138 PAGE 11

Centec Project #0816059

SCALE (not to scale)



SITE LOCATION



(Approximate subject property outline in red)



SOURCE: GOOGLE

AERIAL PHOTOGRAPH

Property located at
21515 Vanowen Street
Canoga Park, CA 91303

Centec Project #0816059

SCALE (not to scale)



SITE LOCATION



Looking northeast across Vanowen Street
toward the west and south (front) sides of the subject property



Looking northwest across Vanowen Street
toward the south and east sides of the property



Looking southeast toward the northwest corner of the property



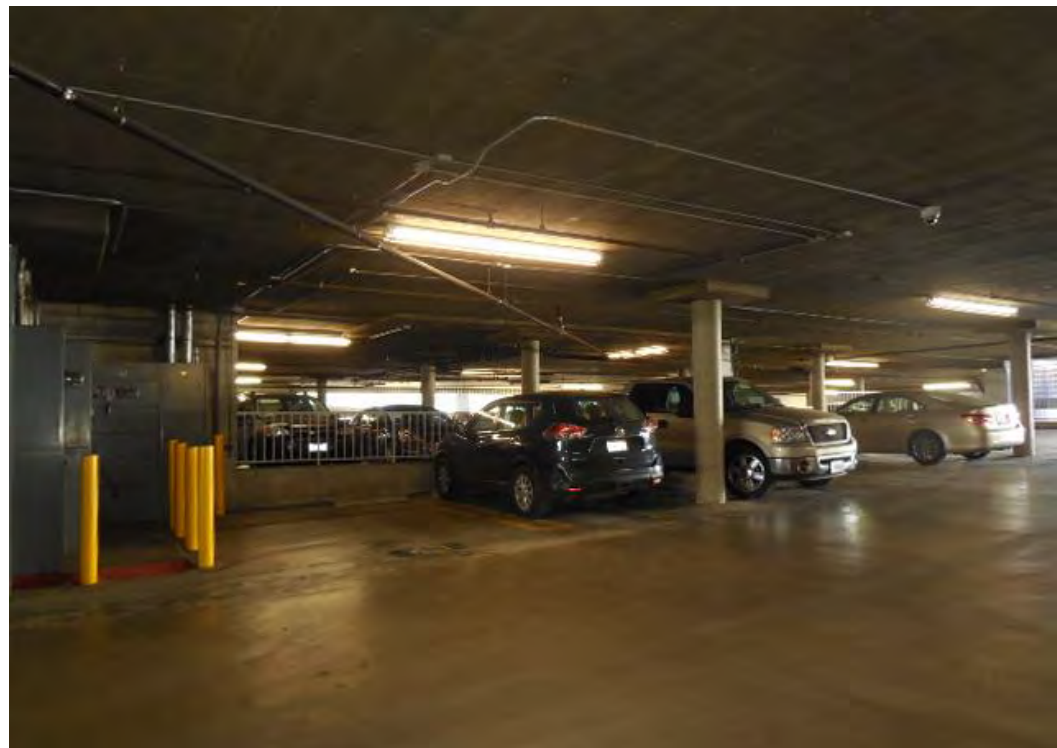
Looking north across Vanowen Street
toward the central entryway to the building



Looking west through the front lobby



Typical interior office improvements (Suite 220)



View of the parking under the building



Typical restroom improvements

TABLE 1

HISTORICAL AERIAL PHOTOGRAPH REVIEW

Centec personnel reviewed historical aerial photographs on the website historicaerials.com. The subject property appears on the following photographs:

<u>DATE</u>	<u>PHOTOGRAPH #</u>
2012	historicaerials.com
2010	historicaerials.com
2009	historicaerials.com
2005	historicaerials.com
2004	historicaerials.com
2003	historicaerials.com
2002	historicaerials.com
1994	historicaerials.com
1989	historicaerials.com
1980	historicaerials.com
1978	historicaerials.com
1977	historicaerials.com
1972	historicaerials.com
1967	historicaerials.com
1952	historicaerials.com
1947	historicaerials.com

USGS Topographic Maps from historicaerials.com covered 1903-1986

The Sanborn Fire Insurance Map Collection at the City of Los Angeles Central Library Database was searched for the subject property. There is a map specifically for Canoga Park from 1927 corrected to 1932, but the boundary is north of the location of the subject property. It was not located on other maps.

No unusual or suspect conditions were noted on the property.

EXHIBIT 1

ENVIRONMENTAL FIRSTSEARCH REPORT

(Please note: Due to the occasional large size of the environmental database report, the entire report may be included on a CD in an envelope attached to the rear cover of the report.)

0816059

21515 Vanowen Street
Canoga Park, CA 91303

Inquiry Number: 4700985.2s
August 18, 2016

FirstSearch Area/Linear Report

Prepared using the EDR FieldCheck® System



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

**TARGET SITE 21515 VANOWEN STREET
CANOGA PARK, CA 91303**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	1	0	-	0	1
<i>RCRA COR ACT</i>	Y	0	0	1	0	0	0	1
<i>RCRA TSD</i>	Y	0	0	1	0	-	0	1
<i>RCRA GEN</i>	Y	0	1	1	-	-	0	2
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal NPL</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	1	0	5	0	6
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	2	6	23	-	0	31
<i>State/Tribal Tanks</i>	Y	0	0	-	-	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other SWF</i>	Y	0	0	1	0	-	0	1
<i>Other Haz Sites</i>	Y	0	0	0	-	-	0	0
<i>Other Tanks</i>	Y	0	0	-	-	-	0	0
<i>Local Land Records</i>	Y	0	0	0	0	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	2	33	-	-	0	35
- Totals --		0	5	45	23	5	0	78

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Search Summary Report

**TARGET SITE: 21515 VANOWEN STREET
CANOGA PARK, CA 91303**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	03/07/2016	1.000	0	0	0	0	0	0	0
	Proposed NPL	03/07/2016	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	03/07/2016	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	03/07/2016	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	03/07/2016	0.500	0	0	1	0	-	0	1
RCRA COR ACT	CORRACTS	12/09/2015	1.000	0	0	1	0	0	0	1
RCRA TSD	RCRA-TSDF	12/09/2015	0.500	0	0	1	0	-	0	1
RCRA GEN	RCRA-LQG	12/09/2015	0.250	0	0	1	-	-	0	1
	RCRA-SQG	12/09/2015	0.125	0	1	-	-	-	0	1
	RCRA-CESQG	12/09/2015	0.125	0	0	-	-	-	0	0
Federal IC / EC	US ENG CONTROLS	09/10/2015	0.500	0	0	0	0	-	0	0
	US INST CONTROL	09/10/2015	0.500	0	0	0	0	-	0	0
ERNS	ERNS	03/28/2016	TP	0	-	-	-	-	0	0
State/Tribal NPL	RESPONSE	05/02/2016	1.000	0	0	0	0	0	0	0
State/Tribal CERCLIS	ENVIROSTOR	05/02/2016	1.000	0	0	1	0	5	0	6
State/Tribal SWL	SWF/LF	05/16/2016	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	06/13/2016	0.500	0	1	3	17	-	0	21
	INDIAN LUST	10/27/2015	0.500	0	0	0	0	-	0	0
	SLIC	06/13/2016	0.500	0	1	3	6	-	0	10
State/Tribal Tanks	AST	08/01/2009	0.125	0	0	-	-	-	0	0
US Brownfields	US BROWNFIELDS	03/21/2016	0.500	0	0	0	0	-	0	0
Other SWF	WMUDS/SWAT	04/01/2000	0.500	0	0	1	0	-	0	1
Other Haz Sites	SCH	05/02/2016	0.250	0	0	0	-	-	0	0

Search Summary Report

**TARGET SITE: 21515 VANOWEN STREET
CANOGA PARK, CA 91303**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
	US CDL	05/04/2016	TP	0	-	-	-	-	0	0
Other Tanks	SWEEPS UST	06/01/1994	0.125	0	0	-	-	-	0	0
Local Land Records	DEED	06/06/2016	0.500	0	0	0	0	-	0	0
Spills	HMIRS	06/24/2015	TP	0	-	-	-	-	0	0
	CHMIRS	04/11/2016	TP	0	-	-	-	-	0	0
	SPILLS 90	06/06/2012	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	12/09/2015	0.125	0	0	-	-	-	0	0
	TSCA	12/31/2012	TP	0	-	-	-	-	0	0
	TRIS	12/31/2014	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	10/25/2013	TP	0	-	-	-	-	0	0
	PADS	07/01/2014	TP	0	-	-	-	-	0	0
	ICIS	01/23/2015	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	03/07/2016	TP	0	-	-	-	-	0	0
	RADINFO	07/07/2015	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	US AIRS	10/20/2015	TP	0	-	-	-	-	0	0
	FINDS	07/20/2015	TP	0	-	-	-	-	0	0
	Cortese	03/28/2016	0.500	0	0	0	0	-	0	0
	CUPA Listings		0.250	0	0	0	-	-	0	0
	HAZNET	12/31/2014	0.250	0	2	33	-	-	0	35
	LA Co. Site Mitigation	03/29/2016	0.250	0	0	0	-	-	0	0
	WDS	06/19/2007	TP	0	-	-	-	-	0	0
	- Totals --			0	5	45	23	5	0	78

Site Information Report

Request Date: AUGUST 15, 2016
Request Name: STEVE COLLINS

Search Type: COORD
Job Number: NA

Target Site: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	118.599629	118.5996290 - 118° 35' 58.66"	Easting: 352604.1
Latitude:	34.194066	34.1940660 - 34° 11' 38.63"	Northing: 3784635.5
Elevation:	793 ft. above sea level		Zone: Zone 11

Demographics

Sites: 79 **Non-Geocoded:** 0 **Population:** N/A

RADON

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

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
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%

Site Information Report

RADON

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91303	45	3

Target Site Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79

GEOCODED: 79

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
--------	------------------------	-----------	---------	----------	----------	----------

No sites found for target address

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79

GEOCODED: 79

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	HAZNET --CAD981998578	RAP DISCOUNT AUTO SUPPLY	21407 VANOWEN CANOGA PARK, CA 91303	0.05 East	- 1	1
A1	RCRA-SQG --CAD981998578	RAP DISCOUNT AUTO SUPPLY	21407 VANOWEN CANOGA PARK, CA 91303	0.05 East	- 1	3
2	SLIC --Completed - Case Closed --T10000003103	PRATT & WHITNEY - CANOGA FACILI	21600 VANOWEN STREET CANOGA PARK, CA 91303	0.07 SSW	+ 2	5
A3	LUST --Open - Active --T10000008974	COMMERCIAL PROPERTY	21401 VANOWEN ST CANOGA PARK, CA 91303	0.07 East	- 1	6
4	HAZNET --CAL000075301	HCMG/WOODLAND PARK	6800 OWENSMOUTH CANOGA PARK, CA 91303	0.08 WNW	+ 1	8
B5	LUST --Pollution Characterization --913030907 --T0603702095	J W CHARLES JACOBI	21341 VANOWEN ST CANOGA PARK, CA 91303	0.14 East	- 1	11
B6	HAZNET --CAC001190040	LOS ANGELES TRANSPORTATION AUT	21341 VANOWEN CANOGA PARK, CA 91303	0.14 East	- 1	13
B7	LUST --Completed - Case Closed --T0603702095	JACOBI BUILDING MATERIALS	21341 VANOWEN ST CANOGA PARK, CA 91303	0.14 East	- 1	14
B8	HAZNET --CAC002310369	JACOBI BUILDING MATERIALS	21341 VANOWEN CANOGA PARK, CA 91303	0.14 East	- 1	17
9	HAZNET --CAC002583770	LAW OFFICES OF GARY WILLIAMS	6928 OWENSMOUTH AVE CANOGA PARK, CA 91303	0.16 NNW	+ 0	18
C10	HAZNET --CAC002608083	AVIA PAINTING INC	6925 CANOGA AVE CANOGA PARK, CA 91303	0.16 NNE	- 1	19

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79

GEOCODED: 79

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
C11	HAZNET --CAL000138847	COLUMBIA ANALYTICAL SERVICES,	6925 CANOGA AVE CANOGA PARK, CA 91303	0.16 NNE	- 1	20
B12	HAZNET --CAL000123855	ACTION VOLVO	21311 VAN OWEN #112 CANOGA PARK, CA 91303	0.17 East	- 3	23
B13	HAZNET --CAL000061694	BIG O TIRES	21311 VANOWEN ST CANOGA PARK, CA 91303	0.17 East	- 3	26
B14	HAZNET --CAL912203547	MONACO MOTORS INC	21311 VANOWEN STREET CANOGA PARK, CA 91303	0.17 East	- 3	29
B15	HAZNET --CAL000244596	INDY 2000 TRANSMISSIONS	21311 VANOWEN ST STE 112 CANOGA PARK, CA 91303	0.17 East	- 3	32
B16	HAZNET --CAL000039967	FEDERAL EXPRESS CORPORATION	21300 VAN OWEN ST CANOGA PARK, CA 91303	0.18 East	- 2	33
C17	HAZNET --CAC002650959	ROBERT G CARTON	6933 CANOGA AVE CANOGA PARK, CA 91303	0.18 NNE	+ 0	36
C18	HAZNET --CAL000063136	JAPANESE VILLAGE AUTO	6933 CANOGA AVE CANOGA PARK, CA 91303	0.18 NNE	+ 0	37
C19	HAZNET --CAL000059488	CANOGA INDEPENDENT AUTO SERVIC	6933 CANOGA AVE CANOGA PARK, CA 91303	0.18 NNE	+ 0	40
D20	SLIC --Completed - Case Closed --SL0603777226	THE BOEING COMPANY - BUILDING	6620 CANOGA AVE CANOGA PARK, CA 91303	0.19 SE	+ 0	43
C21	HAZNET --CAL000209352	TIRES AND LLANTAS	6941 CANOGA AVE CANOGA PARK, CA 91303	0.20 NNE	+ 0	44
E22	HAZNET --CAL000080204	RIMO MANUFACTURING INC	6918 DEERING AVE CANOGA PARK, CA 91303	0.20 NE	- 2	45

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79

GEOCODED: 79

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
C23	LUST --Preliminary site assessment underway --913030852 --T0603702091	RAYNE SOFTWATER OF THE VALLEY	6953 CANOGA AVE CANOGA PARK, CA 91303	0.20 NNE	- 1	47
24	HAZNET --CAC002275225	PACIFIC ENVIRONMENTAL	21600 HART STREET CANOGA PARK, CA 91303	0.21 NNW	+ 0	49
F25	HAZNET --CAC002201785	PS BUSINESS PARKS	21301 VANOWEN ST STE A CANOGA PARK, CA 91304	0.21 East	- 4	50
F26	HAZNET --CAL000229549	FRAZEE PAINT # 46	21301 VANOWEN ST CANOGA PARK, CA 91303	0.21 East	- 4	51
27	RCRA-LQG --CAR000195883	OWENSMOUTH CONTINUATION HIGH S	6921 JORDON AVE CANOGA PARK, CA 91303	0.21 NW	+ 2	52
E28	HAZNET --CAC001205712	PROMATIC INDUSTRIES	6926 DEERING AVE CANOGA PARK, CA 91303	0.21 NE	- 2	54
E29	HAZNET --CAL000339075	PROMATIC INDUSTRIES INC	6926 DEERING AVE CANOGA PARK, CA 91303	0.21 NE	- 2	55
E30	HAZNET --CAC002117480	HERMAN BLOSS	6926 DEERING AVE CANOGA PARK, CA 91303	0.21 NE	- 2	57
G31	HAZNET --CAL000178122	CANOGA LUBE & OIL	6965 CANOGA AVENUE CANOGA PARK, CA 91303	0.21 NNE	- 1	60
D32	HAZNET --CAR000239640	AEROJECT ROCKETDYNE OF DE INC	6633 CANOGA AVE CANOGA PARK, CA 91303	0.22 SSE	+ 3	61
D32	SLIC --Remediation	AEROJECT ROCKETDYNE OF DE INC	6633 CANOGA AVE CANOGA PARK, CA 91303	0.22 SSE	+ 3	64
D33	SLIC --Open - Site Assessment --SL204281528	BOEING NORTH AMERICAN, INC.	6633 CANOGA AVENUE CANOGA PARK, CA 91309	0.22 SSE	+ 3	65

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79

GEOCODED: 79

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
D33	ENVIROSTOR --19370329 --71002566 --80001667 --Refer: RCRA --Refer: Other Agency --Refer: RWQCB *Additional key fields are available in the Map Findings section	BOEING NORTH AMERICAN, INC.	6633 CANOGA AVENUE CANOGA PARK, CA 91309	0.22 SSE	+ 3	66
D34	MANIFEST --CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	72
D34	RCRA-TSDF --CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	74
D34	CORRACTS --CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	115
D34	SEMS-ARCHIVE --0901574 --CAD074103771	UNITED TECHNOLOGIES CORP	6633 CANOGA AVE CANOGA PARK, CA 91309	0.22 SSE	+ 3	119
D35	HAZNET --CAH777001581	CITY OF LOS ANGELES - DPW - BU	6633 CANOGA AVE MC AB-57 CANOGA PARK, CA 91309	0.22 SSE	+ 3	120
D36	WMUDS/SWAT	SANTA SUSANA FACILITY	6633 CANOGA AVE CANOGA PARK ,CA, CA 91304	0.22 SSE	+ 3	123
E37	HAZNET --CAL000275126	AIRMIS MFG	6930 DEERING AVE CANOGA PARK, CA 91303	0.22 NE	- 2	125
E38	HAZNET --CAL000216192	NATIONAL READY MIXED CONCRETE	6969 DEERING AVE CANOGA PARK, CA 91303	0.22 NE	- 1	126
H39	HAZNET --CAD008355661	IMPRESS EXPRESS	6701 ETON AVE CANOGA PARK, CA 91303	0.23 ESE	- 2	129
H40	HAZNET --CAL000115832	FLYING COLORS PRINTING AND GRA	6724 ETON AVENUE CANOGA PARK, CA 91303	0.23 ESE	- 3	132

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79

GEOCODED: 79

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
E41	HAZNET --CAL000149098	AZTEC POLISHING	6938 DEERING AVE CANOGA PARK, CA 91303	0.23 NE	- 2	135
E42	HAZNET --CAD085405934	GLOBAL GEOCHEMISTRY CORP	6919 ETON AVE CANOGA PARK, CA 91303	0.24 ENE	- 4	138
G43	HAZNET --CAL000092966	COMPANION ANIMAL HOSPITAL	7009 CANOGA AVE CANOGA PARK, CA 91303	0.24 NNE	- 1	141
E44	HAZNET --CAL000293076	HITECH LED PRODUCTS INC	6925 ETON AVE CANOGA PARK, CA 91303	0.25 NE	- 4	142
45	HAZNET --CAL000311983	MACY'S WEST 219A	21900 VANOWEN ST CANOGA PARK, CA 91303	0.25 WSW	+ 7	143
46	LUST --Pollution Characterization --913030734 --T0603702079	CALMAT FACILITY FORMER	7001 DEERING AVE LOS ANGELES, CA 91303	0.26 NE	- 1	146
47	LUST --Completed - Case Closed --T0603702073	SERVICE STATION 4844	6760 TOPANGA CANYON BLVD CANOGA PARK, CA 91303	0.30 West	+ 5	148
48	SLIC --Completed - Case Closed --SL204071489 --T0603702093	MONTGOMERY WARDS AUTO SVC CTR	6601 OWENSMOUTH AVE CANOGA PARK, CA 91303	0.32 SSW	+ 9	156
48	LUST --Case Closed --913030870 --T0603702093	MONTGOMERY WARDS AUTO SVC CTR	6601 OWENSMOUTH AVE CANOGA PARK, CA 91303	0.32 SSW	+ 9	157
I49	LUST --Completed - Case Closed --T0603702074	THRIFTY OIL STN 141	6851 TOPANGA CANYON BLVD CANOGA PARK, CA 91303	0.34 West	+ 5	159
I50	LUST --Post remedial action monitoring --Open - Eligible for Closure --913030116 --T0603702072 --T0603702072	TOPANGA CAR WASH	6829 TOPANGA CANYON BLVD LOS ANGELES, CA 91303	0.35 West	+ 5	166

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79

GEOCODED: 79

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
I51	LUST --Preliminary site assessment underway --913030616 --T0603702074	THRIFTY #141 (FORMER)	6851 TOPANGA CANYON BLVD LOS ANGELES, CA 91303	0.35 WNW	+ 5	178
I52	LUST --Preliminary site assessment underway --913030689 --T0603702075	SHELL #204-1242-0604	22001 VANOWEN ST LOS ANGELES, CA 91303	0.35 West	+ 6	180
J53	LUST --Completed - Case Closed --T0603702083	PACIFIC BELL (B1-100)	22012 VANOWEN ST LOS ANGELES, CA 91303	0.36 West	+ 6	182
54	LUST --Case Closed --Completed - Case Closed --913030107 --T0603702071 --T0603702071	PACIFIC BELL	6685 TOPANGA CYN BLVD CANOGA PARK, CA 91303	0.36 WSW	+ 7	184
J55	SLIC --Open - Assessment & Interim Remedial Action --SL0603768586	WHITE ANGEL CLEANERS	22017 VANOWEN ST CANOGA PARK, CA 91303	0.37 West	+ 6	187
56	SLIC --Completed - Case Closed --T0603702400	JC PENNY CO	21500 VICTORY BLVD WOODLAND HILLS, CA 91367	0.41 South	+ 11	188
56	LUST --Case Closed --913670643 --T0603702400	JC PENNY CO	21500 VICTORY BLVD WOODLAND HILLS, CA 91367	0.41 South	+ 11	189
57	SLIC --Completed - Case Closed --No further action required --SLT43134132	ROCKWELL - BEST BUY	21601 VICTORY BLVD WOODLAND HILLS, CA 91367	0.41 South	+ 12	191
K58	SLIC --Completed - Case Closed --SL204521606	SG HOUSING PROJECT	6625 VARIEL AVENUE CANOGA PARK, CA	0.41 ESE	- 4	192

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79

GEOCODED: 79

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
K59	SLIC --No further action required	SG HOUSING/RENKEN LAB	6625 VARIEL CANOGA PARK, CA 91304	0.41 ESE	- 4	193
60	LUST --Open - Remediation --T0603780785	REINHOLD GAMPER	7140 REMMET AVE CANOGA PARK, CA 91303	0.42 North	+ 4	194
61	LUST --Case Closed --Completed - Case Closed --913030761 --T0603702082 --T0603702082	BOB SMITH BMW	7050 TOPANGA CANYON BLVD CANOGA PARK, CA 91303	0.42 NW	+ 4	198
L62	LUST --Remediation Plan --913030798 --T0603702085	WORTHMAN OIL S.S. (FORMER)	21404 SHERMAN WY LOS ANGELES, CA 91303	0.45 NNE	+ 3	201
L63	LUST --Pollution Characterization --Completed - Case Closed --913030898 --T0603702094 --T0603702094	HULL BROTHERS LUMBER CO	21350 SHERMAN WY CANOGA PARK, CA 91303	0.48 NNE	+ 3	203
L64	LUST --Pollution Characterization --913030916 --T0603702096	EXXON	7215 CANOGA CANOGA PARK, CA 91404	0.48 NNE	+ 4	208
L65	LUST --Completed - Case Closed --T0603742630	CHEVRON #20-2018	21403 SHERMAN WAY CANOGA PARK, CA 91303	0.48 North	+ 4	210
L66	LUST --Case Closed --Completed - Case Closed --913030707 --T0603702077 --T0603702077	EXXON #7-3830	21401 SHERMAN WY CANOGA PARK, CA 91303	0.48 North	+ 4	214
67	ENVIROSTOR --60000187 --No Further Action	MTA ORANGE LINE	RIGHT OF WAY FROM LANKERS N. HOLLYWOOD TO WOODLAND HILLS, CA 91367	0.53 ESE	- 4	217

Sites Summary Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

TOTAL: 79

GEOCODED: 79

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
68	ENVIROSTOR --19720054 --Refer: 1248 Local Agency	TRILLIUM CLEANERS(FORMER)	6326 CANOGA AVE. WOODLAND HILLS, CA 91367	0.57 SSE	+ 15	219
69	ENVIROSTOR --19000030 --Refer: 1248 Local Agency	THE PLAZA AT WARNER CENTER	6200-6250 CANOGA AVENUE WOODLAND HILLS, CA 93041	0.73 South	+ 24	221
70	ENVIROSTOR --19750103 --Refer: 1248 Local Agency	EXCLUSIVE AUTO	22217 SHERMAN WAY CANOGA PARK, CA 91303	0.78 NW	+ 10	223
71	ENVIROSTOR --19750092 --No Further Action	NEW TIERRA DEL SOL, L.P.	7505 CANOGA CANOGA PARK, CA 91303	0.84 North	+ 15	225

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: 1000110908 **DIST/DIR:** 0.054 East **ELEVATION:** 792 **MAP ID:** A1

NAME: RAP DISCOUNT AUTO SUPPLY

Rev: 12/31/2014

ADDRESS: 21407 VANOWEN

ID/Status: CAD981998578

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: 1000110908

Year: 1996

GEPAID: CAD981998578

Contact: Not reported

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 21407 VANOWEN

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Off-specification, aged or surplus organics

Disposal Method: Recycler

Tons: .7500

Cat Decode: Off-specification, aged or surplus organics

Method Decode: Recycler

Facility County: Los Angeles

envid: 1000110908

Year: 1996

GEPAID: CAD981998578

Contact: Not reported

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 21407 VANOWEN

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 5.2125

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler

Facility County: Los Angeles

envid: 1000110908

Year: 1996

GEPAID: CAD981998578

Contact: Not reported

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 21407 VANOWEN

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	1000110908	DIST/DIR:	0.054 East	ELEVATION:	792	MAP ID:	A1
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NAME: RAP DISCOUNT AUTO SUPPLY

Rev: 12/31/2014

ADDRESS: 21407 VANOWEN
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAD981998578

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD097030993
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Disposal, Other
Tons: .1000
Cat Decode: Other organic solids
Method Decode: Disposal, Other
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-SQG

EDR ID: 1000110908 **DIST/DIR:** 0.054 East **ELEVATION:** 792 **MAP ID:** A1

NAME: RAP DISCOUNT AUTO SUPPLY

Rev: 12/09/2015

ADDRESS: 21407 VANOWEN

ID/Status: CAD981998578

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: US Environmental Protection Agency

RCRA-SQG:

Date form received by agency: 06/09/1987

Facility name: RAP DISCOUNT AUTO SUPPLY

Facility address: 21407 VANOWEN

CANOGA PARK, CA 91303

EPA ID: CAD981998578

Mailing address: VANOWEN

CANOGA PARK, CA 91303

Contact: ENVIRONMENTAL MANAGER

Contact address: 21407 VANOWEN

CANOGA PARK, CA 91303

Contact country: US

Contact telephone: (818) 884-3370

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: RAP AUTO PARK 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

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

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-SQG

EDR ID: 1000110908 **DIST/DIR:** 0.054 East **ELEVATION:** 792 **MAP ID:** A1

NAME: RAP DISCOUNT AUTO SUPPLY

Rev: 12/09/2015

ADDRESS: 21407 VANOWEN
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAD981998578

SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID:	S110590889	DIST/DIR:	0.070 SSW	ELEVATION:	795	MAP ID:	2
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NAME: PRATT & WHITNEY - CANOGA FACILITY, BUILDING 038

Rev: 06/13/2016

ADDRESS: 21600 VANOWEN STREET
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T10000003103

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 10/21/2010

Global Id: T10000003103

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.192866

Longitude: -118.600331

Case Type: Cleanup Program Site

Case Worker: AMT

Local Agency: Not reported

RB Case Number: 0237A1

File Location: Regional Board

Potential Media Affected: Not reported

Potential Contaminants of Concern: Not reported

Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S118672077 **DIST/DIR:** 0.072 East **ELEVATION:** 792 **MAP ID:** A3

NAME: COMMERCIAL PROPERTY **Rev:** 06/13/2016
ADDRESS: 21401 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
ID/Status: Open - Active
ID/Status: T10000008974
SOURCE: CA State Water Resources Control Board

LUST:
Region: STATE
Global Id: T10000008974
Latitude: 34.19406
Longitude: -118.59784
Case Type: LUST Cleanup Site
Status: Open - Active
Status Date: 05/26/2016
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: CET
Local Agency: Not reported
RB Case Number: 913030989
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:
Global Id: T10000008974
Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

Status History:
Global Id: T10000008974
Status: Open - Active
Status Date: 05/26/2016

Global Id: T10000008974
Status: Open - Case Begin Date
Status Date: 05/26/2016

Regulatory Activities:
Global Id: T10000008974
Action Type: Other
Date: 05/26/2016
Action: Leak Began

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S118672077 **DIST/DIR:** 0.072 East **ELEVATION:** 792 **MAP ID:** A3

NAME: COMMERCIAL PROPERTY

Rev: 06/13/2016

ADDRESS: 21401 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Open - Active
ID/Status: T10000008974

SOURCE: CA State Water Resources Control Board

Global Id: T10000008974
Action Type: RESPONSE
Date: 07/05/2016
Action: Other Report / Document

Global Id: T10000008974
Action Type: Other
Date: 05/26/2016
Action: Leak Discovery

Global Id: T10000008974
Action Type: Other
Date: 05/26/2016
Action: Leak Reported

Global Id: T10000008974
Action Type: ENFORCEMENT
Date: 05/26/2016
Action: Referral to Regional Board

Global Id: T10000008974
Action Type: ENFORCEMENT
Date: 06/01/2016
Action: Staff Letter

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113050441 **DIST/DIR:** 0.076 WNW **ELEVATION:** 794 **MAP ID:** 4

NAME: HCMG/WOODLAND PARK **Rev:** 12/31/2014
ADDRESS: 6800 OWENSMOUTH
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency
ID/Status: CAL000075301

HAZNET:
envid: S113050441
Year: 1998
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774
Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .0417
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113050441
Year: 1997
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774
Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .1917
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113050441
Year: 1996
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113050441 **DIST/DIR:** 0.076 WNW **ELEVATION:** 794 **MAP ID:** 4

NAME: HCMG/WOODLAND PARK **Rev:** 12/31/2014
ADDRESS: 6800 OWENSMOUTH ID/Status: CAL000075301
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .1940
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113050441
Year: 1995
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774
Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Recycler
Tons: .0985
Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Method Decode: Recycler
Facility County: Los Angeles

envid: S113050441
Year: 1994
GEPAID: CAL000075301
Contact: HCMG/WOODLAND PARK MED GRP
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 64774
Mailing City,St,Zip: LOS ANGELES, CA 900640774
Gen County: Not reported
TSD EPA ID: CAD981402522
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Not reported
Tons: .0417
Cat Decode: Photochemicals/photoprocessing waste
Method Decode: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113050441	DIST/DIR:	0.076 WNW	ELEVATION:	794	MAP ID:	4
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NAME: HCMG/WOODLAND PARK

Rev: 12/31/2014

ADDRESS: 6800 OWENSMOUTH
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000075301

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
3 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281967 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B5

NAME: J W CHARLES JACOBI

Rev: 06/13/2016

ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Pollution Characterization
ID/Status: 913030907
ID/Status: T0603702095

SOURCE: CA State Water Resources Control Board

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030907
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702095
W Global ID: W0606501096
Staff: CEC
Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: LET
Date Leak Discovered: 12/1/1989
Date Leak First Reported: 10/1/1997
Date Leak Record Entered: 1/15/1998
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/28/2002
Date the Case was Closed: Not reported
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Not reported
Cause of Leak: Other Cause
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 7212.7964871426599900061861503
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: 10/28/1997
Preliminary Site Assessment Began: 1/23/1998
Pollution Characterization Began: 12/6/2001
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 10/1/1997
Enforcement Action Date: 1/21/1999
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: 170
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281967 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B5

NAME: J W CHARLES JACOBI

Rev: 06/13/2016

ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Pollution Characterization
ID/Status: 913030907
ID/Status: T0603702095

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: JOHN MOE

RP Address: 49 STEVENSEN STREET

Program: LUST

Lat/Long: 34.1939377 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 10/97 - WORKPLAN TO PERFORM A SITE INVESTIGATION 05/98 -
SITE INVESTIGATION

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112873159 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B6

NAME: LOS ANGELES TRANSPORTATION AUTHORITY

Rev: 12/31/2014

ADDRESS: 21341 VANOWEN
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC001190040

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112873159

Year: 1996

GEPAID: CAC001190040

Contact: LOS ANGELES TRANSPORTATION

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: PO BOX 194

Mailing City,St,Zip: LOS ANGELES, CA 900530000

Gen County: Not reported

TSD EPA ID: CAD028409019

TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Not reported

Tons: .4170

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Not reported

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103641857 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B7

NAME: JACOBI BUILDING MATERIALS

Rev: 06/13/2016

ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702095

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603702095
Latitude: 34.1939377
Longitude: -118.596308
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 06/30/2006
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: CET
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030907
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702095
Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603702095
Contact Type: Local Agency Caseworker
Contact Name: TBD
Organization Name: LOS ANGELES, CITY OF
Address: 200 N. MAIN ST. RM. 970
City: LOS ANGELES
Email: Not reported
Phone Number: 2134826528

Status History:

Global Id: T0603702095
Status: Completed - Case Closed
Status Date: 06/30/2006

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103641857 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B7

NAME: JACOBI BUILDING MATERIALS

Rev: 06/13/2016

ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702095

SOURCE: CA State Water Resources Control Board

Global Id: T0603702095
Status: Open - Case Begin Date
Status Date: 12/01/1989

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 10/28/1997

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 01/22/1998

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 01/23/1998

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 09/18/2000

Global Id: T0603702095
Status: Open - Site Assessment
Status Date: 12/06/2001

Global Id: T0603702095
Status: Open - Verification Monitoring
Status Date: 10/01/1997

Regulatory Activities:
Global Id: T0603702095
Action Type: RESPONSE
Date: 02/22/2006
Action: Request for Closure

Global Id: T0603702095
Action Type: RESPONSE
Date: 01/22/1998
Action: Soil and Water Investigation Workplan

Global Id: T0603702095
Action Type: RESPONSE
Date: 09/18/2000
Action: Preliminary Site Assessment Report

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103641857 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B7

NAME: JACOBI BUILDING MATERIALS

Rev: 06/13/2016

ADDRESS: 21341 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702095

SOURCE: CA State Water Resources Control Board

Global Id: T0603702095

Action Type: Other

Date: 12/01/1989

Action: Leak Discovery

Global Id: T0603702095

Action Type: Other

Date: 10/01/1997

Action: Leak Reported

Global Id: T0603702095

Action Type: RESPONSE

Date: 10/28/2002

Action: Soil and Water Investigation Report

Global Id: T0603702095

Action Type: RESPONSE

Date: 02/22/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702095

Action Type: ENFORCEMENT

Date: 06/09/2006

Action: Notification - Preclosure

Global Id: T0603702095

Action Type: ENFORCEMENT

Date: 06/30/2006

Action: Closure/No Further Action Letter

Global Id: T0603702095

Action Type: ENFORCEMENT

Date: 05/03/2006

Action: Site Visit / Inspection / Sampling

Global Id: T0603702095

Action Type: ENFORCEMENT

Date: 07/23/2002

Action: Staff Letter

Global Id: T0603702095

Action Type: ENFORCEMENT

Date: 05/31/2001

Action: Staff Letter

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112911123 **DIST/DIR:** 0.141 East **ELEVATION:** 792 **MAP ID:** B8

NAME: JACOBI BUILDING MATERIALS

Rev: 12/31/2014

ADDRESS: 21341 VANOWEN

ID/Status: CAC002310369

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112911123

Year: 2002

GEPAID: CAC002310369

Contact: ROCHLLE GOMELSKY- AMERICAN OIL

Telephone: 8187008297

Mailing Name: Not reported

Mailing Address: 21341 VANOWEN

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080033681

TSD County: Not reported

Waste Category: Other organic solids

Disposal Method: Disposal, Land Fill

Tons: 0.75

Cat Decode: Other organic solids

Method Decode: Disposal, Land Fill

Facility County: Los Angeles

envid: S112911123

Year: 2001

GEPAID: CAC002310369

Contact: ROCHLLE GOMELSKY- AMERICAN OIL

Telephone: 8187008297

Mailing Name: Not reported

Mailing Address: 21341 VANOWEN

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080033681

TSD County: Not reported

Waste Category: Other organic solids

Disposal Method: Disposal, Land Fill

Tons: 5

Cat Decode: Other organic solids

Method Decode: Disposal, Land Fill

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112941441 **DIST/DIR:** 0.160 NNW **ELEVATION:** 793 **MAP ID:** 9

NAME: LAW OFFICES OF GARY WILLIAMS

Rev: 12/31/2014

ADDRESS: 6928 OWENSMOUTH AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC002583770

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112941441

Year: 2004

GEPAID: CAC002583770

Contact: GARY WILLIAMS

Telephone: 8187159212

Mailing Name: Not reported

Mailing Address: 6928 OWENSMOUTH AVE

Mailing City,St,Zip: CANOGA PARK, CA 91303

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Recycler

Tons: 3.85

Cat Decode: Oil/water separation sludge

Method Decode: Recycler

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112956206 **DIST/DIR:** 0.161 NNE **ELEVATION:** 792 **MAP ID:** C10

NAME: AVIA PAINTING INC **Rev:** 12/31/2014
ADDRESS: 6925 CANOGA AVE ID/Status: CAC002608083
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S112956206
Year: 2006
GEPAID: CAC002608083
Contact: ILAN AZIAELLI, EXT 102
Telephone: 8183472842
Mailing Name: Not reported
Mailing Address: 6925 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032032
Gen County: Not reported
TSD EPA ID: CAD982444481
TSD County: Not reported
Waste Category: Latex waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Tons: 0.83
Cat Decode: Latex waste
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S112956206
Year: 2006
GEPAID: CAC002608083
Contact: ILAN AZIAELLI, EXT 102
Telephone: 8183472842
Mailing Name: Not reported
Mailing Address: 6925 CANOGA AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032032
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.2
Cat Decode: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Decode: Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113075824 **DIST/DIR:** 0.161 NNE **ELEVATION:** 792 **MAP ID:** C11

NAME: COLUMBIA ANALYTICAL SERVICES, INC

Rev: 12/31/2014

ADDRESS: 6925 CANOGA AVE

ID/Status: CAL000138847

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113075824

Year: 2002

GEPAID: CAL000138847

Contact: DANNY WONG/QA COORDINATOR

Telephone: 8185875550

Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000212588

TSD County: Not reported

Waste Category: Unspecified aqueous solution

Disposal Method: Not reported

Tons: 0.02

Cat Decode: Unspecified aqueous solution

Method Decode: Not reported

Facility County: Los Angeles

envid: S113075824

Year: 2001

GEPAID: CAL000138847

Contact: DANNY WONG/QA COORDINATOR

Telephone: 8185875550

Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000212588

TSD County: Not reported

Waste Category: Unspecified aqueous solution

Disposal Method: Not reported

Tons: 0.02

Cat Decode: Unspecified aqueous solution

Method Decode: Not reported

Facility County: Los Angeles

envid: S113075824

Year: 2000

GEPAID: CAL000138847

Contact: DANNY WONG/QA COORDINATOR

Telephone: 8185875550

Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113075824 **DIST/DIR:** 0.161 NNE **ELEVATION:** 792 **MAP ID:** C11

NAME: COLUMBIA ANALYTICAL SERVICES, INC

Rev: 12/31/2014

ADDRESS: 6925 CANOGA AVE

ID/Status: CAL000138847

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD044429835

TSD County: Not reported

Waste Category: Laboratory waste chemicals

Disposal Method: Disposal, Other

Tons: 0.2

Cat Decode: Laboratory waste chemicals

Method Decode: Disposal, Other

Facility County: Los Angeles

envid: S113075824

Year: 1999

GEPAID: CAL000138847

Contact: COLUMBIA ANALYTICAL SERVICES

Telephone: 8185875550

Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD044429835

TSD County: Not reported

Waste Category: Laboratory waste chemicals

Disposal Method: Disposal, Other

Tons: 1.7200

Cat Decode: Laboratory waste chemicals

Method Decode: Disposal, Other

Facility County: Los Angeles

envid: S113075824

Year: 1998

GEPAID: CAL000138847

Contact: COLUMBIA ANALYTICAL SERVICES

Telephone: 8185875550

Mailing Name: Not reported

Mailing Address: 6925 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD044429835

TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Disposal, Other

Tons: .3270

Cat Decode: Unspecified solvent mixture

Method Decode: Disposal, Other

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113075824	DIST/DIR:	0.161 NNE	ELEVATION:	792	MAP ID:	C11
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NAME: COLUMBIA ANALYTICAL SERVICES, INC

Rev: 12/31/2014

ADDRESS: 6925 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000138847

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
5 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113069827 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B12

NAME: ACTION VOLVO **Rev:** 12/31/2014
ADDRESS: 21311 VAN OWEN #112 **ID/Status:** CAL000123855
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113069827
Year: 2000
GEPAID: CAL000123855
Contact: NAREK RJANUSZ
Telephone: 8187159300
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 0.22
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113069827
Year: 1999
GEPAID: CAL000123855
Contact: RUSEK, STACHOWSKI-PARTNERS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: .2293
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113069827
Year: 1997
GEPAID: CAL000123855
Contact: RUSEK, STACHOWSKI-PARTNERS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113069827 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B12

NAME: ACTION VOLVO

Rev: 12/31/2014

ADDRESS: 21311 VAN OWEN #112
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000123855

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: .2293
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113069827
Year: 1996
GEPAID: CAL000123855
Contact: RUSEK, STACHOWSKI-PARTNERS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 1.9182
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113069827
Year: 1994
GEPAID: CAL000123855
Contact: RUSEK, STACHOWSKI-PARTNERS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST # 112
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: .2293
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113069827	DIST/DIR:	0.174 East	ELEVATION:	790	MAP ID:	B12
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NAME: ACTION VOLVO

Rev: 12/31/2014

ADDRESS: 21311 VAN OWEN #112
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000123855

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
additional CA_HAZNET: detail in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113045647 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B13

NAME: BIG O TIRES

Rev: 12/31/2014

ADDRESS: 21311 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000061694

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113045647

Year: 2004

GEPAID: CAL000061694

Contact: DAVID UNDERBERGER

Telephone: 8188849497

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD099452708

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Not reported

Tons: 0.2

Cat Decode: Waste oil and mixed oil

Method Decode: Not reported

Facility County: Los Angeles

envid: S113045647

Year: 2003

GEPAID: CAL000061694

Contact: DAVID UNDERBERGER

Telephone: 8188849497

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD099452708

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 0.45

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler

Facility County: Los Angeles

envid: S113045647

Year: 2002

GEPAID: CAL000061694

Contact: DAVID UNDERBERGER

Telephone: 8188849497

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113045647 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B13

NAME: BIG O TIRES **Rev:** 12/31/2014
ADDRESS: 21311 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency
ID/Status: CAL000061694

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD099452708

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 0.22

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler

Facility County: Los Angeles

envid: S113045647

Year: 2001

GEPAID: CAL000061694

Contact: DAVID UNDERBERGER

Telephone: 8188849497

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT000613893

TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Transfer Station

Tons: 0.13

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Transfer Station

Facility County: Los Angeles

envid: S113045647

Year: 2001

GEPAID: CAL000061694

Contact: DAVID UNDERBERGER

Telephone: 8188849497

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD008302903

TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Recycler

Tons: 0.12

Cat Decode: Unspecified solvent mixture

Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113045647	DIST/DIR:	0.174 East	ELEVATION:	790	MAP ID:	B13
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NAME: BIG O TIRES

Rev: 12/31/2014

ADDRESS: 21311 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000061694

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
17 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113163000 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B14

NAME: MONACO MOTORS INC **Rev:** 12/31/2014
ADDRESS: 21311 VANOWEN STREET **ID/Status:** CAL912203547
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113163000
Year: 2003
GEPAID: CAL912203547
Contact: WADE LENNAN/PRESIDENT
Telephone: --
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.83
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113163000
Year: 2000
GEPAID: CAL912203547
Contact: WADE LENNAN/PRESIDENT
Telephone: --
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 0.45
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113163000
Year: 1999
GEPAID: CAL912203547
Contact: PUBLIC STORAGE
Telephone: 2132626005
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113163000 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B14

NAME: MONACO MOTORS INC **Rev:** 12/31/2014
ADDRESS: 21311 VANOWEN STREET **ID/Status:** CAL912203547
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: .2293
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113163000
Year: 1999
GEPAID: CAL912203547
Contact: PUBLIC STORAGE
Telephone: 2132626005
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: .4378
Cat Decode: Unspecified aqueous solution
Method Decode: Recycler
Facility County: Los Angeles

envid: S113163000
Year: 1999
GEPAID: CAL912203547
Contact: PUBLIC STORAGE
Telephone: 2132626005
Mailing Name: Not reported
Mailing Address: 21311 VANOWEN ST UNIT 118
Mailing City,St,Zip: CANOGA PARK, CA 913032826
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: .0625
Cat Decode: Aqueous solution with total organic residues less than 10 percent
Method Decode: Transfer Station

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113163000	DIST/DIR:	0.174 East	ELEVATION:	790	MAP ID:	B14
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NAME: MONACO MOTORS INC

Rev: 12/31/2014

ADDRESS: 21311 VANOWEN STREET
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL912203547

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

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9 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113117763 **DIST/DIR:** 0.174 East **ELEVATION:** 790 **MAP ID:** B15

NAME: INDY 2000 TRANSMISSIONS

Rev: 12/31/2014

ADDRESS: 21311 VANOWEN ST STE 112
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000244596

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113117763

Year: 2002

GEPAID: CAL000244596

Contact: HUGO SALAZAR

Telephone: 8183400161

Mailing Name: Not reported

Mailing Address: 21311 VANOWEN ST STE 112

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD099452708

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 0.25

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113037626 **DIST/DIR:** 0.176 East **ELEVATION:** 791 **MAP ID:** B16

NAME: FEDERAL EXPRESS CORPORATION

Rev: 12/31/2014

ADDRESS: 21300 VAN OWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000039967

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113037626

Year: 2013

GEPAID: CAL000039967

Contact: TIM JACKSON

Telephone: 9014348468

Mailing Name: Not reported

Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL

Mailing City,St,Zip: MEMPHIS, TN 381257113

Gen County: Los Angeles

TSD EPA ID: CAT000613893

TSD County: Los Angeles

Waste Category: Not reported

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 0.05

Cat Decode: Not reported

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Facility County: Not reported

envid: S113037626

Year: 2013

GEPAID: CAL000039967

Contact: TIM JACKSON

Telephone: 9014348468

Mailing Name: Not reported

Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL

Mailing City,St,Zip: MEMPHIS, TN 381257113

Gen County: Los Angeles

TSD EPA ID: CAD981696420

TSD County: Los Angeles

Waste Category: Not reported

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 0.912

Cat Decode: Not reported

Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Facility County: Not reported

envid: S113037626

Year: 2012

GEPAID: CAL000039967

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113037626 **DIST/DIR:** 0.176 East **ELEVATION:** 791 **MAP ID:** B16

NAME: FEDERAL EXPRESS CORPORATION

Rev: 12/31/2014

ADDRESS: 21300 VAN OWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000039967

SOURCE: CA California Environmental Protection Agency

Contact: TIM JACKSON
Telephone: 9012246869
Mailing Name: Not reported
Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL
Mailing City,St,Zip: MEMPHIS, TN 381257113
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 3.753
Cat Decode: Not reported
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Facility County: Los Angeles

envid: S113037626
Year: 2011
GEPAID: CAL000039967
Contact: BARBARA HODICK-SR ENV SPECLST
Telephone: 9014348460
Mailing Name: Not reported
Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL
Mailing City,St,Zip: MEMPHIS, TN 381257113
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Off-specification, aged or surplus inorganics
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Tons: 0.0375
Cat Decode: Off-specification, aged or surplus inorganics
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S113037626
Year: 2010
GEPAID: CAL000039967
Contact: TIM JACKSON
Telephone: 9012246869
Mailing Name: Not reported
Mailing Address: 3620 HACKS CROSS RD BLDG B 2ND FL
Mailing City,St,Zip: MEMPHIS, TN 381257113

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113037626 **DIST/DIR:** 0.176 East **ELEVATION:** 791 **MAP ID:** B16

NAME: FEDERAL EXPRESS CORPORATION

Rev: 12/31/2014

ADDRESS: 21300 VAN OWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000039967

SOURCE: CA California Environmental Protection Agency

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 4.17

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
24 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113458743 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C17

NAME: ROBERT G CARTON

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC002650959

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113458743

Year: 2010

GEPAID: CAC002650959

Contact: ROBERT G CARTON

Telephone: 5414790542

Mailing Name: Not reported

Mailing Address: 520 BRIMSTONE RD

Mailing City,St,Zip: WOLF CREEK, OR 97497

Gen County: Not reported

TSD EPA ID: CAD099452708

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 0.342

Cat Decode: Waste oil and mixed oil

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113046113 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C18

NAME: JAPANESE VILLAGE AUTO

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE

ID/Status: CAL000063136

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113046113

Year: 2004

GEPAID: CAL000063136

Contact: CHRISTEN KORSBAEK

Telephone: 8188838070

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032031

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.62

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113046113

Year: 2002

GEPAID: CAL000063136

Contact: CHRISTEN KORSBAEK

Telephone: 8188838070

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032031

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.62

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113046113

Year: 2001

GEPAID: CAL000063136

Contact: CHRISTEN KORSBAEK

Telephone: 8188838070

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113046113 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C18

NAME: JAPANESE VILLAGE AUTO

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE

ID/Status: CAL000063136

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913032031

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.81

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113046113

Year: 2000

GEPAID: CAL000063136

Contact: CHRISTEN KORSBAEK

Telephone: 8188838070

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032031

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.97

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113046113

Year: 1999

GEPAID: CAL000063136

Contact: ELLERBY CAROLYN

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032031

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Transfer Station

Tons: .3336

Cat Decode: Unspecified organic liquid mixture

Method Decode: Transfer Station

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113046113	DIST/DIR:	0.181 NNE	ELEVATION:	793	MAP ID:	C18
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NAME: JAPANESE VILLAGE AUTO

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000063136

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
6 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113044840 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C19

NAME: CANOGA INDEPENDENT AUTO SERVIC

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE

ID/Status: CAL000059488

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113044840

Year: 2003

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER/OWNER

Telephone: 8188830345

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.22

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113044840

Year: 2002

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER/OWNER

Telephone: 8188830345

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.2

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113044840

Year: 2001

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER/OWNER

Telephone: 8188830345

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113044840 **DIST/DIR:** 0.181 NNE **ELEVATION:** 793 **MAP ID:** C19

NAME: CANOGA INDEPENDENT AUTO SERVIC

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE

ID/Status: CAL000059488

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.22

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113044840

Year: 2000

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER/OWNER

Telephone: 8188830345

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000113451

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Recycler

Tons: 0.2

Cat Decode: Unspecified organic liquid mixture

Method Decode: Recycler

Facility County: Los Angeles

envid: S113044840

Year: 1999

GEPAID: CAL000059488

Contact: FRANK SCHNEIDER

Telephone: 8188830345

Mailing Name: Not reported

Mailing Address: 6933 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD009452657

TSD County: Not reported

Waste Category: Unspecified organic liquid mixture

Disposal Method: Not reported

Tons: .1876

Cat Decode: Unspecified organic liquid mixture

Method Decode: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113044840	DIST/DIR:	0.181 NNE	ELEVATION:	793	MAP ID:	C19
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NAME: CANOGA INDEPENDENT AUTO SERVIC

Rev: 12/31/2014

ADDRESS: 6933 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000059488

SOURCE: CA California Environmental Protection Agency

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.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S106838421 **DIST/DIR:** 0.191 SE **ELEVATION:** 793 **MAP ID:** D20

NAME: THE BOEING COMPANY - BUILDING 009

Rev: 06/13/2016

ADDRESS: 6620 CANOGA AVE

ID/Status: Completed - Case Closed

CANOGA PARK, CA 91303

ID/Status: SL0603777226

LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 09/19/2005

Global Id: SL0603777226

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.191637

Longitude: -118.597035

Case Type: Cleanup Program Site

Case Worker: AMT

Local Agency: Not reported

RB Case Number: 0237E

File Location: Regional Board

Potential Media Affected: Aquifer used for drinking water supply

Potential Contaminants of Concern: Not reported

Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113106630 **DIST/DIR:** 0.198 NNE **ELEVATION:** 793 **MAP ID:** C21

NAME: TIRES AND LLANTAS

Rev: 12/31/2014

ADDRESS: 6941 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000209352

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113106630

Year: 2000

GEPAID: CAL000209352

Contact: CARMEN OROZCO

Telephone: 8188842588

Mailing Name: Not reported

Mailing Address: 6941 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD099452708

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 2.08

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113052618 **DIST/DIR:** 0.203 NE **ELEVATION:** 791 **MAP ID:** E22

NAME: RIMO MANUFACTURING INC

Rev: 12/31/2014

ADDRESS: 6918 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000080204

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113052618

Year: 2009

GEPAID: CAL000080204

Contact: ALICIA FASHEH-BECERRA, C.E.O.

Telephone: 8188845030

Mailing Name: Not reported

Mailing Address: 6918 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 1.0425

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113052618

Year: 2006

GEPAID: CAL000080204

Contact: ALICIA FASHEH-BECERRA, C.E.O.

Telephone: 8188845030

Mailing Name: Not reported

Mailing Address: 6918 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 0.83

Cat Decode: Waste oil and mixed oil

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113052618

Year: 2003

GEPAID: CAL000080204

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113052618 **DIST/DIR:** 0.203 NE **ELEVATION:** 791 **MAP ID:** E22

NAME: RIMO MANUFACTURING INC

Rev: 12/31/2014

ADDRESS: 6918 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000080204

SOURCE: CA California Environmental Protection Agency

Contact: ALICIA FASHEH-BECERRA, C.E.O.
Telephone: 8188845030
Mailing Name: Not reported
Mailing Address: 6918 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.2
Cat Decode: Waste oil and mixed oil
Method Decode: Recycler
Facility County: Los Angeles

envid: S113052618
Year: 2002
GEPAID: CAL000080204
Contact: ALICIA FASHEH-BECERRA, C.E.O.
Telephone: 8188845030
Mailing Name: Not reported
Mailing Address: 6918 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD980884183
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Disposal, Other
Tons: 0.3
Cat Decode: Other inorganic solid waste
Method Decode: Disposal, Other
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103945721 **DIST/DIR:** 0.205 NNE **ELEVATION:** 792 **MAP ID:** C23

NAME: RAYNE SOFTWATER OF THE VALLEY
ADDRESS: 6953 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Preliminary site assessment underway
ID/Status: 913030852
ID/Status: T0603702091

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030852
Status: Preliminary site assessment underway
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702091
W Global ID: W0606501096
Staff: RVJ
Local Agency: 19050
Cross Street: HART ST
Enforcement Type: Not reported
Date Leak Discovered: 8/29/2000
Date Leak First Reported: 2/12/1991
Date Leak Record Entered: 2/12/1991
Date Confirmation Began: 8/29/1990
Date Leak Stopped: 8/29/1990
Date Case Last Changed on Database: 11/30/2001
Date the Case was Closed: Not reported
How Leak Discovered: Repair Tank
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: KUPPERS, FRED
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 7992.578677363041176679495073
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 3/2/2000
Pollution Characterization Began: 2/12/1991
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: 1/1/1965
Hist Max MTBE Conc in Groundwater: 5.8
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103945721 **DIST/DIR:** 0.205 NNE **ELEVATION:** 792 **MAP ID:** C23

NAME: RAYNE SOFTWATER OF THE VALLEY

Rev: 06/13/2016

ADDRESS: 6953 CANOGA AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Preliminary site assessment underway
ID/Status: 913030852
ID/Status: T0603702091

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BLANK RP
RP Address: Not reported
Program: LUST
Lat/Long: 34.1973696 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: 4/30/97 - INFORMATION LETTER SENT & FOLLOW-UP; 5/29/97 - COUNTY
ASSESSOR REVIEW.; 5/30/97 - INFORMATION LETTER & SENT & FOLLOW-UP.;
9/22/99 WP FOR LIMITED SITE ASSESSMENT

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112908607 **DIST/DIR:** 0.206 NNW **ELEVATION:** 793 **MAP ID:** 24

NAME: PACIFIC ENVIRONMENTAL

Rev: 12/31/2014

ADDRESS: 21600 HART STREET
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC002275225

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112908607

Year: 2000

GEPAID: CAC002275225

Contact: MIKE LYSSY/OWNER

Telephone: 9493637200

Mailing Name: Not reported

Mailing Address: 30101 TOWN CENTER DR 107

Mailing City,St,Zip: LAGUNA NIGUEL, CA 926770000

Gen County: Not reported

TSD EPA ID: CAD028409019

TSD County: Not reported

Waste Category: Other organic solids

Disposal Method: Transfer Station

Tons: 0.03

Cat Decode: Other organic solids

Method Decode: Transfer Station

Facility County: Los Angeles

envid: S112908607

Year: 2000

GEPAID: CAC002275225

Contact: MIKE LYSSY/OWNER

Telephone: 9493637200

Mailing Name: Not reported

Mailing Address: 30101 TOWN CENTER DR 107

Mailing City,St,Zip: LAGUNA NIGUEL, CA 926770000

Gen County: Not reported

TSD EPA ID: CAD009007626

TSD County: Not reported

Waste Category: Asbestos containing waste

Disposal Method: Disposal, Land Fill

Tons: 0.84

Cat Decode: Asbestos containing waste

Method Decode: Disposal, Land Fill

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112903307 **DIST/DIR:** 0.209 East **ELEVATION:** 789 **MAP ID:** F25

NAME: PS BUSINESS PARKS

Rev: 12/31/2014

ADDRESS: 21301 VANOWEN ST STE A
CANOGA PARK, CA 91304
LOS ANGELES

ID/Status: CAC002201785

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112903307

Year: 1999

GEPAID: CAC002201785

Contact: PS BUSINESS PARKS

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 17326 EDWARDS RD STE 115

Mailing City,St,Zip: CERRITOS, CA 907030000

Gen County: Not reported

TSD EPA ID: CAT080033681

TSD County: Not reported

Waste Category: Other organic solids

Disposal Method: Transfer Station

Tons: .0750

Cat Decode: Other organic solids

Method Decode: Transfer Station

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113114489 **DIST/DIR:** 0.209 East **ELEVATION:** 789 **MAP ID:** F26

NAME: FRAZEE PAINT # 46

Rev: 12/31/2014

ADDRESS: 21301 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000229549

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113114489

Year: 2005

GEPAID: CAL000229549

Contact: STEVE EATON

Telephone: 8586263383

Mailing Name: Not reported

Mailing Address: 6625 MIRAMAR RD

Mailing City,St,Zip: SAN DIEGO, CA 921212508

Gen County: Not reported

TSD EPA ID: CAD008302903

TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Recycler

Tons: 0.68

Cat Decode: Unspecified solvent mixture

Method Decode: Recycler

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-LQG

EDR ID: 1011861635 **DIST/DIR:** 0.213 NW **ELEVATION:** 795 **MAP ID:** 27

NAME: OWENSMOUTH CONTINUATION HIGH SCHOOL

Rev: 12/09/2015

ADDRESS: 6921 JORDON AVE

ID/Status: CAR000195883

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: US Environmental Protection Agency

RCRA-LQG:

Date form received by agency: 10/10/2008

Facility name: OWENSMOUTH CONTINUATION HIGH SCHOOL

Facility address: 6921 JORDON AVE

CANOGA PARK, CA 91303

EPA ID: CAR000195883

Mailing address: 333 S BEAUDRY AVE

20TH FL LAUSD OEHS

LOS ANGELES, CA 90017

Contact: SOE AUNG

Contact address: 333 S BEAUDRY AVE 20TH FL LAUSD OEHS

LOS ANGELES, CA 90017

Contact country: US

Contact telephone: 213-241-3904

Contact email: SOE.AUNG@LAUSD.NET

EPA Region: 09

Classification: Large Quantity Generator

Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: LAUSD

Owner/operator address: 333 S BEAUDRY AVE

LOS ANGELES, CA 90017

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: District

Owner/Operator Type: Owner

Owner/Op start date: 11/14/1989

Owner/Op end date: Not reported

Owner/operator name: OWENSMOUTH CONTINUATION SCHOOL

Owner/operator address: Not reported

Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-LQG

EDR ID: 1011861635 **DIST/DIR:** 0.213 NW **ELEVATION:** 795 **MAP ID:** 27

NAME: OWENSMOUTH CONTINUATION HIGH SCHOOL

Rev: 12/09/2015

ADDRESS: 6921 JORDON AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAR000195883

SOURCE: US Environmental Protection Agency

Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: District
Owner/Operator Type: Operator
Owner/Op start date: 11/14/1989
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D008
. Waste name: LEAD

Violation Status: No violations found

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112873969 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E28

NAME: PROMATIC INDUSTRIES

Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC001205712

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112873969

Year: 1996

GEPAID: CAC001205712

Contact: PROMATIC INDUSTRIES

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Recycler

Tons: 5.5044

Cat Decode: Waste oil and mixed oil

Method Decode: Recycler

Facility County: Los Angeles

envid: S112873969

Year: 1996

GEPAID: CAC001205712

Contact: PROMATIC INDUSTRIES

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 1.5846

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113154906 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E29

NAME: PROMATIC INDUSTRIES INC

Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000339075

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113154906

Year: 2014

GEPAID: CAL000339075

Contact: TOM BLOSS

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032104

Gen County: Los Angeles

TSD EPA ID: CAT080013352

TSD County: Los Angeles

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 3.44025

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113154906

Year: 2011

GEPAID: CAL000339075

Contact: TOM BLOSS

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032104

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 1.251

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113154906

Year: 2010

GEPAID: CAL000339075

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113154906 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E29

NAME: PROMATIC INDUSTRIES INC

Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE

ID/Status: CAL000339075

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Contact: TOM BLOSS

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032104

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 5.14995

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113154906

Year: 2008

GEPAID: CAL000339075

Contact: TOM BLOSS

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032104

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 1.60545

Cat Decode: Oil/water separation sludge

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112898426 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E30

NAME: HERMAN BLOSS

Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC002117480

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112898426

Year: 2007

GEPAID: CAC002117480

Contact: TOM BLOSS-QC MGR

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Off-specification, aged or surplus organics

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 0.2

Cat Decode: Off-specification, aged or surplus organics

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112898426

Year: 2006

GEPAID: CAC002117480

Contact: TOM BLOSS-QC MGR

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Oil/water separation sludge

Disposal Method: Recycler

Tons: 2.52

Cat Decode: Oil/water separation sludge

Method Decode: Recycler

Facility County: Los Angeles

envid: S112898426

Year: 2005

GEPAID: CAC002117480

Contact: TOM BLOSS-QC MGR

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112898426 **DIST/DIR:** 0.213 NE **ELEVATION:** 791 **MAP ID:** E30

NAME: HERMAN BLOSS

Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE

ID/Status: CAC002117480

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 1.37

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S112898426

Year: 2003

GEPAID: CAC002117480

Contact: TOM BLOSS-QC MGR

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 2.06

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S112898426

Year: 2001

GEPAID: CAC002117480

Contact: TOM BLOSS-QC MGR

Telephone: 8188885076

Mailing Name: Not reported

Mailing Address: 6926 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Recycler

Tons: 2.52

Cat Decode: Unspecified oil-containing waste

Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S112898426	DIST/DIR:	0.213 NE	ELEVATION:	791	MAP ID:	E30
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NAME: HERMAN BLOSS

Rev: 12/31/2014

ADDRESS: 6926 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAC002117480

SOURCE: CA California Environmental Protection Agency

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.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113094131 **DIST/DIR:** 0.214 NNE **ELEVATION:** 792 **MAP ID:** G31

NAME: CANOGA LUBE & OIL **Rev:** 12/31/2014
ADDRESS: 6965 CANOGA AVENUE **ID/Status:** CAL000178122
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113094131
Year: 2000
GEPAID: CAL000178122
Contact: HARTMUT R THOMPSON/OWNER
Telephone: 8183401155
Mailing Name: Not reported
Mailing Address: 6965 CANOGA AVENUE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Transfer Station
Tons: 0
Cat Decode: Other inorganic solid waste
Method Decode: Transfer Station
Facility County: Los Angeles

envid: S113094131
Year: 1996
GEPAID: CAL000178122
Contact: JOHN BERRY
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 6965 CANOGA AVENUE
Mailing City,St,Zip: CANOGA PARK, CA 913030000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues 10 percent or more
Disposal Method: Recycler
Tons: .2293
Cat Decode: Aqueous solution with total organic residues 10 percent or more
Method Decode: Recycler
Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S105721799 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKETDYNE 12/31/2014
ADDRESS: 6633 CANOGA AVE ID/Status: CAR000239640
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S105721799
Year: 2014
GEPAID: CAR000239640
Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Laboratory waste chemicals
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Tons: 0.0315
Cat Decode: Laboratory waste chemicals
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S105721799
Year: 2014
GEPAID: CAR000239640
Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304
Gen County: Los Angeles
TSD EPA ID: NVT330010000
TSD County: 99
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 193.844
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S105721799
Year: 2014
GEPAID: CAR000239640

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S105721799 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKETDYNE 12/31/2014
ADDRESS: 6633 CANOGA AVE ID/Status: CAR000239640
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Other inorganic solid waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Tons: 0.345
Cat Decode: Other inorganic solid waste
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S105721799
Year: 2014
GEPAID: CAR000239640
Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Off-specification, aged or surplus organics
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Tons: 0.018
Cat Decode: Off-specification, aged or surplus organics
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S105721799
Year: 2014
GEPAID: CAR000239640
Contact: FRANK SWANSON
Telephone: 8185869194
Mailing Name: Not reported
Mailing Address: 8900 DESOTO AVE
Mailing City,St,Zip: CANOGA PARK, CA 91304

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S105721799 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D32

NAME: AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKETDYNE 12/31/2014
ADDRESS: 6633 CANOGA AVE ID/Status: CAR000239640
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Tons: 0.4765
Cat Decode: Other organic solids
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
42 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID:	S105721799	DIST/DIR:	0.223 SSE	ELEVATION:	796	MAP ID:	D32
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NAME:	AEROJECT ROCKETDYNE OF DE INC DBA AEROJET ROCKETDYNE	06/13/2016
ADDRESS:	6633 CANOGA AVE	ID/Status: Remediation

CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

SLIC REG 4:
Region: 4
Facility Status: Remediation
SLIC: 0237A
Substance: TPH/V
Staff: John Geroch

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.

Rev: 06/13/2016

ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: Open - Site Assessment
ID/Status: SL204281528

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Open - Site Assessment

Status Date: 08/23/2005

Global Id: SL204281528

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.1907897679698

Longitude: -118.599128723145

Case Type: Cleanup Program Site

Case Worker: AMT

Local Agency: Not reported

RB Case Number: 0237A

File Location: Regional Board

Potential Media Affected: Aquifer used for drinking water supply, Soil, Soil Vapor

Potential Contaminants of Concern: Tetrachloroethylene (PCE), Trichloroethylene (TCE), Total Petroleum Hydrocarbons (TPH)

Site History: The site is approximately 47-acres and was developed in the mid-1950s for the manufacture of rocket engines and related systems. Operations at the site concluded in 2014. The currently idle site contains numerous vacant industrial buildings and structures in various states of disrepair, surrounded by surface parking lots along Canoga Avenue and Victory Boulevard. Numerous environmental investigations and cleanup activities have been conducted across the Site since 1984 that have identified elevated levels of chemicals of potential concern (COPCs), including chlorinated solvents from historic manufacturing activities at the site. Soil and groundwater cleanup activities are currently ongoing at the subject site.

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.

Rev: 05/02/2016

ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: 19370329

ID/Status: 71002566

ID/Status: 80001667

ID/Status: Refer: RCRA

ID/Status: Refer: Other Agency

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Facility ID: 19370329

Status: Refer: RCRA

Status Date: 05/05/1995

Site Code: Not reported

Site Type: Historical

Site Type Detailed: * Historical

Acres: Not reported

NPL: NO

Regulatory Agencies: NONE SPECIFIED

Lead Agency: NONE SPECIFIED

Program Manager: Not reported

Supervisor: Referred - Not Assigned

Division Branch: Cleanup Chatsworth

Assembly: 45

Senate: 27

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not reported

Latitude: 34.18888

Longitude: -118.5972

APN: NONE SPECIFIED

Past Use: NONE SPECIFIED

Potential COC: NONE SPECIFIED

Confirmed COC: NONE SPECIFIED

Potential Description: NONE SPECIFIED

Alias Name: THE BOEING CO-CANOGA PARK

Alias Type: Alternate Name

Alias Name: CAD074103771

Alias Type: EPA Identification Number

Alias Name: 110018987113

Alias Type: EPA (FRS #)

Alias Name: 19370329

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Site Screening

Completed Date: 02/02/1995

Comments: NFA FOR SITE MITIGATION OPERATIONS, THIS IS A RCRA FACILITY.

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.

Rev: 05/02/2016

ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: 19370329

ID/Status: 71002566

ID/Status: 80001667

ID/Status: Refer: RCRA

ID/Status: Refer: Other Agency

SOURCE: CA Department of Toxic Substances Control

Completed Document Type: * Discovery

Completed Date: 12/14/1982

Comments: FACILITY IDENTIFIED ID FROM HWMB ISD FILES. ROUTINE INSP.A COMPLIANCE
COMPANY.

Future Area Name: Not reported

Future Sub Area Name: Not reported

Future Document Type: Not reported

Future Due Date: Not reported

Schedule Area Name: Not reported

Schedule Sub Area Name: Not reported

Schedule Document Type: Not reported

Schedule Due Date: Not reported

Schedule Revised Date: Not reported

Facility ID: 71002566

Status: Refer: Other Agency

Status Date: Not reported

Site Code: Not reported

Site Type: Tiered Permit

Site Type Detailed: Tiered Permit

Acres: Not reported

NPL: NO

Regulatory Agencies: NONE SPECIFIED

Lead Agency: NONE SPECIFIED

Program Manager: Not reported

Supervisor: Not reported

Division Branch: Cleanup Chatsworth

Assembly: 45

Senate: 27

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not reported

Latitude: 34.19051

Longitude: -118.5974

APN: NONE SPECIFIED

Past Use: NONE SPECIFIED

Potential COC: NONE SPECIFIED

Confirmed COC: NONE SPECIFIED

Potential Description: NONE SPECIFIED

Alias Name: CAD074103771

Alias Type: EPA Identification Number

Alias Name: 110018987113

Alias Type: EPA (FRS #)

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.

Rev: 05/02/2016

ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: 19370329
ID/Status: 71002566
ID/Status: 80001667
ID/Status: Refer: RCRA
ID/Status: Refer: Other Agency

SOURCE: CA Department of Toxic Substances Control

Alias Name: 71002566

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported

Completed Sub Area Name: Not reported

Completed Document Type: Not reported

Completed Date: Not reported

Comments: Not reported

Future Area Name: Not reported

Future Sub Area Name: Not reported

Future Document Type: Not reported

Future Due Date: Not reported

Schedule Area Name: Not reported

Schedule Sub Area Name: Not reported

Schedule Document Type: Not reported

Schedule Due Date: Not reported

Schedule Revised Date: Not reported

Facility ID: 80001667

Status: Refer: RWQCB

Status Date: 01/01/2008

Site Code: Not reported

Site Type: Corrective Action

Site Type Detailed: Corrective Action

Acres: 0

NPL: NO

Regulatory Agencies: RWQCB

Lead Agency: WQC

Program Manager: Not reported

Supervisor: * Unknown

Division Branch: Cleanup Chatsworth

Assembly: 45

Senate: 27

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not reported

Latitude: 34.19081

Longitude: -118.5974

APN: NONE SPECIFIED

Past Use: NONE SPECIFIED

Potential COC: NONE SPECIFIED

Confirmed COC: NONE SPECIFIED

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.

Rev: 05/02/2016

ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: 19370329
ID/Status: 71002566
ID/Status: 80001667
ID/Status: Refer: RCRA
ID/Status: Refer: Other Agency

SOURCE: CA Department of Toxic Substances Control

Potential Description: NONE SPECIFIED

Alias Name: ROCKWELL INTERNATIONAL; ROCKETDYNE DIV.

Alias Type: Alternate Name

Alias Name: CAD074103771

Alias Type: EPA Identification Number

Alias Name: 110018987113

Alias Type: EPA (FRS #)

Alias Name: 19370329

Alias Type: Envirostor ID Number

Alias Name: 80001667

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Interim Measures Questionnaire

Completed Date: 09/13/1994

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: RCRA Facility Assessment Report

Completed Date: 07/26/1991

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Consent Agreement

Completed Date: 01/01/1985

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Human Exposure Controlled

Completed Date: 10/27/1997

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

Completed Document Type: Human Exposure Controlled

Completed Date: 03/09/2001

Comments: Not reported

Completed Area Name: PROJECT WIDE

Completed Sub Area Name: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004	DIST/DIR: 0.223 SSE	ELEVATION: 796	MAP ID: D33
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NAME: BOEING NORTH AMERICAN, INC. ADDRESS: 6633 CANOGA AVENUE CANOGA PARK, CA 91309 LOS ANGELES SOURCE: CA Department of Toxic Substances Control	Rev: 05/02/2016 ID/Status: 19370329 ID/Status: 71002566 ID/Status: 80001667 ID/Status: Refer: RCRA ID/Status: Refer: Other Agency
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Completed Document Type: Groundwater Migration Controlled
 Completed Date: 03/09/2001
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Groundwater Migration Controlled
 Completed Date: 07/24/2003
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Human Exposure Controlled
 Completed Date: 07/24/2003
 Comments: Not reported

Completed Area Name: Sites With No Operable Unit
 Completed Sub Area Name: GROUNDWATER
 Completed Document Type: Interim Measures Implementation Report
 Completed Date: 04/30/1991
 Comments: Not reported

Completed Area Name: Sites With No Operable Unit
 Completed Sub Area Name: GROUNDWATER
 Completed Document Type: RFI Report
 Completed Date: 08/17/1989
 Comments: Not reported

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Preliminary Assessment Report
 Completed Date: 10/01/1985
 Comments: Not reported

Completed Area Name: Sites With No Operable Unit
 Completed Sub Area Name: SOILS
 Completed Document Type: Interim Measures Workplan
 Completed Date: 10/27/1997
 Comments: FACILITY IS VOLUNTARILY BEGINNING SOURCE REMOVAL ACTIVITIES AS OF
 THIS DATE RSARACINO 19971028.14:45S

Completed Area Name: Sites With No Operable Unit
 Completed Sub Area Name: GROUNDWATER
 Completed Document Type: RFI Workplan
 Completed Date: 06/09/1989

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S101540004 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D33

NAME: BOEING NORTH AMERICAN, INC.

Rev: 05/02/2016

ADDRESS: 6633 CANOGA AVENUE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: 19370329

ID/Status: 71002566

ID/Status: 80001667

ID/Status: Refer: RCRA

ID/Status: Refer: Other Agency

SOURCE: CA Department of Toxic Substances Control

Comments: Not reported

Completed Area Name: Sites With No Operable Unit
Completed Sub Area Name: GROUNDWATER
Completed Document Type: Interim Measures Workplan
Completed Date: 08/31/1990
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

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

MANIFEST

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 05/01/2016

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: NY Department of Environmental Conservation

NY MANIFEST:

Country: USA

EPA ID: CAD074103771

Facility Status: Not reported

Location Address 1: 6633 CANOGA PARK AVE

Code: BP

Location Address 2: Not reported

Total Tanks: Not reported

Location City: CANOGAPARK

Location State: CA

Location Zip: 91304

Location Zip 4: Not reported

NY MANIFEST:

EPAID: CAD074103771

Mailing Name: ROCKWELL INTERNATIONAL

Mailing Contact: FRANKLINR SWANSON

Mailing Address 1: 6633 CANOGA PARK AVE

Mailing Address 2: Not reported

Mailing City: CANOGA PARK

Mailing State: CA

Mailing Zip: 91304

Mailing Zip 4: Not reported

Mailing Country: USA

Mailing Phone: 8188569194

NY MANIFEST:

Document ID: NYB4163229

Manifest Status: C

seq: Not reported

Year: 1994

Trans1 State ID: 10742PNY

Trans2 State ID: Not reported

Generator Ship Date: 07/11/1994

Trans1 Recv Date: 07/11/1994

Trans2 Recv Date: / /

TSD Site Recv Date: 07/27/1994

Part A Recv Date: 07/28/1994

Part B Recv Date: 08/05/1994

Generator EPA ID: CAD074103771

Trans1 EPA ID: NYD980769947

Trans2 EPA ID: Not reported

TSDF ID 1: NYD000632372

TSDF ID 2: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

MANIFEST

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 05/01/2016

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: NY Department of Environmental Conservation

Manifest Tracking Number: Not reported

Import Indicator: Not reported

Export Indicator: Not reported

Discr Quantity Indicator: Not reported

Discr Type Indicator: Not reported

Discr Residue Indicator: Not reported

Discr Partial Reject Indicator: Not reported

Discr Full Reject Indicator: Not reported

Manifest Ref Number: Not reported

Alt Facility RCRA ID: Not reported

Alt Facility Sign Date: Not reported

MGMT Method Type Code: Not reported

Waste Code: D002 - NON-LISTED CORROSIVE WASTES

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Quantity: 00010

Units: P - Pounds

Number of Containers: 001

Container Type: DF - Fiberboard or plastic drums (glass)

Handling Method: T Chemical, physical, or biological treatment.

Specific Gravity: 100

Waste Code: D001 - NON-LISTED IGNITABLE WASTES

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Waste Code: Not reported

Quantity: 00020

Units: P - Pounds

Number of Containers: 001

Container Type: DF - Fiberboard or plastic drums (glass)

Handling Method: T Chemical, physical, or biological treatment.

Specific Gravity: 100

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

RCRA-TSDF:

Date form received by agency: 02/28/2014

Facility name: UNITED TECHNOLOGIES CORP

Facility address: 6633 CANOGA AVE

CANOGA PARK, CA 91309

EPA ID: CAD074103771

Mailing address: FARMSPRINGS RD

MAIL STOP EHS 6FS101

FARMINGTON, CT 06032

Contact: DAVID M CURNOCK

Contact address: FARMSPRINGS RD MAIL STOP EHS 6FS101

FARMINGTON, CT 06032

Contact country: Not reported

Contact telephone: (603) 406-7737

Contact email: DAVID.CURNOCK@YTC.COM

EPA Region: 09

Land type: Private

Classification: TSDF

Description: Handler is engaged in the treatment, storage or disposal of hazardous waste

Owner/Operator Summary:

Owner/operator name: UNITED TECHNOLOGIES CORP

Owner/operator address: FARMSPRINGS RD MAIL STOP EHS 6FS101

FARMINGTON, CT 06032

Owner/operator country: Not reported

Owner/operator telephone: (860) 728-7000

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 01/30/2012

Owner/Op end date: Not reported

Owner/operator name: UNITED TECHNOLOGIES CORP (SEE PAGE 4A)

Owner/operator address: Not reported

Not reported

Owner/operator country: Not reported

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 06/14/2013

Owner/Op end date: Not reported

Owner/operator name: UNITED TECHNOLOGIES CORPORATION

Owner/operator address: ONE FINANCIAL PLAZA EHS MAIL STOP 503 UTC

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

HARTFORD, CT 06101

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 11/30/2012

Owner/Op end date: Not reported

Owner/operator name: UNITED TECHNOLOGIES CORPORATION

Owner/operator address: Not reported

Not reported

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 06/14/2013

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

. Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

. Waste name: CORROSIVE WASTE

. Waste code: D003

. Waste name: REACTIVE WASTE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: D006
- . Waste name: CADMIUM

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE

- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE

- . Waste code: D040
- . Waste name: TRICHLOROETHYLENE

- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Historical Generators:

Date form received by agency: 06/12/2013

Site name: UNITED TECHNOLOGIES CO

Classification: Small Quantity Generator

- . Waste code: 135
- . Waste name: 135
- . Waste code: 181
- . Waste name: 181
- . Waste code: 352
- . Waste name: 352

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAD074103771

SOURCE: US Environmental Protection Agency

- . Waste code: 512
- . Waste name: 512

- . Waste code: 513
- . Waste name: 513

- . Waste code: 521
- . Waste name: 521

- . Waste code: 611
- . Waste name: 611

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE

- . Waste code: D040
- . Waste name: TRICHLOROETHYLENE

- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: U077
- . Waste name: ETHANE, 1,2-DICHLORO- (OR) ETHYLENE DICHLORIDE

Date form received by agency: 03/16/2012

Site name: PRATT & WHITNEY ROCKETDYNE, INC

Classification: Large Quantity Generator

- . Waste code: 121
- . Waste name: 121

- . Waste code: 122
- . Waste name: 122

- . Waste code: 141
- . Waste name: 141

- . Waste code: 171
- . Waste name: 171

- . Waste code: 181
- . Waste name: 181

- . Waste code: 212
- . Waste name: 212

- . Waste code: 214
- . Waste name: 214

- . Waste code: 221
- . Waste name: 221

- . Waste code: 222
- . Waste name: 222

- . Waste code: 223
- . Waste name: 223

- . Waste code: 331
- . Waste name: 331

- . Waste code: 341
- . Waste name: 341

- . Waste code: 343
- . Waste name: 343

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: 352
- . Waste name: 352

- . Waste code: 551
- . Waste name: 551

- . Waste code: 711
- . Waste name: 711

- . Waste code: 791
- . Waste name: 791

- . Waste code: 792
- . Waste name: 792

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D003
- . Waste name: REACTIVE WASTE

- . Waste code: D004
- . Waste name: ARSENIC

- . Waste code: D005
- . Waste name: BARIUM

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE

- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE

- . Waste code: D040
- . Waste name: TRICHLORETHYLENE

- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE,

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.
- . Waste code: U077
- . Waste name: ETHANE, 1,2-DICHLORO- (OR) ETHYLENE DICHLORIDE

Date form received by agency: 06/17/2010

Site name: PRATT & WHITNEY ROCKETDYNE, INC.

Classification: Large Quantity Generator

- . Waste code: 122
- . Waste name: 122
- . Waste code: 141
- . Waste name: 141
- . Waste code: 171
- . Waste name: 171
- . Waste code: 181
- . Waste name: 181
- . Waste code: 214
- . Waste name: 214
- . Waste code: 331
- . Waste name: 331
- . Waste code: 341
- . Waste name: 341
- . Waste code: 343
- . Waste name: 343

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAD074103771

SOURCE: US Environmental Protection Agency

- . Waste code: 352
- . Waste name: 352

- . Waste code: 551
- . Waste name: 551

- . Waste code: 711
- . Waste name: 711

- . Waste code: 791
- . Waste name: 791

- . Waste code: 792
- . Waste name: 792

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D003
- . Waste name: REACTIVE WASTE

- . Waste code: D004
- . Waste name: ARSENIC

- . Waste code: D005
- . Waste name: BARIUM

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- . Waste code: D021
- . Waste name: CHLOROBENZENE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE

- . Waste code: D040
- . Waste name: TRICHLORETHYLENE

- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 02/04/2008

Site name: CANOGA FACILITY

Classification: Large Quantity Generator

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D003
- . Waste name: REACTIVE WASTE

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE

- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F002

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.
- . Waste code: U134
- . Waste name: HYDROFLUORIC ACID (C,T) (OR) HYDROGEN FLUORIDE (C,T)
- . Waste code: U213
- . Waste name: FURAN, TETRAHYDRO-(I) (OR) TETRAHYDROFURAN (I)

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: U223
- . Waste name: BENZENE, 1,3-DIISOCYANATOMETHYL- (R,T) (OR) TOLUENE DIISOCYANATE (R,T)

Date form received by agency: 02/20/2006

Site name: THE BOEING COMPANY - CANOGA FACILITY

Classification: Large Quantity Generator

- . Waste code: D001
- . Waste name: IGNITABLE WASTE
- . Waste code: D002
- . Waste name: CORROSIVE WASTE
- . Waste code: D003
- . Waste name: REACTIVE WASTE
- . Waste code: D004
- . Waste name: ARSENIC
- . Waste code: D007
- . Waste name: CHROMIUM
- . Waste code: D008
- . Waste name: LEAD
- . Waste code: D009
- . Waste name: MERCURY
- . Waste code: D011
- . Waste name: SILVER
- . Waste code: D018
- . Waste name: BENZENE
- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE
- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE
- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:
TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE,
1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED
FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006

. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: P029
- . Waste name: COPPER CYANIDE (OR) COPPER CYANIDE CU(CN)
- . Waste code: P098
- . Waste name: POTASSIUM CYANIDE (OR) POTASSIUM CYANIDE K(CN)
- . Waste code: P104
- . Waste name: SILVER CYANIDE (OR) SILVER CYANIDE AG(CN)
- . Waste code: P106
- . Waste name: SODIUM CYANIDE (OR) SODIUM CYANIDE NA(CN)
- . Waste code: P121
- . Waste name: ZINC CYANIDE (OR) ZINC CYANIDE ZN(CN)2
- . Waste code: U151
- . Waste name: MERCURY

Date form received by agency: 08/10/2005

Site name: PRATT AND WHITNEY ROCKETDYNE INC

Classification: Large Quantity Generator

- . Waste code: D001
- . Waste name: IGNITABLE WASTE
- . Waste code: D002
- . Waste name: CORROSIVE WASTE
- . Waste code: D003
- . Waste name: REACTIVE WASTE
- . Waste code: D006
- . Waste name: CADMIUM
- . Waste code: D007
- . Waste name: CHROMIUM
- . Waste code: D008
- . Waste name: LEAD
- . Waste code: D009
- . Waste name: MERCURY
- . Waste code: D011
- . Waste name: SILVER

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste code: D018

. Waste name: BENZENE

. Waste code: D035

. Waste name: METHYL ETHYL KETONE

. Waste code: F001

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 08/10/2005

Site name: PRATT AND WHITNEY ROCKETDYNE INC

Classification: Large Quantity Generator

- . Waste code: D001
- . Waste name: IGNITABLE WASTE
- . Waste code: D002
- . Waste name: CORROSIVE WASTE
- . Waste code: D003
- . Waste name: REACTIVE WASTE
- . Waste code: D006
- . Waste name: CADMIUM
- . Waste code: D007
- . Waste name: CHROMIUM
- . Waste code: D008
- . Waste name: LEAD
- . Waste code: D009
- . Waste name: MERCURY
- . Waste code: D011
- . Waste name: SILVER
- . Waste code: D018
- . Waste name: BENZENE
- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM;

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

(2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 02/26/2004

Site name: THE BOEING COMPANY - CANOGA

Classification: Large Quantity Generator

- . Waste code: D001
- . Waste name: IGNITABLE WASTE
- . Waste code: D002
- . Waste name: CORROSIVE WASTE
- . Waste code: D003
- . Waste name: REACTIVE WASTE
- . Waste code: D005
- . Waste name: BARIUM
- . Waste code: D007
- . Waste name: CHROMIUM
- . Waste code: D008
- . Waste name: LEAD
- . Waste code: D009
- . Waste name: MERCURY
- . Waste code: D011
- . Waste name: SILVER
- . Waste code: D018
- . Waste name: BENZENE
- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE
- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE
- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002

. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006

. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM
PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF
ALUMINUM.

- . Waste code: F007
- . Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

- . Waste code: LABP
- . Waste name: LAB PACK

- . Waste code: U151
- . Waste name: MERCURY

Date form received by agency: 02/26/2002

Site name: THE BOEING COMPANY - CANOGA FACILITY

Classification: Large Quantity Generator

- . Waste code: 132
- . Waste name: 132

- . Waste code: 171
- . Waste name: 171

- . Waste code: 711
- . Waste name: 711

- . Waste code: 723
- . Waste name: 723

- . Waste code: 728
- . Waste name: 728

- . Waste code: 792
- . Waste name: 792

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D003
- . Waste name: REACTIVE WASTE

- . Waste code: D005

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste name: BARIUM
- . Waste code: D006
- . Waste name: CADMIUM
- . Waste code: D007
- . Waste name: CHROMIUM
- . Waste code: D008
- . Waste name: LEAD
- . Waste code: D009
- . Waste name: MERCURY
- . Waste code: D011
- . Waste name: SILVER
- . Waste code: D018
- . Waste name: BENZENE
- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE
- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F003

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F006

. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

. Waste code: F007

. Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

. Waste code: LABP

. Waste name: LAB PACK

Date form received by agency: 10/12/2000

Site name: BOEING COMPANY-CANOGA PARK

Classification: Large Quantity Generator

Date form received by agency: 03/04/1999

Site name: BOEING NORTH AMERICAN, INC. - CANOGA

Classification: Large Quantity Generator

Date form received by agency: 12/10/1996

Site name: THE BOEING CO CANOGA PARK

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Classification: Large Quantity Generator

- . Waste code: D000
- . Waste name: Not Defined

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D003
- . Waste name: REACTIVE WASTE

- . Waste code: D006
- . Waste name: CADMIUM

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: D018
- . Waste name: BENZENE

- . Waste code: D019
- . Waste name: CARBON TETRACHLORIDE

- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE

- . Waste code: F001
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:
TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE,
1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED
FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING
CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF
ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F006
- . Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.
- . Waste code: F007

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

- . Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.
- . Waste code: F008
- . Waste name: PLATING BATH RESIDUES FROM THE BOTTOM OF PLATING BATHS FROM ELECTROPLATING OPERATIONS IN WHICH CYANIDES ARE USED IN THE PROCESS.
- . Waste code: F009
- . Waste name: SPENT STRIPPING AND CLEANING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS IN WHICH CYANIDES ARE USED IN THE PROCESS.
- . Waste code: P015
- . Waste name: BERYLLIUM
- . Waste code: U021
- . Waste name: [1,1'-BIPHENYL]-4,4'-DIAMINE (OR) BENZIDINE

Date form received by agency: 09/01/1996

Site name: THE BOEING CO CANOGA PARK

Classification: Large Quantity Generator

Date form received by agency: 02/29/1996

Site name: ROCKWELL-ROCKETDYNE DIV. - CANOGA

Classification: Large Quantity Generator

Date form received by agency: 03/31/1994

Site name: ROCKWELL INTERNATIONAL

Classification: Large Quantity Generator

Date form received by agency: 02/28/1992

Site name: ROCKWELL INTERNATIONAL CORP. ROCKETDYNE

Classification: Large Quantity Generator

Date form received by agency: 04/30/1990

Site name: ROCKWELL INTL CORP/ROCKETDYNE DIV CANOGA

Classification: Large Quantity Generator

Biennial Reports:

Last Biennial Reporting Year: 2013

Annual Waste Handled:

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

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ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs): 4361

Waste code: D002

Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Amount (Lbs): 1697

Waste code: D003

Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

Amount (Lbs): 782

Waste code: D007

Waste name: CHROMIUM

Amount (Lbs): 1120

Waste code: D008

Waste name: LEAD

Amount (Lbs): 617

Waste code: D009

Waste name: MERCURY

Amount (Lbs): 10

Waste code: D011

Waste name: SILVER

Amount (Lbs): 813

Waste code: D018

Waste name: BENZENE

Amount (Lbs): 1623

Waste code: D035

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 DIST/DIR: 0.223 SSE ELEVATION: 796 MAP ID: D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Waste name: METHYL ETHYL KETONE

Amount (Lbs): 2360

Waste code: F001

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:

TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Amount (Lbs): 1623

Waste code: F002

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE,

METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Amount (Lbs): 1623

Waste code: F003

Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL

ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Amount (Lbs): 2680

Waste code: F006

Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS EXCEPT

FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC AND ALUMINUM

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Amount (Lbs): 3590

Waste code: U077

Waste name: ETHANE, 1,2-DICHLORO-

Amount (Lbs): 782

Corrective Action Summary:

Event date: 10/01/1985

Event: CA029ST

Event date: 10/01/1985

Event: CA049PA

Event date: 10/01/1985

Event: CA Prioritization, Facility or area was assigned a high corrective action priority.

Event date: 10/01/1985

Event: CA074HI

Event date: 01/01/1989

Event: RFI Imposition

Event date: 06/09/1989

Event: RFI Workplan Approved

Event date: 08/17/1989

Event: RFI Approved

Event date: 08/31/1990

Event: Stabilization Measures Implemented, Groundwater extraction and treatment (e.g., to achieve groundwater containment, to achieve MCL).

Event date: 04/30/1991

Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223	DIST/DIR: 0.223 SSE	ELEVATION: 796	MAP ID: D34
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NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event date: 04/30/1991

Event: Stabilization Construction Completed

Event date: 07/26/1991

Event: RFA Completed, Assessment was an RFA.

Event date: 07/26/1991

Event: RFA Completed

Event date: 07/26/1991

Event: RFA Determination Of Need For An RFI, RFI is Necessary;

Event date: 10/31/1991

Event: CA036WQ

Event date: 09/13/1994

Event: Stabilization Measures Evaluation, This facility is not amenable to stabilization activity because of a lack of technical data. An evaluation has been completed, but further data is necessary to determine stabilization measures, feasibility or appropriateness. This status should be changed when data becomes available.

Event date: 09/13/1994

Event: Stabilization Measures Evaluation, This facility is not amenable to stabilization activity because of a lack of technical data. An evaluation has been completed, but further data is necessary to determine stabilization measures, feasibility or appropriateness. This status should be changed when data becomes available.

Event date: 10/03/1994

Event: CA Prioritization, Facility or area was assigned a medium corrective action priority.

Event date: 10/27/1997

Event: Stabilization Measures Implemented, Primary measure is source removal and/or treatment (e.g., soil or waste excavation, in-situ soil treatment, off-site treatment).

Event date: 10/27/1997

Event: Migration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected.

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Event date: 10/27/1997

Event: Current Human Exposures under Control, Current human exposures are NOT under control.

Event date: 10/27/1997

Event: CA Responsibility Referred To A Non-RCRA Federal Authority

Event date: 10/27/1997

Event: Current Human Exposures under Control, Current human exposures are NOT under control.

Event date: 03/09/2001

Event: Igration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected.

Event date: 03/09/2001

Event: Igration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected.

Event date: 03/09/2001

Event: Current Human Exposures under Control, More information is needed to make a determination.

Event date: 03/09/2001

Event: Current Human Exposures under Control, More information is needed to make a determination.

Event date: 07/24/2003

Event: Current Human Exposures under Control, Yes, Current Human Exposures Under Control has been verified. Based on a review of information contained in the EI determination, current human exposures are expected to be under control at the facility under current and reasonably expected conditions. This determination will be re-evaluated when the Agency/State becomes aware of significant changes at the facility.

Event date: 07/24/2003

Event: Current Human Exposures under Control, Yes, Current Human Exposures Under Control has been verified. Based on a review of information contained in the EI determination, current human exposures are expected to be under control at the facility under current and reasonably expected conditions. This determination will be re-evaluated when the Agency/State becomes aware of significant changes at the facility.

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Event date: 07/24/2003

Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event date: 07/24/2003

Event: Igration of Contaminated Groundwater under Control, Yes, Migration of Contaminated Groundwater Under Control has been verified. Based on a review of information contained in the EI determination, it has been determined that migration of contaminated groundwater is under control at the facility. Specifically, this determination indicates that the migration of contaminated groundwater is under control, and that monitoring will be conducted to confirm that contaminated groundwater remains within the existing area of contaminated groundwater. This determination will be re-evaluated when the Agency becomes aware of significant changes at the facility.

Event date: Not reported

Event: CA03192

Facility Has Received Notices of Violations:

Regulation violated: FR - 264.140-150.H

Area of violation: TSD - Financial Requirements

Date violation determined: 04/09/1992

Date achieved compliance: 04/30/1993

Violation lead agency: EPA

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

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL

Area of violation: LDR - General

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: FINAL 3008(A) COMPLIANCE ORDER

Enforcement action date: 12/27/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: 54400

Paid penalty amount: 48000

Regulation violated: FR - 268.7

Area of violation: LDR - General

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 07/26/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 268.7

Area of violation: LDR - General

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: FINAL 3008(A) COMPLIANCE ORDER

Enforcement action date: 12/27/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: 54400

Paid penalty amount: 48000

Regulation violated: FR - 270

Area of violation: TSD - General

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 07/26/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E

Area of violation: TSD - General

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 07/26/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E

Area of violation: TSD - General

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: FINAL 3008(A) COMPLIANCE ORDER

Enforcement action date: 12/27/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: 54400

Paid penalty amount: 48000

Regulation violated: FR - 268 ALL

Area of violation: LDR - General

Date violation determined: 03/13/1990

Date achieved compliance: 03/31/1991

Violation lead agency: EPA

Enforcement action: INITIAL 3008(A) COMPLIANCE

Enforcement action date: 07/26/1990

Enf. disposition status: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 03/13/1990
Date achieved compliance: 03/31/1991
Violation lead agency: EPA
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/27/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: 54400
Paid penalty amount: 48000

Regulation violated: FR - 264.140-150.H
Area of violation: TSD - Financial Requirements
Date violation determined: 01/29/1990
Date achieved compliance: 03/13/1990
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/29/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 01/25/1990
Date achieved compliance: 03/31/1991
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

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 270

Area of violation: TSD - General

Date violation determined: 01/25/1990

Date achieved compliance: 03/31/1991

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL

Enforcement action date: 02/01/1990

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: State

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL

Area of violation: LDR - General

Date violation determined: 07/06/1988

Date achieved compliance: 11/21/1988

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

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G

Area of violation: TSD - Closure/Post-Closure

Date violation determined: 07/06/1988

Date achieved compliance: 11/21/1988

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL

Enforcement action date: 08/18/1988

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: State

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Regulation violated: FR - 268.7

Area of violation: LDR - General

Date violation determined: 07/06/1988

Date achieved compliance: 11/21/1988

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

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 264.70-77.E

Area of violation: TSD - General

Date violation determined: 07/06/1988

Date achieved compliance: 11/21/1988

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL

Enforcement action date: 08/18/1988

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: State

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 270

Area of violation: TSD - General

Date violation determined: 07/06/1988

Date achieved compliance: 11/21/1988

Violation lead agency: State

Enforcement action: WRITTEN INFORMAL

Enforcement action date: 08/18/1988

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: State

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 09/03/2008

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 07/19/2005

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: Local

Evaluation date: 11/23/1998

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 05/29/1996

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 02/28/1996

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 04/09/1992

Evaluation: FINANCIAL RECORD REVIEW

Area of violation: TSD - Financial Requirements

Date achieved compliance: 04/30/1993

Evaluation lead agency: EPA Contractor/Grantee

Evaluation date: 01/29/1992

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 03/13/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: TSD - General

Date achieved compliance: 03/31/1991

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE

ID/Status: CAD074103771

CANOGA PARK, CA 91309

LOS ANGELES

SOURCE: US Environmental Protection Agency

Evaluation lead agency: EPA

Evaluation date: 03/13/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: LDR - General

Date achieved compliance: 03/31/1991

Evaluation lead agency: EPA

Evaluation date: 01/29/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 01/29/1990

Evaluation: FINANCIAL RECORD REVIEW

Area of violation: TSD - Financial Requirements

Date achieved compliance: 03/13/1990

Evaluation lead agency: State

Evaluation date: 01/25/1990

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: TSD - General

Date achieved compliance: 03/31/1991

Evaluation lead agency: State

Evaluation date: 08/10/1988

Evaluation: FINANCIAL RECORD REVIEW

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

Evaluation date: 07/06/1988

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: TSD - General

Date achieved compliance: 11/21/1988

Evaluation lead agency: State

Evaluation date: 07/06/1988

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: TSD - Closure/Post-Closure

Date achieved compliance: 11/21/1988

Evaluation lead agency: State

Evaluation date: 07/06/1988

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

RCRA-TSDF

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAD074103771

SOURCE: US Environmental Protection Agency

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: LDR - General

Date achieved compliance: 11/21/1988

Evaluation lead agency: State

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

CORRACTS

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US EPA

Rev: 12/09/2015
ID/Status: CAD074103771

CORRACTS:

EPA ID: CAD074103771
EPA Region: 09
Area Name: GROUNDWATER
Actual Date: 19890609
Action: CA150 - RFI Workplan Approved
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 20010309
Action: CA750NO - Migration of Contaminated Groundwater under Control,
Unacceptable migration of contaminated groundwater is observed or
expected
NAICS Code(s): 56291
Remediation Services
Original schedule date: 20010309
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 20010309
Action: CA725IN - Current Human Exposures Under Control, More information is
needed to make a determination
NAICS Code(s): 56291
Remediation Services
Original schedule date: 20010309
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19940913
Action: CA225IN - Stabilization Measures Evaluation, This facility is not,
amenable to stabilization activity because of, a lack of technical
data. An evaluation has been completed, but further data is necessary
to determine stabilization measures, feasibility or appropriateness.
This status should be changed when data becomes available

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

CORRACTS

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAD074103771

SOURCE: US EPA

NAICS Code(s): 56291
Remediation Services
Original schedule date: 19940913
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: GROUNDWATER
Actual Date: 19890817
Action: CA200 - RFI Approved
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 20030724
Action: CA750YE - Migration of Contaminated Groundwater under Control, Yes,
Migration of Contaminated Groundwater Under Control has been verified
NAICS Code(s): 56291
Remediation Services
Original schedule date: 20030724
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 20030724
Action: CA725YE - Current Human Exposures Under Control, Yes, Current Human
Exposures Under Control has been verified
NAICS Code(s): 56291
Remediation Services
Original schedule date: 20030724
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19910726
Action: CA070YE - RFA Determination Of Need For An RFI, RFI is Necessary
NAICS Code(s): 56291
Remediation Services
Original schedule date: 19910726

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

CORRACTS

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP
ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES
SOURCE: US EPA

Rev: 12/09/2015
ID/Status: CAD074103771

Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19910726
Action: CA050 - RFA Completed
NAICS Code(s): 56291
Remediation Services
Original schedule date: 19910726
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19971027
Action: CA725NO - Current Human Exposures Under Control, Current human exposures are NOT under control
NAICS Code(s): 56291
Remediation Services
Original schedule date: 19971027
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: SOILS
Actual Date: 19971027
Action: CA600SR - Stabilization Measures Implemented, Primary measure is source removal and/or treatment
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD074103771
EPA Region: 09
Area Name: GROUNDWATER
Actual Date: 19910430
Action: CA650 - Stabilization Construction Completed
NAICS Code(s): 56291
Remediation Services
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD074103771

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

CORRACTS

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 12/09/2015

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAD074103771

SOURCE: US EPA

EPA Region: 09

Area Name: GROUNDWATER

Actual Date: 19900831

Action: CA600GW - Stabilization Measures Implemented, Groundwater extraction
and treatment

NAICS Code(s): 56291

Remediation Services

Original schedule date: Not reported

Schedule end date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SEMS-ARCHIVE

EDR ID: 1000273223 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D34

NAME: UNITED TECHNOLOGIES CORP

Rev: 03/07/2016

ADDRESS: 6633 CANOGA AVE
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: 0901574
ID/Status: CAD074103771

SOURCE: US EPA

SEMS-ARCHIVE:

Site ID: 901574

EPA ID: CAD074103771

Federal Facility: N

NPL: Not on the NPL

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Following information was gathered from the prior CERCLIS update completed in 10/2013: :

Site ID: 0901574

Federal Facility: Not a Federal Facility

NPL Status: Not on the NPL

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:

Contact Sequence ID: 13288747.00000

Person ID: 13003854.00000

Contact Sequence ID: 13294342.00000

Person ID: 13003858.00000

Contact Sequence ID: 13300200.00000

Person ID: 13004003.00000

CERCLIS-NFRAP Site Alias Name(s):

Alias Name: SANTA SUSANA FIELD LAB

Alias Address: Not reported

CA

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY

Date Started: / /

Date Completed: 11/01/79

Priority Level: Not reported

Action: ARCHIVE SITE

Date Started: / /

Date Completed: 10/01/85

Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT

Date Started: / /

Date Completed: 10/01/85

Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113021532 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D35

NAME: CITY OF LOS ANGELES - DPW - BUREAU SANIT

Rev: 12/31/2014

ADDRESS: 6633 CANOGA AVE MC AB-57
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAH777001581

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113021532

Year: 2006

GEPAID: CAH777001581

Contact: JAMES H LEE

Telephone: 2134738224

Mailing Name: Not reported

Mailing Address: 433 S SPRING ST STE 500

Mailing City,St,Zip: LOS ANGELES, CA 900130000

Gen County: Not reported

TSD EPA ID: WAD991281767

TSD County: Not reported

Waste Category: Household waste

Disposal Method: Recycler

Tons: 0.62

Cat Decode: Household waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S113021532

Year: 2006

GEPAID: CAH777001581

Contact: JAMES H LEE

Telephone: 2134738224

Mailing Name: Not reported

Mailing Address: 433 S SPRING ST STE 500

Mailing City,St,Zip: LOS ANGELES, CA 900130000

Gen County: Not reported

TSD EPA ID: WAD991281767

TSD County: Not reported

Waste Category: Household waste

Disposal Method: Disposal, Land Fill

Tons: 1.12

Cat Decode: Household waste

Method Decode: Disposal, Land Fill

Facility County: Los Angeles

envid: S113021532

Year: 2006

GEPAID: CAH777001581

Contact: JAMES H LEE

Telephone: 2134738224

Mailing Name: Not reported

Mailing Address: 433 S SPRING ST STE 500

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113021532 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D35

NAME: CITY OF LOS ANGELES - DPW - BUREAU SANIT

Rev: 12/31/2014

ADDRESS: 6633 CANOGA AVE MC AB-57
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAH777001581

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Treatment, Incineration
Tons: 2.62
Cat Decode: Household waste
Method Decode: Treatment, Incineration
Facility County: Los Angeles

envid: S113021532
Year: 2006
GEPAID: CAH777001581
Contact: JAMES H LEE
Telephone: 2134738224
Mailing Name: Not reported
Mailing Address: 433 S SPRING ST STE 500
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Treatment, Incineration
Tons: 1.62
Cat Decode: Household waste
Method Decode: Treatment, Incineration
Facility County: Los Angeles

envid: S113021532
Year: 2006
GEPAID: CAH777001581
Contact: JAMES H LEE
Telephone: 2134738224
Mailing Name: Not reported
Mailing Address: 433 S SPRING ST STE 500
Mailing City,St,Zip: LOS ANGELES, CA 900130000
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Household waste
Disposal Method: Treatment, Incineration
Tons: 0.4
Cat Decode: Household waste
Method Decode: Treatment, Incineration

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113021532	DIST/DIR:	0.223 SSE	ELEVATION:	796	MAP ID:	D35
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NAME: CITY OF LOS ANGELES - DPW - BUREAU SANIT

Rev: 12/31/2014

ADDRESS: 6633 CANOGA AVE MC AB-57
CANOGA PARK, CA 91309
LOS ANGELES

ID/Status: CAH777001581

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
12 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

WMUDS/SWAT

EDR ID: S103441775 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D36

NAME: SANTA SUSANA FACILITY **Rev:** 04/01/2000

ADDRESS: 6633 CANOGA AVE
CANOGA PARK ,CA, CA 91304

SOURCE: CA State Water Resources Control Board

WMUDS/SWAT:

Edit Date: Not reported

Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

Primary Waste: DOMIND

Primary Waste Type: Hazardous/Influent or Solid Wastes that contain toxic, corrosive, ignitable or reactive substances and must be managed according to applicable DOHS standards.

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: Private

Agency Name: ROCKWELL INTERNATIONAL CORP.

Agency Department: Not reported

Agency Address: 6633 CANOGA AVE

Agency City,St,Zip: CANOGA PARK ,CA 91304

Agency Contact: Not reported

Agency Telephone: 8188844000

Land Owner Name: Not reported

Land Owner Address: Not reported

Land Owner City,St,Zip: Not reported

Land Owner Contact: Not reported

Land Owner Phone: Not reported

Region: 4

Facility Type: Municipal/Domestic - Facility that treats sewage or a mixture of predominantly sewage and other waste from districts, municipalities, communities, hospitals, schools, and publicly or privately owned systems (excluding individual subsurface leaching systems disposing of less than 1,000 gallons per day).

Facility Description: Not reported

Facility Telephone: 8188844000

SWAT Facility Name: Not reported

Primary SIC: 3764

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Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

WMUDS/SWAT

EDR ID: S103441775 **DIST/DIR:** 0.223 SSE **ELEVATION:** 796 **MAP ID:** D36

NAME: SANTA SUSANA FACILITY

Rev: 04/01/2000

ADDRESS: 6633 CANOGA AVE
CANOGA PARK ,CA, CA 91304

SOURCE: CA State Water Resources Control Board

Secondary SIC: Not reported
Comments: Not reported
Last Facility Editors: Not reported
Waste Discharge System: True
Solid Waste Assessment Test Program: False
Toxic Pits Cleanup Act Program: False
Resource Conservation Recovery Act: True
Department of Defence: False
Solid Waste Assessment Test Program: Not reported
Threat to Water Quality: Moderate Threat to Water Quality. A violation could have a major adverse impact on receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Awsthetic impairment would include nuisance from a waste treatment facility.
Sub Chapter 15: False
Regional Board Project Officer: DAB
Number of WMUDS at Facility: 1
Section Range: Not reported
RCRA Facility: Yes
Waste Discharge Requirements: A
Self-Monitoring Rept. Frequency: Quarterly Submittal
Waste Discharge System ID: 4B562013001
Solid Waste Information ID: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113128554 **DIST/DIR:** 0.223 NE **ELEVATION:** 791 **MAP ID:** E37

NAME: AIRMIS MFG

Rev: 12/31/2014

ADDRESS: 6930 DEERING AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000275126

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113128554

Year: 2004

GEPAID: CAL000275126

Contact: RUBEN CORDOVA

Telephone: 8187653103

Mailing Name: Not reported

Mailing Address: 6930 DEERING AVE

Mailing City,St,Zip: CANOGA PARK, CA 91303

Gen County: Not reported

TSD EPA ID: CAT000613976

TSD County: Not reported

Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L

Disposal Method: Transfer Station

Tons: 0.17

Cat Decode: Liquids with halogenated organic compounds >= 1,000 Mg./L

Method Decode: Transfer Station

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113109268 **DIST/DIR:** 0.225 NE **ELEVATION:** 792 **MAP ID:** E38

NAME: NATIONAL READY MIXED CONCRETE CO

Rev: 12/31/2014

ADDRESS: 6969 DEERING AVE

ID/Status: CAL000216192

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113109268

Year: 2014

GEPAID: CAL000216192

Contact: RUSS MORTON

Telephone: 8187680050

Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475

Mailing City,St,Zip: ENCINO, CA 914364778

Gen County: Los Angeles

TSD EPA ID: CAT080013352

TSD County: Los Angeles

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 0.0924

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113109268

Year: 2009

GEPAID: CAL000216192

Contact: RUSS MORTON ENVIR. COORD

Telephone: 8187680050

Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475

Mailing City,St,Zip: ENCINO, CA 914364778

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Unspecified oil-containing waste

Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Tons: 0.7089

Cat Decode: Unspecified oil-containing waste

Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect

Facility County: Los Angeles

envid: S113109268

Year: 2006

GEPAID: CAL000216192

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113109268 **DIST/DIR:** 0.225 NE **ELEVATION:** 792 **MAP ID:** E38

NAME: NATIONAL READY MIXED CONCRETE CO

Rev: 12/31/2014

ADDRESS: 6969 DEERING AVE

ID/Status: CAL000216192

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Contact: RUSS MORTON ENVIR. COORD

Telephone: 8187680050

Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475

Mailing City,St,Zip: ENCINO, CA 914364778

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Recycler

Tons: 0.02

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Recycler

Facility County: Los Angeles

envid: S113109268

Year: 2005

GEPAID: CAL000216192

Contact: JEFF LITZIE - DISPATCHER

Telephone: 8188840893

Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475

Mailing City,St,Zip: ENCINO, CA 914364778

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Recycler

Tons: 0.09

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Recycler

Facility County: Los Angeles

envid: S113109268

Year: 2002

GEPAID: CAL000216192

Contact: JEFF LITZIE - DISPATCHER

Telephone: 8188840893

Mailing Name: Not reported

Mailing Address: 15821 VENTURA BLVD STE 475

Mailing City,St,Zip: ENCINO, CA 914364778

Gen County: Not reported

TSD EPA ID: CAT080013352

TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113109268	DIST/DIR:	0.225 NE	ELEVATION:	792	MAP ID:	E38
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NAME: NATIONAL READY MIXED CONCRETE CO

Rev: 12/31/2014

ADDRESS: 6969 DEERING AVE

ID/Status: CAL000216192

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Disposal Method: Recycler

Tons: 0.11

Cat Decode: Aqueous solution with total organic residues less than 10 percent

Method Decode: Recycler

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
additional CA_HAZNET: detail in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112999367 **DIST/DIR:** 0.227 ESE **ELEVATION:** 791 **MAP ID:** H39

NAME: IMPRESS EXPRESS

Rev: 12/31/2014

ADDRESS: 6701 ETON AVE

ID/Status: CAD008355661

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S112999367

Year: 2007

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600

Mailing Name: Not reported

Mailing Address: 9320 LURLINE AVE

Mailing City,St,Zip: CHATSWORTH, CA 91311

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 1.27

Cat Decode: Unspecified solvent mixture

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112999367

Year: 2007

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600

Mailing Name: Not reported

Mailing Address: 9320 LURLINE AVE

Mailing City,St,Zip: CHATSWORTH, CA 91311

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 1.27

Cat Decode: Unspecified solvent mixture

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112999367

Year: 2007

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600

Mailing Name: Not reported

Mailing Address: 9320 LURLINE AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S112999367 **DIST/DIR:** 0.227 ESE **ELEVATION:** 791 **MAP ID:** H39

NAME: IMPRESS EXPRESS

Rev: 12/31/2014

ADDRESS: 6701 ETON AVE

ID/Status: CAD008355661

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CHATSWORTH, CA 91311

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 1.33

Cat Decode: Waste oil and mixed oil

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112999367

Year: 2007

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600

Mailing Name: Not reported

Mailing Address: 9320 LURLINE AVE

Mailing City,St,Zip: CHATSWORTH, CA 91311

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 1.33

Cat Decode: Waste oil and mixed oil

Method Decode: Fuel Blending Prior To Energy Recovery At Another Site

Facility County: Los Angeles

envid: S112999367

Year: 2006

GEPAID: CAD008355661

Contact: LYDIA RENDON - ACCOUNTING

Telephone: 8189991600

Mailing Name: Not reported

Mailing Address: 6701 ETON AVE

Mailing City,St,Zip: CANOGA PARK, CA 913032814

Gen County: Not reported

TSD EPA ID: CAD008252405

TSD County: Not reported

Waste Category: Unspecified solvent mixture

Disposal Method: Recycler

Tons: 0.45

Cat Decode: Unspecified solvent mixture

Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S112999367	DIST/DIR:	0.227 ESE	ELEVATION:	791	MAP ID:	H39
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NAME: IMPRESS EXPRESS

Rev: 12/31/2014

ADDRESS: 6701 ETON AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAD008355661

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

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35 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113066063 **DIST/DIR:** 0.233 ESE **ELEVATION:** 790 **MAP ID:** H40

NAME: FLYING COLORS PRINTING AND GRAPHICS

Rev: 12/31/2014

ADDRESS: 6724 ETON AVENUE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000115832

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113066063

Year: 1998

GEPAID: CAL000115832

Contact: PAUL MARINO

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6701 ETON AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD981402522

TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Recycler

Tons: .0585

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S113066063

Year: 1997

GEPAID: CAL000115832

Contact: PAUL MARINO

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6701 ETON AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD981402522

TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Recycler

Tons: .0565

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S113066063

Year: 1996

GEPAID: CAL000115832

Contact: PAUL MARINO

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6701 ETON AVE

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113066063 **DIST/DIR:** 0.233 ESE **ELEVATION:** 790 **MAP ID:** H40

NAME: FLYING COLORS PRINTING AND GRAPHICS

Rev: 12/31/2014

ADDRESS: 6724 ETON AVENUE

ID/Status: CAL000115832

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD981402522

TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Recycler

Tons: .0070

Cat Decode: Other inorganic solid waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S113066063

Year: 1996

GEPAID: CAL000115832

Contact: PAUL MARINO

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6701 ETON AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD981402522

TSD County: Not reported

Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Disposal Method: Recycler

Tons: .0250

Cat Decode: Metal sludge (Alkaline solution (pH >= 12.5) with metals)

Method Decode: Recycler

Facility County: Los Angeles

envid: S113066063

Year: 1996

GEPAID: CAL000115832

Contact: PAUL MARINO

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 6701 ETON AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAD981402522

TSD County: Not reported

Waste Category: Not reported

Disposal Method: Recycler

Tons: .0000

Cat Decode: Not reported

Method Decode: Recycler

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113066063	DIST/DIR:	0.233 ESE	ELEVATION:	790	MAP ID:	H40
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NAME: FLYING COLORS PRINTING AND GRAPHICS

Rev: 12/31/2014

ADDRESS: 6724 ETON AVENUE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000115832

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113082153 **DIST/DIR:** 0.233 NE **ELEVATION:** 791 **MAP ID:** E41

NAME: AZTEC POLISHING **Rev:** 12/31/2014
ADDRESS: 6938 DEERING AVE **ID/Status:** CAL000149098
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113082153
Year: 2011
GEPAID: CAL000149098
Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 0.6
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S113082153
Year: 2011
GEPAID: CAL000149098
Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 0.6
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S113082153
Year: 2010
GEPAID: CAL000149098

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113082153 **DIST/DIR:** 0.233 NE **ELEVATION:** 791 **MAP ID:** E41

NAME: AZTEC POLISHING **Rev:** 12/31/2014
ADDRESS: 6938 DEERING AVE ID/Status: CAL000149098
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency

Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 0.0625
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S113082153
Year: 2010
GEPAID: CAL000149098
Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 0.0625
Cat Decode: Other inorganic solid waste
Method Decode: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

envid: S113082153
Year: 2004
GEPAID: CAL000149098
Contact: SILVIA SILLAS
Telephone: 8183477232
Mailing Name: Not reported
Mailing Address: 6938 DEERING AVE
Mailing City,St,Zip: CANOGA PARK, CA 913032104

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113082153 **DIST/DIR:** 0.233 NE **ELEVATION:** 791 **MAP ID:** E41

NAME: AZTEC POLISHING

Rev: 12/31/2014

ADDRESS: 6938 DEERING AVE

ID/Status: CAL000149098

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Gen County: Not reported

TSD EPA ID: NVT330010000

TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Disposal, Land Fill

Tons: 0.6

Cat Decode: Other inorganic solid waste

Method Decode: Disposal, Land Fill

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
15 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113002015 **DIST/DIR:** 0.237 ENE **ELEVATION:** 789 **MAP ID:** E42

NAME: GLOBAL GEOCHEMISTRY CORP

Rev: 12/31/2014

ADDRESS: 6919 ETON AVE

ID/Status: CAD085405934

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201

Mailing City,St,Zip: NORTH HILLS, CA 913430000

Gen County: Not reported

TSD EPA ID: TND000772186

TSD County: Not reported

Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)

Disposal Method: Invalid Code

Tons: 1.83

Cat Decode: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)

Method Decode: Invalid Code

Facility County: Los Angeles

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201

Mailing City,St,Zip: NORTH HILLS, CA 913430000

Gen County: Not reported

TSD EPA ID: CAT080022148

TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Transfer Station

Tons: 0.05

Cat Decode: Other inorganic solid waste

Method Decode: Transfer Station

Facility County: Los Angeles

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113002015 **DIST/DIR:** 0.237 ENE **ELEVATION:** 789 **MAP ID:** E42

NAME: GLOBAL GEOCHEMISTRY CORP

Rev: 12/31/2014

ADDRESS: 6919 ETON AVE

ID/Status: CAD085405934

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Mailing City,St,Zip: NORTH HILLS, CA 913430000

Gen County: Not reported

TSD EPA ID: TND000772186

TSD County: Not reported

Waste Category: Laboratory waste chemicals

Disposal Method: Disposal, Other

Tons: 0.08

Cat Decode: Laboratory waste chemicals

Method Decode: Disposal, Other

Facility County: Los Angeles

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201

Mailing City,St,Zip: NORTH HILLS, CA 913430000

Gen County: Not reported

TSD EPA ID: TND000772186

TSD County: Not reported

Waste Category: Laboratory waste chemicals

Disposal Method: Invalid Code

Tons: 0.02

Cat Decode: Laboratory waste chemicals

Method Decode: Invalid Code

Facility County: Los Angeles

envid: S113002015

Year: 2000

GEPAID: CAD085405934

Contact: RICHARD W. BREWER/HEALTH SFTY

Telephone: --

Mailing Name: Not reported

Mailing Address: 16921 PARTHENIA STREET SUITE 201

Mailing City,St,Zip: NORTH HILLS, CA 913430000

Gen County: Not reported

TSD EPA ID: TND000772186

TSD County: Not reported

Waste Category: Other inorganic solid waste

Disposal Method: Invalid Code

Tons: 0.05

Cat Decode: Other inorganic solid waste

Method Decode: Invalid Code

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113002015	DIST/DIR:	0.237 ENE	ELEVATION:	789	MAP ID:	E42
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NAME: GLOBAL GEOCHEMISTRY CORP

Rev: 12/31/2014

ADDRESS: 6919 ETON AVE

ID/Status: CAD085405934

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
31 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113057079 **DIST/DIR:** 0.245 NNE **ELEVATION:** 792 **MAP ID:** G43

NAME: COMPANION ANIMAL HOSPITAL

Rev: 12/31/2014

ADDRESS: 7009 CANOGA AVE

ID/Status: CAL000092966

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113057079

Year: 1998

GEPAID: CAL000092966

Contact: PETERSON/THIELE

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 7009 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000121946

TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Recycler

Tons: .0458

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Recycler

Facility County: Los Angeles

envid: S113057079

Year: 1997

GEPAID: CAL000092966

Contact: PETERSON/THIELE

Telephone: 0000000000

Mailing Name: Not reported

Mailing Address: 7009 CANOGA AVE

Mailing City,St,Zip: CANOGA PARK, CA 913030000

Gen County: Not reported

TSD EPA ID: CAL000121946

TSD County: Not reported

Waste Category: Photochemicals/photoprocessing waste

Disposal Method: Recycler

Tons: .0416

Cat Decode: Photochemicals/photoprocessing waste

Method Decode: Recycler

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113136757 **DIST/DIR:** 0.246 NE **ELEVATION:** 789 **MAP ID:** E44

NAME: HITECH LED PRODUCTS INC

Rev: 12/31/2014

ADDRESS: 6925 ETON AVE

ID/Status: CAL000293076

CANOGA PARK, CA 91303

LOS ANGELES

SOURCE: CA California Environmental Protection Agency

HAZNET:

envid: S113136757

Year: 2005

GEPAID: CAL000293076

Contact: AARON BEDROSIAN

Telephone: 8188870136

Mailing Name: Not reported

Mailing Address: 6925 ETON AVE

Mailing City,St,Zip: CANOGA PARK, CA 91303

Gen County: Not reported

TSD EPA ID: AZR000033381

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Not reported

Tons: 0.56

Cat Decode: Waste oil and mixed oil

Method Decode: Not reported

Facility County: Los Angeles

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113144599 **DIST/DIR:** 0.249 WSW **ELEVATION:** 800 **MAP ID:** 45

NAME: MACY'S WEST 219A **Rev:** 12/31/2014
ADDRESS: 21900 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency
ID/Status: CAL000311983

HAZNET:
envid: S113144599
Year: 2014
GEPAID: CAL000311983
Contact: MONICA NG
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH
Mailing City,St,Zip: EAST BRUNSWICK, NJ 08816
Gen County: Los Angeles
TSD EPA ID: UTD981552177
TSD County: 99
Waste Category: Unspecified organic liquid mixture
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.8325
Cat Decode: Unspecified organic liquid mixture
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Los Angeles

envid: S113144599
Year: 2014
GEPAID: CAL000311983
Contact: MONICA NG
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH
Mailing City,St,Zip: EAST BRUNSWICK, NJ 08816
Gen County: Los Angeles
TSD EPA ID: ARD069748192
TSD County: 99
Waste Category: Unspecified organic liquid mixture
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.2725
Cat Decode: Unspecified organic liquid mixture
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Los Angeles

envid: S113144599
Year: 2013
GEPAID: CAL000311983
Contact: Monica Ng
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID: S113144599 **DIST/DIR:** 0.249 WSW **ELEVATION:** 800 **MAP ID:** 45

NAME: MACY'S WEST 219A **Rev:** 12/31/2014
ADDRESS: 21900 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA California Environmental Protection Agency
ID/Status: CAL000311983

Mailing City,St,Zip: EAST BRUNSWICK, NJ 088160000
Gen County: Los Angeles
TSD EPA ID: UTD981552177
TSD County: 99
Waste Category: Not reported
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.185
Cat Decode: Not reported
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Not reported

envid: S113144599
Year: 2013
GEPAID: CAL000311983
Contact: Monica Ng
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH
Mailing City,St,Zip: EAST BRUNSWICK, NJ 088160000
Gen County: Los Angeles
TSD EPA ID: ARD069748192
TSD County: 99
Waste Category: Not reported
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.7365
Cat Decode: Not reported
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel
Facility County: Not reported

envid: S113144599
Year: 2013
GEPAID: CAL000311983
Contact: Monica Ng
Telephone: 7326315578
Mailing Name: Not reported
Mailing Address: 755 ROUTE 18 SOUTH
Mailing City,St,Zip: EAST BRUNSWICK, NJ 088160000
Gen County: Los Angeles
TSD EPA ID: TXD055141378
TSD County: 99
Waste Category: Not reported
Disposal Method: Incineration--Thermal Destruction Other Than Use As A Fuel
Tons: 0.225
Cat Decode: Not reported
Method Decode: Incineration--Thermal Destruction Other Than Use As A Fuel

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

HAZNET

EDR ID:	S113144599	DIST/DIR:	0.249 WSW	ELEVATION:	800	MAP ID:	45
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NAME: MACY'S WEST 219A

Rev: 12/31/2014

ADDRESS: 21900 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: CAL000311983

SOURCE: CA California Environmental Protection Agency

Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
34 additional CA_HAZNET: record(s) in the EDR Site Report.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103587495	DIST/DIR: 0.259 NE	ELEVATION: 792	MAP ID: 46
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NAME: CALMAT FACILITY FORMER ADDRESS: 7001 DEERING AVE LOS ANGELES, CA 91303 LOS ANGELES SOURCE: CA State Water Resources Control Board	Rev: 06/13/2016 ID/Status: Pollution Characterization ID/Status: 913030734 ID/Status: T0603702079
--	---

LUST REG 4:
 Region: 4
 Regional Board: 04
 County: Los Angeles
 Facility Id: 913030734
 Status: Pollution Characterization
 Substance: Gasoline
 Substance Quantity: Not reported
 Local Case No: Not reported
 Case Type: Groundwater
 Abatement Method Used at the Site: Not reported
 Global ID: T0603702079
 W Global ID: W0606501096
 Staff: CEC
 Local Agency: 19050
 Cross Street: SHERMAN & VANOWEN
 Enforcement Type: EF
 Date Leak Discovered: 8/5/1986
 Date Leak First Reported: 11/24/1987
 Date Leak Record Entered: 3/31/1988
 Date Confirmation Began: 8/5/1986
 Date Leak Stopped: 8/5/1986
 Date Case Last Changed on Database: 4/9/2001
 Date the Case was Closed: Not reported
 How Leak Discovered: Repair Tank
 How Leak Stopped: Not reported
 Cause of Leak: Not reported
 Leak Source: Not reported
 Operator: ED RUIZ/GARY MINIER
 Water System: HABONIM CAMP GILBOA
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 8179.925068550512566838303627
 Source of Cleanup Funding: Not reported
 Preliminary Site Assessment Workplan Submitted: 6/3/1999
 Preliminary Site Assessment Began: 3/29/2001
 Pollution Characterization Began: 12/19/2001
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: 11/24/1987
 Enforcement Action Date: 3/29/2001
 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

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103587495 **DIST/DIR:** 0.259 NE **ELEVATION:** 792 **MAP ID:** 46

NAME: CALMAT FACILITY FORMER

Rev: 06/13/2016

ADDRESS: 7001 DEERING AVE

ID/Status: Pollution Characterization

LOS ANGELES, CA 91303

ID/Status: 913030734

LOS ANGELES

ID/Status: T0603702079

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: JAY GRADY

RP Address: 2025 E. FINANCIAL WAY

Program: LUST

Lat/Long: 34.1974456 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 3/19/97 - INFORMATION LETTER SENT & FOLLOW-UP.; 5/27/97 - ENFORCEMENT
LETTER & FOLLOW-UP.; 4/9/01 GW MONITORING & SURVEY RPT

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603702073
Latitude: 34.1928077
Longitude: -118.6055332
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 09/23/2015
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MB
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030507A
LOC Case Number: Not reported
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702073
Contact Type: Regional Board Caseworker
Contact Name: MAGDY BAIADY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mbaiady@waterboards.ca.gov
Phone Number: 2135766699

Global Id: T0603702073
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: T0603702073
Status: Completed - Case Closed
Status Date: 12/19/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Global Id: T0603702073
Status: Completed - Case Closed
Status Date: 09/23/2015

Global Id: T0603702073
Status: Open - Case Begin Date
Status Date: 12/31/1987

Global Id: T0603702073
Status: Open - Eligible for Closure
Status Date: 06/20/2014

Global Id: T0603702073
Status: Open - Reopen Case
Status Date: 09/10/2002

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 04/01/1990

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 07/25/1990

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 04/21/1992

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 07/15/1992

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 11/23/2005

Global Id: T0603702073
Status: Open - Site Assessment
Status Date: 10/04/2007

Global Id: T0603702073
Status: Open - Verification Monitoring
Status Date: 05/09/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Regulatory Activities:

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2013

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2010

Action: Remedial Progress Report

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2007

Action: Other Report / Document

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2002

Action: Soil and Water Investigation Report

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 11/21/2007

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Action: Staff Letter

Global Id: T0603702073

Action Type: RESPONSE

Date: 04/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: Other

Date: 04/01/1990

Action: Leak Discovery

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2013

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073

Action Type: Other

Date: 12/31/1987

Action: Leak Reported

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 09/10/2002

Action: 13267 Requirement

Global Id: T0603702073

Action Type: RESPONSE

Date: 04/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 04/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2010

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 04/16/2014

Action: Notification - Preclosure

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2012

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2014

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/29/2014

Action: Site Assessment Report

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 06/04/2009

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Action: Well Installation Report

Global Id: T0603702073

Action Type: RESPONSE

Date: 09/14/2009

Action: Soil and Water Investigation Report

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 06/15/2009

Action: Staff Letter

Global Id: T0603702073

Action Type: RESPONSE

Date: 04/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 01/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/04/2007

Action: Soil and Water Investigation Workplan

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 08/28/2009

Action: Site Visit / Inspection / Sampling

Global Id: T0603702073

Action Type: RESPONSE

Date: 05/24/2013

Action: Other Workplan - Regulator Responded

Global Id: T0603702073

Action Type: RESPONSE

Date: 02/27/2014

Action: Request for Closure - Regulator Responded

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2007

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 04/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 09/23/2015

Action: Closure/No Further Action Letter

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 09/15/2009

Action: Staff Letter

Global Id: T0603702073

Action Type: Other

Date: 04/01/1990

Action: Leak Stopped

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2012

Action: Monitoring Report - Semi-Annually

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/01/2008

Action: CAP/RAP - Feasibility Study Report

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2002

Action: Soil and Water Investigation Workplan

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 11/30/2005

Action: Staff Letter

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2006

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567110 **DIST/DIR:** 0.298 West **ELEVATION:** 798 **MAP ID:** 47

NAME: SERVICE STATION 4844

Rev: 06/13/2016

ADDRESS: 6760 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702073

SOURCE: CA State Water Resources Control Board

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: REMEDIATION

Date: 06/12/2009

Action: Soil Vapor Extraction (SVE)

Global Id: T0603702073

Action Type: RESPONSE

Date: 10/15/2010

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702073

Action Type: RESPONSE

Date: 07/20/2009

Action: Soil and Water Investigation Workplan

Global Id: T0603702073

Action Type: RESPONSE

Date: 05/28/2008

Action: Well Installation Report

Global Id: T0603702073

Action Type: ENFORCEMENT

Date: 01/26/2003

Action: Technical Correspondence / Assistance / Other

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S100927402 **DIST/DIR:** 0.316 SSW **ELEVATION:** 802 **MAP ID:** 48

NAME: MONTGOMERY WARDS AUTO SVC CTR
ADDRESS: 6601 OWENSMOUTH AVE
CANOGA PARK, CA 91303
LOS ANGELES
SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016
ID/Status: Completed - Case Closed
ID/Status: SL204071489
ID/Status: T0603702093

SLIC:
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 12/01/1998
Global Id: SL204071489
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.2030111844444
Longitude: -118.595956595556
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: 0326
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Region: STATE
Facility Status: Completed - Case Closed
Status Date: 10/23/1997
Global Id: T0603702093
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.1904628
Longitude: -118.6016171
Case Type: Cleanup Program Site
Case Worker: SLC
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030870
File Location: Not reported
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: * Solvents
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S100927402	DIST/DIR: 0.316 SSW	ELEVATION: 802	MAP ID: 48
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NAME: MONTGOMERY WARDS AUTO SVC CTR ADDRESS: 6601 OWENSMOUTH AVE CANOGA PARK, CA 91303 LOS ANGELES SOURCE: CA State Water Resources Control Board	Rev: 06/13/2016 ID/Status: Case Closed ID/Status: 913030870 ID/Status: T0603702093
--	--

LUST REG 4:
 Region: 4
 Regional Board: 04
 County: Los Angeles
 Facility Id: 913030870
 Status: Case Closed
 Substance: Solvents
 Substance Quantity: Not reported
 Local Case No: Not reported
 Case Type: Groundwater
 Abatement Method Used at the Site: Not reported
 Global ID: T0603702093
 W Global ID: W0606501096
 Staff: SLC
 Local Agency: 19050
 Cross Street: VICTORY BLVD
 Enforcement Type: Not reported
 Date Leak Discovered: Not reported
 Date Leak First Reported: 8/24/1992
 Date Leak Record Entered: 9/13/1992
 Date Confirmation Began: Not reported
 Date Leak Stopped: Not reported
 Date Case Last Changed on Database: 10/27/1993
 Date the Case was Closed: 10/23/1997
 How Leak Discovered: Not reported
 How Leak Stopped: Not reported
 Cause of Leak: UNK
 Leak Source: UNK
 Operator: Not reported
 Water System: HABONIM CAMP GILBOA
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 5240.8262069458457556898646351
 Source of Cleanup Funding: UNK
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: 8/24/1992
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Enforcement Action Date: Not reported
 Historical Max MTBE Date: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil: Not reported
 Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S100927402 **DIST/DIR:** 0.316 SSW **ELEVATION:** 802 **MAP ID:** 48

NAME: MONTGOMERY WARDS AUTO SVC CTR

Rev: 06/13/2016

ADDRESS: 6601 OWENSMOUTH AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Case Closed
ID/Status: 913030870
ID/Status: T0603702093

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BLANK RP
RP Address: Not reported
Program: SLIC
Lat/Long: 34.1904628 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603702074
Latitude: 34.1947667
Longitude: -118.6059843
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 02/17/2010
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MB
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030616
LOC Case Number: Not reported
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702074
Contact Type: Regional Board Caseworker
Contact Name: MAGDY BAIADY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mbaiady@waterboards.ca.gov
Phone Number: 2135766699

Global Id: T0603702074
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: T0603702074
Status: Completed - Case Closed
Status Date: 02/17/2010

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074
Status: Open - Case Begin Date
Status Date: 05/15/1990

Global Id: T0603702074
Status: Open - Remediation
Status Date: 08/24/1990

Global Id: T0603702074
Status: Open - Remediation
Status Date: 02/14/2008

Global Id: T0603702074
Status: Open - Site Assessment
Status Date: 01/28/1991

Global Id: T0603702074
Status: Open - Site Assessment
Status Date: 07/18/2000

Global Id: T0603702074
Status: Open - Verification Monitoring
Status Date: 12/26/1996

Regulatory Activities:
Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 02/06/2001
Action: Staff Letter

Global Id: T0603702074
Action Type: RESPONSE
Date: 09/21/2005
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/09/2007
Action: Interim Remedial Action Report

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074
Action Type: RESPONSE
Date: 02/14/2008
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603702074
Action Type: RESPONSE
Date: 06/15/2008
Action: Remedial Progress Report

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: Other
Date: 05/15/1990
Action: Leak Reported

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074

Action Type: RESPONSE

Date: 07/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 07/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 10/15/2004

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 01/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 04/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 07/03/2007

Action: Interim Remedial Action Plan

Global Id: T0603702074

Action Type: RESPONSE

Date: 04/15/2009

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 10/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 04/15/2007

Action: Monitoring Report - Quarterly

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** 149

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074

Action Type: ENFORCEMENT

Date: 09/25/2003

Action: Site Visit / Inspection / Sampling

Global Id: T0603702074

Action Type: ENFORCEMENT

Date: 06/15/2009

Action: Staff Letter

Global Id: T0603702074

Action Type: REMEDIATION

Date: 01/04/2006

Action: Excavation

Global Id: T0603702074

Action Type: REMEDIATION

Date: 01/04/1990

Action: Excavation

Global Id: T0603702074

Action Type: RESPONSE

Date: 01/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 07/15/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 01/15/2003

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: RESPONSE

Date: 10/15/2002

Action: Monitoring Report - Quarterly

Global Id: T0603702074

Action Type: REMEDIATION

Date: 04/01/2006

Action: Excavation

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/03/2007
Action: Other Report / Document

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 05/12/2003
Action: Soil and Water Investigation Report

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 01/12/2010
Action: Notification - Preclosure

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 04/17/2008
Action: Staff Letter

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/01/2008
Action: Interim Remedial Action Plan

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2008
Action: Other Report / Document

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 02/17/2010
Action: Closure/No Further Action Letter

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U001567113 **DIST/DIR:** 0.335 West **ELEVATION:** 798 **MAP ID:** I49

NAME: THRIFTY OIL STN 141

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

Global Id: T0603702074
Action Type: RESPONSE
Date: 12/17/2009
Action: Request for Closure

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702074
Action Type: ENFORCEMENT
Date: 04/18/2003
Action: Site Visit / Inspection / Sampling

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603702072
Latitude: 34.1943807
Longitude: -118.6059823
Case Type: LUST Cleanup Site
Status: Open - Eligible for Closure
Status Date: 11/01/2012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MB
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030116
LOC Case Number: Not reported
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702072
Contact Type: Regional Board Caseworker
Contact Name: MAGDY BAIADY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mbaiady@waterboards.ca.gov
Phone Number: 2135766699

Global Id: T0603702072
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: T0603702072
Status: Open - Case Begin Date
Status Date: 09/11/1989

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Global Id: T0603702072
Status: Open - Eligible for Closure
Status Date: 11/01/2012

Global Id: T0603702072
Status: Open - Remediation
Status Date: 05/15/2007

Global Id: T0603702072
Status: Open - Remediation
Status Date: 05/20/2009

Global Id: T0603702072
Status: Open - Site Assessment
Status Date: 06/11/1990

Global Id: T0603702072
Status: Open - Site Assessment
Status Date: 08/03/2007

Global Id: T0603702072
Status: Open - Verification Monitoring
Status Date: 12/26/1996

Regulatory Activities:
Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2010
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/08/2009
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603702072
Action Type: RESPONSE
Date: 11/23/2010
Action: Well Installation Report

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016

ID/Status: Post remedial action monitoring

ID/Status: Open - Eligible for Closure

ID/Status: 913030116

ID/Status: T0603702072

ID/Status: T0603702072

Global Id: T0603702072

Action Type: RESPONSE

Date: 11/23/2010

Action: CAP/RAP - Feasibility Study Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2013

Action: Conceptual Site Model

Global Id: T0603702072

Action Type: RESPONSE

Date: 10/15/2003

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 10/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2006

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2011

Action: Conceptual Site Model

Global Id: T0603702072

Action Type: RESPONSE

Date: 03/28/2011

Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603702072

Action Type: Other

Date: 09/11/1989

Action: Leak Discovery

Global Id: T0603702072

Action Type: ENFORCEMENT

Date: 04/18/2003

Action: Site Visit / Inspection / Sampling

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072

Action Type: Other

Date: 06/13/1990

Action: Leak Reported

Global Id: T0603702072

Action Type: ENFORCEMENT

Date: 05/15/2009

Action: Site Visit / Inspection / Sampling

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2004

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 08/03/2007

Action: Soil and Water Investigation Workplan

Global Id: T0603702072

Action Type: RESPONSE

Date: 10/15/2006

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 04/15/2007

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702072

Action Type: RESPONSE

Date: 05/20/2010

Action: Well Installation Workplan

Global Id: T0603702072

Action Type: ENFORCEMENT

Date: 08/14/2007

Action: Staff Letter

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2009
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 05/20/2009
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: REMEDIATION
Date: 11/13/2006
Action: Soil Vapor Extraction (SVE)

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2008
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 05/14/2014
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2010
Action: Conceptual Site Model

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2007
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 09/25/2003
Action: Site Visit / Inspection / Sampling

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 04/23/2003
Action: Staff Letter

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 12/04/2012
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 11/24/2014
Action: Notification - Preclosure

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Global Id: T0603702072

Action Type: ENFORCEMENT

Date: 08/11/1998

Action: Staff Letter

Global Id: T0603702072

Action Type: RESPONSE

Date: 12/16/2014

Action: Request for Closure - Regulator Responded

Global Id: T0603702072

Action Type: ENFORCEMENT

Date: 08/10/2006

Action: Staff Letter

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2011

Action: Conceptual Site Model

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2012

Action: Monitoring Report - Semi-Annually

Global Id: T0603702072

Action Type: RESPONSE

Date: 08/14/2012

Action: Corrective Action Plan / Remedial Action Plan - Addendum

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2014

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 02/27/2003

Action: Soil and Water Investigation Workplan

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2003

Action: Soil and Water Investigation Report

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Global Id: T0603702072
Action Type: RESPONSE
Date: 02/24/2003
Action: Interim Remedial Action Plan

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 12/14/2009
Action: Staff Letter

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016

ID/Status: Post remedial action monitoring

ID/Status: Open - Eligible for Closure

ID/Status: 913030116

ID/Status: T0603702072

ID/Status: T0603702072

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2008

Action: Monitoring Report - Quarterly

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2008

Action: Conceptual Site Model

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2007

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2014

Action: Monitoring Report - Semi-Annually

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2003

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 07/15/2003

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 01/15/2007

Action: Soil and Water Investigation Report

Global Id: T0603702072

Action Type: RESPONSE

Date: 04/15/2007

Action: Monitoring Report - Quarterly

Global Id: T0603702072

Action Type: REMEDIATION

Date: 10/01/2006

Action: Dual Phase Extraction

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2012
Action: Conceptual Site Model

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2008
Action: Remedial Progress Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 04/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 07/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603702072
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603702072
Action Type: ENFORCEMENT
Date: 12/05/2003
Action: Site Visit / Inspection / Sampling

LUST REG 4:
Region: 4
Regional Board: 04

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH	Rev: 06/13/2016
ADDRESS: 6829 TOPANGA CANYON BLVD	ID/Status: Post remedial action monitoring
LOS ANGELES, CA 91303	ID/Status: Open - Eligible for Closure
LOS ANGELES	ID/Status: 913030116
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702072
	ID/Status: T0603702072

County: Los Angeles
Facility Id: 913030116
Status: Post remedial action monitoring
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702072
W Global ID: W0606501096
Staff: MB
Local Agency: 19050
Cross Street: VAN OWEN ST
Enforcement Type: SI
Date Leak Discovered: 9/11/1989
Date Leak First Reported: 6/13/1990
Date Leak Record Entered: 6/25/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 2/8/2002
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 5993.0739648267090153942042885
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 6/11/1990
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 12/26/1996
Enforcement Action Date: 8/11/1998
Historical Max MTBE Date: 3/26/2002
Hist Max MTBE Conc in Groundwater: 1100
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: No
GW Qualifier: =
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295732 **DIST/DIR:** 0.347 West **ELEVATION:** 798 **MAP ID:** I50

NAME: TOPANGA CAR WASH

Rev: 06/13/2016

ADDRESS: 6829 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Post remedial action monitoring
ID/Status: Open - Eligible for Closure
ID/Status: 913030116
ID/Status: T0603702072
ID/Status: T0603702072

SOURCE: CA State Water Resources Control Board

Responsible Party: MEL/HOWARD ADER

RP Address: 6279 VARIEL AVE.

Program: LUST

Lat/Long: 34.1943807 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 4/15/99 FREE PRODUCT RECOVERY RPT AND GW MON RPT DEC 1998; 3/15/00
HEALTH & SAFETY PLAN FOR A SITE INVESTIGATION; 7/25/00 2ND QTR GW MON
RPT

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S102438969 **DIST/DIR:** 0.351 WNW **ELEVATION:** 798 **MAP ID:** I51

NAME: THRIFTY #141 (FORMER)

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Preliminary site assessment underway
ID/Status: 913030616
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030616
Status: Preliminary site assessment underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: ETVE
Global ID: T0603702074
W Global ID: W0606501096
Staff: MB
Local Agency: 19050
Cross Street: BASSETT STREET
Enforcement Type: SI
Date Leak Discovered: Not reported
Date Leak First Reported: 5/15/1990
Date Leak Record Entered: 5/16/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 10/8/2002
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 6128.4957920191420481073652423
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 7/18/2000
Pollution Characterization Began: 1/28/1991
Remediation Plan Submitted: Not reported
Remedial Action Underway: 8/24/1990
Post Remedial Action Monitoring Began: 12/26/1996
Enforcement Action Date: 7/28/1998
Historical Max MTBE Date: 12/2/2002
Hist Max MTBE Conc in Groundwater: 2.9
Hist Max MTBE Conc in Soil: 0
Significant Interim Remedial Action Taken: Yes

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S102438969 **DIST/DIR:** 0.351 WNW **ELEVATION:** 798 **MAP ID:** I51

NAME: THRIFTY #141 (FORMER)

Rev: 06/13/2016

ADDRESS: 6851 TOPANGA CANYON BLVD
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Preliminary site assessment underway
ID/Status: 913030616
ID/Status: T0603702074

SOURCE: CA State Water Resources Control Board

GW Qualifier: =

Soil Qualifier: ND

Organization: Not reported

Owner Contact: Not reported

Responsible Party: CHRIS PANAITESCU

RP Address: 10000 LAKEVIEW BLVD.

Program: LUST

Lat/Long: 34.1947667 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 4/13/00 1ST QTR GW MON RPT 2000; 5/30/00 MON WELL ABANDONMENT RPT;
7/6/00 2ND QTR MON RPT 2000; 9/29/00 3RD QTR GW MON RPT 2000; 4/9/01
1ST QTR STATUS RPT 2001

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S102436980	DIST/DIR: 0.352 West	ELEVATION: 799	MAP ID: I52
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NAME: SHELL #204-1242-0604

Rev: 06/13/2016

ADDRESS: 22001 VANOWEN ST
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Preliminary site assessment underway
ID/Status: 913030689
ID/Status: T0603702075

SOURCE: CA State Water Resources Control Board

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030689
Status: Preliminary site assessment underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: EDFP
Global ID: T0603702075
W Global ID: W0606501096
Staff: MB
Local Agency: 19050
Cross Street: TOPANGA CANYON
Enforcement Type: NTC
Date Leak Discovered: Not reported
Date Leak First Reported: 10/29/1987
Date Leak Record Entered: 3/31/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 7/15/2002
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 5855.1494219821019304818226337
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 8/28/1996
Pollution Characterization Began: 7/8/1991
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: 8/29/2003
Hist Max MTBE Conc in Groundwater: 730
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S102436980 **DIST/DIR:** 0.352 West **ELEVATION:** 799 **MAP ID:** I52

NAME: SHELL #204-1242-0604

Rev: 06/13/2016

ADDRESS: 22001 VANOWEN ST
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Preliminary site assessment underway
ID/Status: 913030689
ID/Status: T0603702075

SOURCE: CA State Water Resources Control Board

GW Qualifier: =

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: SHELL OIL CO

RP Address: P.O. BOX 25370, SANTA ANA, CA 92799

Program: LUST

Lat/Long: 34.1939657 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: MTBE=ND IN GW THIS QTR, HOWEVER FP SHEEN STILL PRESENT. ; 6/28/00 2ND
QTR GW MON RPT; 10/6/00 3RD QTR GW MON RPT 2000; 12/5/01 4TH QTR GW
MON RPT2000; 4/15/01 1ST QTR MON RPT 2001

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S105023057 **DIST/DIR:** 0.362 West **ELEVATION:** 799 **MAP ID:** J53

NAME: PACIFIC BELL (B1-100)

Rev: 06/13/2016

ADDRESS: 22012 VANOWEN ST
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702083

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603702083
Latitude: 34.193732
Longitude: -118.6062338
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/29/1996
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030770
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Diesel
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702083
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: T0603702083
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: T0603702083
Status: Completed - Case Closed
Status Date: 07/29/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S105023057 **DIST/DIR:** 0.362 West **ELEVATION:** 799 **MAP ID:** J53

NAME: PACIFIC BELL (B1-100)

Rev: 06/13/2016

ADDRESS: 22012 VANOWEN ST
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702083

SOURCE: CA State Water Resources Control Board

Global Id: T0603702083
Status: Open - Case Begin Date
Status Date: 12/28/1988

Global Id: T0603702083
Status: Open - Site Assessment
Status Date: 12/28/1989

Regulatory Activities:
Global Id: T0603702083
Action Type: Other
Date: 12/28/1988
Action: Leak Reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000250031 **DIST/DIR:** 0.363 WSW **ELEVATION:** 800 **MAP ID:** 54

NAME: PACIFIC BELL	Rev: 06/13/2016
ADDRESS: 6685 TOPANGA CYN BLVD	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030107
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702071
	ID/Status: T0603702071

LUST:
Region: STATE
Global Id: T0603702071
Latitude: 34.1920688
Longitude: -118.6059504
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 12/18/1996
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030107
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: T0603702071
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: T0603702071
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: T0603702071
Status: Completed - Case Closed
Status Date: 12/18/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000250031 **DIST/DIR:** 0.363 WSW **ELEVATION:** 800 **MAP ID:** 54

NAME: PACIFIC BELL	Rev: 06/13/2016
ADDRESS: 6685 TOPANGA CYN BLVD	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030107
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702071
	ID/Status: T0603702071

Global Id: T0603702071
Status: Open - Case Begin Date
Status Date: 03/03/1989

Global Id: T0603702071
Status: Open - Site Assessment
Status Date: 10/11/1989

Global Id: T0603702071
Status: Open - Verification Monitoring
Status Date: 05/12/1994

Regulatory Activities:
Global Id: T0603702071
Action Type: Other
Date: 03/03/1989
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030107
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603702071
W Global ID: W0606501096
Staff: UNK
Local Agency: 19050
Cross Street: VANOWEN ST
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 3/3/1989
Date Leak Record Entered: 8/4/1989
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 3/10/1997
Date the Case was Closed: 12/18/1996
How Leak Discovered: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000250031 **DIST/DIR:** 0.363 WSW **ELEVATION:** 800 **MAP ID:** 54

NAME: PACIFIC BELL	Rev: 06/13/2016
ADDRESS: 6685 TOPANGA CYN BLVD	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030107
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702071
	ID/Status: T0603702071

How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: 1E
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 4802.1360992933760933211075677
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 10/11/1989
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 5/12/1994
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: PACIFIC TELESIS CO-PACIFIC BEL
RP Address: 2600 CAMINO RAMON, RM 1N200SS, SAN RAMON CA 94583
Program: LUST
Lat/Long: 34.1909557 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 3301096-001GEN
Summary: 12/20/96 - SITE PLAN & TANK DETAIL
NEVER A REALEASE FROM THIS SITE. ALL SOIL & GROUNDWATER SAMPLES
TESTED NON-DETECT.

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: 1000819177 **DIST/DIR:** 0.372 West **ELEVATION:** 799 **MAP ID:** J55

NAME: WHITE ANGEL CLEANERS

Rev: 06/13/2016

ADDRESS: 22017 VANOWEN ST
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Open - Assessment & Interim Remedial Action
ID/Status: SL0603768586

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Open - Assessment & Interim Remedial Action

Status Date: 10/06/2015

Global Id: SL0603768586

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.1942414065928

Longitude: -118.606774331352

Case Type: Cleanup Program Site

Case Worker: BA

Local Agency: Not reported

RB Case Number: 1153

File Location: Regional Board

Potential Media Affected: Aquifer used for drinking water supply, Soil, Soil Vapor

Potential Contaminants of Concern: Other Chlorinated Hydrocarbons, Tetrachloroethylene (PCE), Trichloroethylene (TCE)

Site History: The site is a single, three-story structure and is occupied by shops on the main floors and offices on the upper floors. The building was constructed in approximately 1963 and various dry cleaners (first White Angel Cleaners and later N & E Cleaners) occupied a unit in the building and operated a dry cleaning business since approximately 1992. N & E Cleaners have been operating in the unit since approximately 2001. A Phase I environmental site assessment (ESA) conducted in 2002 for property transaction indicated the existence of recognized environmental conditions. Subsurface site investigations conducted afterwards in 2002, 2003 and 2007 showed that the soil, soil vapor and groundwater are contaminated with perchloroethylene (PCE), trichloroethene (TCE) and other volatile organic compounds (VOCs) as a result of release(s) from the dry cleaning operations. The site investigations involved soil vapor survey, soil and groundwater sampling and installation of groundwater monitoring wells. Groundwater monitoring has been conducted at the site since 2005 and site investigations are still underway.

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S101540104 **DIST/DIR:** 0.407 South **ELEVATION:** 804 **MAP ID:** 56

NAME: JC PENNY CO

Rev: 06/13/2016

ADDRESS: 21500 VICTORY BLVD
WOODLAND HILLS, CA 91367
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603702400

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 02/25/1998

Global Id: T0603702400

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.1868849

Longitude: -118.599509

Case Type: Cleanup Program Site

Case Worker: SLC

Local Agency: LOS ANGELES, CITY OF

RB Case Number: 0325

File Location: Not reported

Potential Media Affected: Aquifer used for drinking water supply

Potential Contaminants of Concern: Gasoline

Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101540104 **DIST/DIR:** 0.407 South **ELEVATION:** 804 **MAP ID:** 56

NAME: JC PENNY CO **Rev:** 06/13/2016
ADDRESS: 21500 VICTORY BLVD ID/Status: Case Closed
WOODLAND HILLS, CA 91367 ID/Status: 913670643
LOS ANGELES ID/Status: T0603702400
SOURCE: CA State Water Resources Control Board

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913670643
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: VE
Global ID: T0603702400
W Global ID: W0606501096
Staff: SLC
Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: Not reported
Date Leak Discovered: 9/19/1988
Date Leak First Reported: 2/19/1998
Date Leak Record Entered: 2/20/1998
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 1/27/1997
Date the Case was Closed: 2/25/1998
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 5169.8260514300106638488727923
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

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101540104 **DIST/DIR:** 0.407 South **ELEVATION:** 804 **MAP ID:** 56

NAME: JC PENNY CO

Rev: 06/13/2016

ADDRESS: 21500 VICTORY BLVD
WOODLAND HILLS, CA 91367
LOS ANGELES

ID/Status: Case Closed
ID/Status: 913670643
ID/Status: T0603702400

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: J. C. PENNY CO.

RP Address: 6131 ORANGETHORPE AVE., BUENA PARK, CA 90624

Program: SLIC

Lat/Long: 34.1881638 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: VAPOR EXTRACTION COMPLETED. GROUNDWATER MONITORING DATA SHOW VERY LOW
TO NON-DETECTABLE CONCENTRATION OF BTEX AND VERY LOW CONCENTRATIONS
TO TPH-G IN GW. GROUNDWATER PLUME CONTINUING TO SHRINK. REFER
TO SLIC #325

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S104405019 **DIST/DIR:** 0.413 South **ELEVATION:** 805 **MAP ID:** 57

NAME: ROCKWELL - BEST BUY

Rev: 06/13/2016

ADDRESS: 21601 VICTORY BLVD
WOODLAND HILLS, CA 91367
SAN DIEGO

ID/Status: Completed - Case Closed
ID/Status: No further action required
ID/Status: SLT43134132

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE
Facility Status: Completed - Case Closed
Status Date: 08/12/1995
Global Id: SLT43134132
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.18862
Longitude: -118.600558
Case Type: Cleanup Program Site
Case Worker: RC
Local Agency: Not reported
RB Case Number: 0237B
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

SLIC REG 4:

Region: 4
Facility Status: No further action required
SLIC: 0237B
Substance: Not reported
Staff: Rebecca Chou

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID: S103987563 **DIST/DIR:** 0.413 ESE **ELEVATION:** 789 **MAP ID:** K58

NAME: SG HOUSING PROJECT

Rev: 06/13/2016

ADDRESS: 6625 VARIEL AVENUE
CANOGA PARK, CA
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: SL204521606

SOURCE: CA State Water Resources Control Board

SLIC:

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 02/01/1997

Global Id: SL204521606

Lead Agency: LOS ANGELES RWQCB (REGION 4)

Lead Agency Case Number: Not reported

Latitude: 34.2030111844444

Longitude: -118.595956595556

Case Type: Cleanup Program Site

Case Worker: RC

Local Agency: Not reported

RB Case Number: 0447

File Location: Not reported

Potential Media Affected: Not reported

Potential Contaminants of Concern: Not reported

Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

SLIC

EDR ID:	S103878682	DIST/DIR:	0.413 ESE	ELEVATION:	789	MAP ID:	K59
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NAME: SG HOUSING/RENKEN LAB

Rev: 06/13/2016

ADDRESS: 6625 VARIEL
CANOGA PARK, CA 91304
LOS ANGELES

ID/Status: No further action required

SOURCE: CA State Water Resources Control Board

SLIC REG 4:

Region: 4

Facility Status: No further action required

SLIC: 0447

Substance: VOCs

Staff: Rebecca Chou

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME: REINHOLD GAMPER

Rev: 06/13/2016

ADDRESS: 7140 REMMET AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Open - Remediation
ID/Status: T0603780785

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603780785
Latitude: 34.20038
Longitude: -118.599927
Case Type: LUST Cleanup Site
Status: Open - Remediation
Status Date: 05/18/2010
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: ALT
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030961
LOC Case Number: 00871
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603780785
Contact Type: Regional Board Caseworker
Contact Name: ADAM TAING
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 West 4th Street
City: LOS ANGELES
Email: adam.taing@waterboards.ca.gov
Phone Number: 2135766752

Global Id: T0603780785
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: T0603780785
Status: Open - Case Begin Date
Status Date: 11/15/2005

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME: REINHOLD GAMPER

Rev: 06/13/2016

ADDRESS: 7140 REMMET AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Open - Remediation
ID/Status: T0603780785

SOURCE: CA State Water Resources Control Board

Global Id: T0603780785
Status: Open - Remediation
Status Date: 08/07/2008

Global Id: T0603780785
Status: Open - Remediation
Status Date: 05/18/2010

Global Id: T0603780785
Status: Open - Site Assessment
Status Date: 11/15/2005

Global Id: T0603780785
Status: Open - Site Assessment
Status Date: 05/20/2008

Global Id: T0603780785
Status: Open - Site Assessment
Status Date: 04/15/2009

Regulatory Activities:
Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 09/16/2008
Action: Notice to Comply

Global Id: T0603780785
Action Type: RESPONSE
Date: 07/14/2008
Action: Soil and Water Investigation Report

Global Id: T0603780785
Action Type: RESPONSE
Date: 05/19/2006
Action: Other Report / Document

Global Id: T0603780785
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603780785
Action Type: RESPONSE
Date: 08/15/2010

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME: REINHOLD GAMPER

Rev: 06/13/2016

ADDRESS: 7140 REMMET AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Open - Remediation
ID/Status: T0603780785

SOURCE: CA State Water Resources Control Board

Action: Well Installation Report

Global Id: T0603780785

Action Type: RESPONSE

Date: 07/15/2009

Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603780785

Action Type: RESPONSE

Date: 08/15/2010

Action: CAP/RAP - Other Report

Global Id: T0603780785

Action Type: Other

Date: 11/15/2005

Action: Leak Discovery

Global Id: T0603780785

Action Type: Other

Date: 11/15/2005

Action: Leak Reported

Global Id: T0603780785

Action Type: REMEDIATION

Date: 11/15/2005

Action: Excavation

Global Id: T0603780785

Action Type: ENFORCEMENT

Date: 07/03/2015

Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603780785

Action Type: ENFORCEMENT

Date: 04/15/2009

Action: Staff Letter

Global Id: T0603780785

Action Type: ENFORCEMENT

Date: 06/15/2009

Action: Staff Letter

Global Id: T0603780785

Action Type: ENFORCEMENT

Date: 03/24/2006

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: U003780965 **DIST/DIR:** 0.422 North **ELEVATION:** 797 **MAP ID:** 60

NAME: REINHOLD GAMPER

Rev: 06/13/2016

ADDRESS: 7140 REMMET AVE
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Open - Remediation
ID/Status: T0603780785

SOURCE: CA State Water Resources Control Board

Action: Staff Letter

Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 08/07/2008
Action: Staff Letter

Global Id: T0603780785
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603780785
Action Type: RESPONSE
Date: 09/24/2015
Action: Well Installation Report

Global Id: T0603780785
Action Type: RESPONSE
Date: 09/24/2015
Action: CAP/RAP - Other Report

Global Id: T0603780785
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603780785
Action Type: RESPONSE
Date: 11/21/2008
Action: Soil and Water Investigation Workplan

Global Id: T0603780785
Action Type: ENFORCEMENT
Date: 05/18/2010
Action: Staff Letter

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000131966 **DIST/DIR:** 0.424 NW **ELEVATION:** 797 **MAP ID:** 61

NAME: BOB SMITH BMW	Rev: 06/13/2016
ADDRESS: 7050 TOPANGA CANYON BLVD	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030761
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702082
	ID/Status: T0603702082

LUST:
Region: STATE
Global Id: T0603702082
Latitude: 34.198594
Longitude: -118.605483
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 01/20/1993
Lead Agency: LOS ANGELES, CITY OF
Case Worker: EL
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030761
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: T0603702082
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: T0603702082
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: T0603702082
Status: Completed - Case Closed
Status Date: 01/20/1993

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000131966 **DIST/DIR:** 0.424 NW **ELEVATION:** 797 **MAP ID:** 61

NAME: BOB SMITH BMW	Rev: 06/13/2016
ADDRESS: 7050 TOPANGA CANYON BLVD	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030761
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702082
	ID/Status: T0603702082

Global Id: T0603702082
Status: Open - Case Begin Date
Status Date: 03/05/1992

Global Id: T0603702082
Status: Open - Remediation
Status Date: 12/28/1992

Regulatory Activities:
Global Id: T0603702082
Action Type: Other
Date: 03/05/1992
Action: Leak Discovery

Global Id: T0603702082
Action Type: Other
Date: 03/05/1992
Action: Leak Reported

Global Id: T0603702082
Action Type: Other
Date: 03/05/1992
Action: Leak Stopped

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030761
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603702082
W Global ID: W0606501096
Staff: UNK
Local Agency: 19050
Cross Street: VANOWEN ST
Enforcement Type: Not reported
Date Leak Discovered: 3/5/1992
Date Leak First Reported: 3/5/1992

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: 1000131966	DIST/DIR: 0.424 NW	ELEVATION: 797	MAP ID: 61
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NAME: BOB SMITH BMW ADDRESS: 7050 TOPANGA CANYON BLVD CANOGA PARK, CA 91303 LOS ANGELES SOURCE: CA State Water Resources Control Board	Rev: 06/13/2016 ID/Status: Case Closed ID/Status: Completed - Case Closed ID/Status: 913030761 ID/Status: T0603702082 ID/Status: T0603702082
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Date Leak Record Entered: 7/10/1996
 Date Confirmation Began: Not reported
 Date Leak Stopped: 3/5/1992
 Date Case Last Changed on Database: 1/20/1993
 Date the Case was Closed: 1/20/1993
 How Leak Discovered: Tank Closure
 How Leak Stopped: Not reported
 Cause of Leak: UNK
 Leak Source: UNK
 Operator: Not reported
 Water System: HABONIM CAMP GILBOA
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 7419.7233712492719943175037962
 Source of Cleanup Funding: UNK
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: Not reported
 Remediation Plan Submitted: 12/28/1992
 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: Not reported
 Program: LUST
 Lat/Long: 34.1983646 / -1
 Local Agency Staff: PEJ
 Beneficial Use: Not reported
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Suspended: Not reported
 Assigned Name: 3301096-001GEN
 Summary: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103587539 **DIST/DIR:** 0.448 NNE **ELEVATION:** 796 **MAP ID:** L62

NAME: WORTHMAN OIL S.S. (FORMER) **Rev:** 06/13/2016
ADDRESS: 21404 SHERMAN WY ID/Status: Remediation Plan
LOS ANGELES, CA 91303 ID/Status: 913030798
LOS ANGELES ID/Status: T0603702085
SOURCE: CA State Water Resources Control Board

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030798
Status: Remediation Plan
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603702085
W Global ID: W0606501096
Staff: JW
Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: LET
Date Leak Discovered: Not reported
Date Leak First Reported: 1/26/1988
Date Leak Record Entered: 2/5/1989
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/15/2000
Date the Case was Closed: Not reported
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 9146.914853811501642395686903
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: 12/17/1988
Preliminary Site Assessment Began: 4/18/1989
Pollution Characterization Began: 12/5/1996
Remediation Plan Submitted: 8/24/2001
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 1/26/1988
Enforcement Action Date: Not reported
Historical Max MTBE Date: 1/1/1965
Hist Max MTBE Conc in Groundwater: 2900
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103587539 **DIST/DIR:** 0.448 NNE **ELEVATION:** 796 **MAP ID:** L62

NAME: WORTHMAN OIL S.S. (FORMER)

Rev: 06/13/2016

ADDRESS: 21404 SHERMAN WY
LOS ANGELES, CA 91303
LOS ANGELES

ID/Status: Remediation Plan
ID/Status: 913030798
ID/Status: T0603702085

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: FINN MOLLER/PETE DAMICO

RP Address: 5777 W. CENTURY BLVD., #1187

Program: LUST

Lat/Long: 34.2010205 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: GROUNDWATER MONITORING REPORT NO PROP 65 NOTIFICATION. INFORMATION
FROM LAFD REFERRAL CASE ASSIGNED TO MYL ON 6/14/89.; 6/6/00 1ST QTR GW
MON RPT 2000; 9/15/00 3RD QTR GW MON RPT 2000

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO

Rev: 06/13/2016

ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed
ID/Status: 913030898
ID/Status: T0603702094
ID/Status: T0603702094

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603702094
Latitude: 34.2010215
Longitude: -118.5972292
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 06/26/2006
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: CET
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030898
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702094
Contact Type: Regional Board Caseworker
Contact Name: CHANDRA TYLER
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: cetyler@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603702094
Contact Type: Local Agency Caseworker
Contact Name: TBD
Organization Name: LOS ANGELES, CITY OF
Address: 200 N. MAIN ST. RM. 970
City: LOS ANGELES
Email: Not reported
Phone Number: 2134826528

Status History:

Global Id: T0603702094
Status: Completed - Case Closed
Status Date: 06/26/2006

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO

ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016

ID/Status: Pollution Characterization

ID/Status: Completed - Case Closed

ID/Status: 913030898

ID/Status: T0603702094

ID/Status: T0603702094

Global Id: T0603702094

Status: Open - Case Begin Date

Status Date: 05/01/1990

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 10/28/1997

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 01/23/1998

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 02/25/1999

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 08/03/2001

Global Id: T0603702094

Status: Open - Site Assessment

Status Date: 12/06/2001

Global Id: T0603702094

Status: Open - Verification Monitoring

Status Date: 05/01/1990

Regulatory Activities:

Global Id: T0603702094

Action Type: ENFORCEMENT

Date: 07/23/2002

Action: Staff Letter

Global Id: T0603702094

Action Type: Other

Date: 05/01/1990

Action: Leak Discovery

Global Id: T0603702094

Action Type: ENFORCEMENT

Date: 05/30/2006

Action: Notification - Preclosure

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO

Rev: 06/13/2016

ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed
ID/Status: 913030898
ID/Status: T0603702094
ID/Status: T0603702094

SOURCE: CA State Water Resources Control Board

Global Id: T0603702094

Action Type: Other

Date: 05/01/1990

Action: Leak Reported

Global Id: T0603702094

Action Type: RESPONSE

Date: 02/24/2006

Action: Request for Closure

Global Id: T0603702094

Action Type: ENFORCEMENT

Date: 05/03/2006

Action: Site Visit / Inspection / Sampling

Global Id: T0603702094

Action Type: RESPONSE

Date: 10/28/2002

Action: Soil and Water Investigation Report

Global Id: T0603702094

Action Type: RESPONSE

Date: 08/03/2001

Action: Soil and Water Investigation Workplan

Global Id: T0603702094

Action Type: RESPONSE

Date: 02/25/1999

Action: Preliminary Site Assessment Report

Global Id: T0603702094

Action Type: ENFORCEMENT

Date: 06/26/2006

Action: Closure/No Further Action Letter

Global Id: T0603702094

Action Type: RESPONSE

Date: 02/24/2006

Action: Monitoring Report - Quarterly

Global Id: T0603702094

Action Type: ENFORCEMENT

Date: 05/31/2001

Action: Staff Letter

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO

Rev: 06/13/2016

ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Pollution Characterization
ID/Status: Completed - Case Closed
ID/Status: 913030898
ID/Status: T0603702094
ID/Status: T0603702094

SOURCE: CA State Water Resources Control Board

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030898
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702094
W Global ID: W0606501096
Staff: CEC
Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: LET
Date Leak Discovered: 5/1/1990
Date Leak First Reported: 5/1/1990
Date Leak Record Entered: 1/15/1998
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/28/2002
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 9230.991382624509248742945045
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 10/28/1997
Preliminary Site Assessment Began: 1/23/1998
Pollution Characterization Began: 12/6/2001
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 5/1/1990
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: 12
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103281968 **DIST/DIR:** 0.475 NNE **ELEVATION:** 796 **MAP ID:** L63

NAME: HULL BROTHERS LUMBER CO

ADDRESS: 21350 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES

SOURCE: CA State Water Resources Control Board

Rev: 06/13/2016

ID/Status: Pollution Characterization

ID/Status: Completed - Case Closed

ID/Status: 913030898

ID/Status: T0603702094

ID/Status: T0603702094

GW Qualifier: Not reported

Soil Qualifier: <

Organization: Not reported

Owner Contact: Not reported

Responsible Party: JOHN MOE

RP Address: 49 STEVENSEN ST., 15TH FL

Program: LUST

Lat/Long: 34.2010215 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 5/98 - SITE INVESTIGATION; 9/13/00 SOIL AND GW RPT

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103065163 **DIST/DIR:** 0.479 NNE **ELEVATION:** 797 **MAP ID:** L64

NAME: EXXON **Rev:** 06/13/2016
ADDRESS: 7215 CANOGA ID/Status: Pollution Characterization
CANOGA PARK, CA 91404 ID/Status: 913030916
LOS ANGELES ID/Status: T0603702096
SOURCE: CA State Water Resources Control Board

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030916
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603702096
W Global ID: W0606501096
Staff: UNK
Local Agency: 19050
Cross Street: SHERMAN WY
Enforcement Type: Not reported
Date Leak Discovered: 5/5/1988
Date Leak First Reported: 5/5/1988
Date Leak Record Entered: 9/11/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 9/16/1988
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: Not reported
Water System: HABONIM CAMP GILBOA
Well Name: Not reported
Approx. Dist To Production Well (ft): 9265.963642108704304247729471
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 9/16/1988
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S103065163 **DIST/DIR:** 0.479 NNE **ELEVATION:** 797 **MAP ID:** L64

NAME: EXXON

Rev: 06/13/2016

ADDRESS: 7215 CANOGA

ID/Status: Pollution Characterization

CANOGA PARK, CA 91404

ID/Status: 913030916

LOS ANGELES

ID/Status: T0603702096

SOURCE: CA State Water Resources Control Board

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: CHATTERON, BILL

RP Address: PO BOX 19649, IRVINE, CA 91404

Program: LUST

Lat/Long: 34.2014065 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: HEAVY CONTAMINATION INDICATED BY ON SITE ANALYZER --

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018

Rev: 06/13/2016

ADDRESS: 21403 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603742630

SOURCE: CA State Water Resources Control Board

LUST:

Region: STATE
Global Id: T0603742630
Latitude: 34.201031
Longitude: -118.598216
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/12/2012
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MT
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030970
LOC Case Number: 09452
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
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: T0603742630
Contact Type: Regional Board Caseworker
Contact Name: MARYAM TAIDY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: mtaidy@waterboards.ca.gov
Phone Number: 2135766741

Global Id: T0603742630
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: T0603742630
Status: Completed - Case Closed
Status Date: 07/12/2012

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018

Rev: 06/13/2016

ADDRESS: 21403 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603742630

SOURCE: CA State Water Resources Control Board

Global Id: T0603742630
Status: Open - Case Begin Date
Status Date: 06/11/2004

Global Id: T0603742630
Status: Open - Site Assessment
Status Date: 06/11/2004

Global Id: T0603742630
Status: Open - Site Assessment
Status Date: 06/18/2008

Regulatory Activities:
Global Id: T0603742630
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: RESPONSE
Date: 10/12/2012
Action: Well Destruction Report

Global Id: T0603742630
Action Type: ENFORCEMENT
Date: 06/11/2012
Action: Notification - Preclosure

Global Id: T0603742630
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: RESPONSE
Date: 08/05/2006
Action: Other Report / Document

Global Id: T0603742630

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018

Rev: 06/13/2016

ADDRESS: 21403 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603742630

SOURCE: CA State Water Resources Control Board

Action Type: RESPONSE

Date: 06/18/2008

Action: Soil and Water Investigation Workplan

Global Id: T0603742630

Action Type: ENFORCEMENT

Date: 07/12/2012

Action: Closure/No Further Action Letter

Global Id: T0603742630

Action Type: ENFORCEMENT

Date: 07/12/2012

Action: Closure/No Further Action Letter

Global Id: T0603742630

Action Type: Other

Date: 06/11/2004

Action: Leak Discovery

Global Id: T0603742630

Action Type: RESPONSE

Date: 07/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603742630

Action Type: Other

Date: 06/11/2004

Action: Leak Reported

Global Id: T0603742630

Action Type: RESPONSE

Date: 06/28/2010

Action: Site Assessment Report

Global Id: T0603742630

Action Type: RESPONSE

Date: 10/15/2011

Action: Monitoring Report - Quarterly

Global Id: T0603742630

Action Type: ENFORCEMENT

Date: 06/15/2009

Action: Staff Letter

Global Id: T0603742630

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101583912 **DIST/DIR:** 0.480 North **ELEVATION:** 797 **MAP ID:** L65

NAME: CHEVRON #20-2018

Rev: 06/13/2016

ADDRESS: 21403 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Completed - Case Closed
ID/Status: T0603742630

SOURCE: CA State Water Resources Control Board

Action Type: RESPONSE
Date: 05/17/2011
Action: Request for Closure

Global Id: T0603742630
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603742630
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603742630
Action Type: ENFORCEMENT
Date: 06/06/2006
Action: Staff Letter

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295727 **DIST/DIR:** 0.482 North **ELEVATION:** 797 **MAP ID:** L66

NAME: EXXON #7-3830	Rev: 06/13/2016
ADDRESS: 21401 SHERMAN WY	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030707
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702077
	ID/Status: T0603702077

LUST:
Region: STATE
Global Id: T0603702077
Latitude: 34.2010474
Longitude: -118.597741
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 12/05/1996
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 913030707
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:
Global Id: T0603702077
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: T0603702077
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: T0603702077
Status: Completed - Case Closed
Status Date: 12/05/1996

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295727 **DIST/DIR:** 0.482 North **ELEVATION:** 797 **MAP ID:** L66

NAME: EXXON #7-3830	Rev: 06/13/2016
ADDRESS: 21401 SHERMAN WY	ID/Status: Case Closed
CANOGA PARK, CA 91303	ID/Status: Completed - Case Closed
LOS ANGELES	ID/Status: 913030707
SOURCE: CA State Water Resources Control Board	ID/Status: T0603702077
	ID/Status: T0603702077

Global Id: T0603702077
Status: Open - Case Begin Date
Status Date: 05/04/1989

Global Id: T0603702077
Status: Open - Site Assessment
Status Date: 06/08/1989

Regulatory Activities:
Global Id: T0603702077
Action Type: Other
Date: 05/04/1989
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 913030707
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: EDFP
Global ID: T0603702077
W Global ID: W0606501096
Staff: UNK
Local Agency: 19050
Cross Street: CANOGA AVE
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 5/4/1989
Date Leak Record Entered: 6/9/1989
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 4/18/1997
Date the Case was Closed: 12/5/1996
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

LUST

EDR ID: S101295727 **DIST/DIR:** 0.482 North **ELEVATION:** 797 **MAP ID:** L66

NAME: EXXON #7-3830

Rev: 06/13/2016

ADDRESS: 21401 SHERMAN WY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: 913030707
ID/Status: T0603702077
ID/Status: T0603702077

SOURCE: CA State Water Resources Control Board

Water System: HABONIM CAMP GILBOA

Well Name: Not reported

Approx. Dist To Production Well (ft): 9224.990473220945129206104021

Source of Cleanup Funding: Not reported

Preliminary Site Assessment Workplan Submitted: Not reported

Preliminary Site Assessment Began: Not reported

Pollution Characterization Began: 6/8/1989

Remediation Plan Submitted: Not reported

Remedial Action Underway: Not reported

Post Remedial Action Monitoring Began: Not reported

Enforcement Action Date: Not reported

Historical Max MTBE Date: Not reported

Hist Max MTBE Conc in Groundwater: Not reported

Hist Max MTBE Conc in Soil: Not reported

Significant Interim Remedial Action Taken: Yes

GW Qualifier: Not reported

Soil Qualifier: Not reported

Organization: Not reported

Owner Contact: Not reported

Responsible Party: EXXON COMPANY, U.S.A.

RP Address: 2300 CLAYTON RD, SUITE 640, CONCORD, CA 94520

Program: LUST

Lat/Long: 34.2012395 / -1

Local Agency Staff: PEJ

Beneficial Use: Not reported

Priority: Not reported

Cleanup Fund Id: Not reported

Suspended: Not reported

Assigned Name: 3301096-001GEN

Summary: 10/01/96 - QUARTERLY MONITORING REPORT 04/04/97 -
REPORT FOR THE ABANDONMENT OF THREE AIR SPARGING/SOIL VE & 6 GW
MONITORING WELLS

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S107736792 **DIST/DIR:** 0.533 ESE **ELEVATION:** 789 **MAP ID:** 67

NAME: MTA ORANGE LINE **Rev:** 05/02/2016
ADDRESS: RIGHT OF WAY FROM LANKERSHIM BLVD/CHANDLER BLVD TO CANOGA PARK
N. HOLLYWOOD TO WOODLAND HILLS, CA 91367
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Facility ID: 60000187
Status: No Further Action
Status Date: 10/29/2004
Site Code: 301216
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 102
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Jessy Fierro
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Assembly: 45
Senate: 27
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.19027
Longitude: -118.5909
APN: NONE SPECIFIED
Past Use: RAILROAD RIGHT OF WAY
Potential COC: Arsenic Lead
Confirmed COC: Arsenic Lead
Potential Description: SOIL
Alias Name: 110033605873
Alias Type: EPA (FRS #)
Alias Name: 301216
Alias Type: Project Code (Site Code)
Alias Name: 60000187
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 10/29/2004
Comments: The report summarizes the expedited removal of soil containing elevated levels of arsenic and lead along the right of way.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S107736792 **DIST/DIR:** 0.533 ESE **ELEVATION:** 789 **MAP ID:** 67

NAME: MTA ORANGE LINE **Rev:** 05/02/2016
ADDRESS: RIGHT OF WAY FROM LANKERSHIM BLVD/CHANDLER BLVD TO CANOGA PA
N. HOLLYWOOD TO WOODLAND HILLS, CA 91367
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

Completed Date: 01/29/2004
Comments: The Report summarized sampling data for the MTA right-of-way.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 02/26/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S100946935 **DIST/DIR:** 0.565 SSE **ELEVATION:** 808 **MAP ID:** 68

NAME: TRILLIUM CLEANERS(FORMER)

Rev: 05/02/2016

ADDRESS: 6326 CANOGA AVE.

ID/Status: 19720054

WOODLAND HILLS, CA 91367

ID/Status: Refer: 1248 Local Agency

LOS ANGELES

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Facility ID: 19720054

Status: Refer: 1248 Local Agency

Status Date: 04/25/2003

Site Code: Not reported

Site Type: Evaluation

Site Type Detailed: Evaluation

Acres: Not reported

NPL: NO

Regulatory Agencies: NONE SPECIFIED

Lead Agency: NONE SPECIFIED

Program Manager: Not reported

Supervisor: Referred - Not Assigned

Division Branch: Cleanup Cypress

Assembly: 41

Senate: Not reported

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not Applicable

Latitude: 0

Longitude: 0

APN: NONE SPECIFIED

Past Use: NONE SPECIFIED

Potential COC: NONE SPECIFIED

Confirmed COC: NONE SPECIFIED

Potential Description: NONE SPECIFIED

Alias Name: 19720054

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported

Completed Sub Area Name: Not reported

Completed Document Type: Not reported

Completed Date: Not reported

Comments: Not reported

Future Area Name: Not reported

Future Sub Area Name: Not reported

Future Document Type: Not reported

Future Due Date: Not reported

Schedule Area Name: Not reported

Schedule Sub Area Name: Not reported

Schedule Document Type: Not reported

Schedule Due Date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID:	S100946935	DIST/DIR:	0.565 SSE	ELEVATION:	808	MAP ID:	68
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NAME: TRILLIUM CLEANERS(FORMER)

Rev: 05/02/2016

ADDRESS: 6326 CANOGA AVE.
WOODLAND HILLS, CA 91367
LOS ANGELES

ID/Status: 19720054
ID/Status: Refer: 1248 Local Agency

SOURCE: CA Department of Toxic Substances Control

Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S106665612 **DIST/DIR:** 0.732 South **ELEVATION:** 817 **MAP ID:** 69

NAME: THE PLAZA AT WARNER CENTER

Rev: 05/02/2016

ADDRESS: 6200-6250 CANOGA AVENUE
WOODLAND HILLS, CA 93041
LOS ANGELES

ID/Status: 19000030

ID/Status: Refer: 1248 Local Agency

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Facility ID: 19000030

Status: Refer: 1248 Local Agency

Status Date: 03/18/2004

Site Code: Not reported

Site Type: Evaluation

Site Type Detailed: Evaluation

Acres: Not reported

NPL: NO

Regulatory Agencies: NONE SPECIFIED

Lead Agency: NONE SPECIFIED

Program Manager: Not reported

Supervisor: Referred - Not Assigned

Division Branch: Cleanup Cypress

Assembly: 41

Senate: Not reported

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: Not Applicable

Latitude: 0

Longitude: 0

APN: NONE SPECIFIED

Past Use: NONE SPECIFIED

Potential COC: NONE SPECIFIED

Confirmed COC: NONE SPECIFIED

Potential Description: NONE SPECIFIED

Alias Name: 19000030

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported

Completed Sub Area Name: Not reported

Completed Document Type: Not reported

Completed Date: Not reported

Comments: Not reported

Future Area Name: Not reported

Future Sub Area Name: Not reported

Future Document Type: Not reported

Future Due Date: Not reported

Schedule Area Name: Not reported

Schedule Sub Area Name: Not reported

Schedule Document Type: Not reported

Schedule Due Date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID:	S106665612	DIST/DIR:	0.732 South	ELEVATION:	817	MAP ID:	69
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NAME: THE PLAZA AT WARNER CENTER

Rev: 05/02/2016

ADDRESS: 6200-6250 CANOGA AVENUE
WOODLAND HILLS, CA 93041
LOS ANGELES

ID/Status: 19000030

ID/Status: Refer: 1248 Local Agency

SOURCE: CA Department of Toxic Substances Control

Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S103642982 **DIST/DIR:** 0.783 NW **ELEVATION:** 803 **MAP ID:** 70

NAME: EXCLUSIVE AUTO **Rev:** 05/02/2016
ADDRESS: 22217 SHERMAN WAY ID/Status: 19750103
CANOGA PARK, CA 91303 ID/Status: Refer: 1248 Local Agency
LOS ANGELES
SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Facility ID: 19750103
Status: Refer: 1248 Local Agency
Status Date: 08/16/2001
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Assembly: 45
Senate: 27
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 34.20128
Longitude: -118.6109
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19750103
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/25/2001
Comments: Per email from Maria Gillette dated 5/5/2015. Received Closure Report from CUPA.

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

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID:	S103642982	DIST/DIR:	0.783 NW	ELEVATION:	803	MAP ID:	70
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NAME: EXCLUSIVE AUTO

Rev: 05/02/2016

ADDRESS: 22217 SHERMAN WAY
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: 19750103
ID/Status: Refer: 1248 Local Agency

SOURCE: CA Department of Toxic Substances Control

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S105628548 **DIST/DIR:** 0.838 North **ELEVATION:** 808 **MAP ID:** 71

NAME: NEW TIERRA DEL SOL, L.P.

Rev: 05/02/2016

ADDRESS: 7505 CANOGA
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: 19750092

ID/Status: No Further Action

SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Facility ID: 19750092

Status: No Further Action

Status Date: 01/09/2003

Site Code: 304250

Site Type: School Investigation

Site Type Detailed: School

Acres: 5.3

NPL: NO

Regulatory Agencies: DTSC

Lead Agency: DTSC

Program Manager: Not reported

Supervisor: Javier Hinojosa

Division Branch: Southern California Schools & Brownfields Outreach

Assembly: 45

Senate: 27

Special Program: Not reported

Restricted Use: NO

Site Mgmt Req: NONE SPECIFIED

Funding: School District

Latitude: 34.1977

Longitude: -118.6018

APN: NONE SPECIFIED

Past Use: ELECTRIC GENERATION/SUBSTATION, VEHICLE MAINTENANCE

Potential COC: NONE SPECIFIED No Contaminants found

Confirmed COC: NONE SPECIFIED

Potential Description: NONE SPECIFIED

Alias Name: CANOGA PARK PRIMARY CENTER

Alias Type: Alternate Name

Alias Name: CANOGA PARK PRIMARY CENTER (PROPOSED)

Alias Type: Alternate Name

Alias Name: NEW ECONOMICS FOR WOMEN

Alias Type: Alternate Name

Alias Name: NEW ECONOMICS FOR WOMEN-CANOGA PARK ES

Alias Type: Alternate Name

Alias Name: 304250

Alias Type: Project Code (Site Code)

Alias Name: 19750092

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: 07/01/2002

- Continued on next page -

Site Detail Report

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

ENVIROSTOR

EDR ID: S105628548 **DIST/DIR:** 0.838 North **ELEVATION:** 808 **MAP ID:** 71

NAME: NEW TIERRA DEL SOL, L.P.

Rev: 05/02/2016

ADDRESS: 7505 CANOGA
CANOGA PARK, CA 91303
LOS ANGELES

ID/Status: 19750092

ID/Status: No Further Action

SOURCE: CA Department of Toxic Substances Control

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/09/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 08/16/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/06/2003
Comments: Not reported

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

Database Descriptions

NPL: NPL 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. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: 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 know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

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

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF 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. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS 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. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal NPL: RESPONSE 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. RESPONSE - State Response Sites

State/Tribal 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. ENVIROSTOR - EnviroStor Database

State/Tribal SWL: SWF/LF (SWIS) 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. SWF/LF (SWIS) - Solid Waste Information System

State/Tribal LTANKS: LUST REG 7 NAPA CO. LUST - Sites With Reported Contamination. LUST REG 8 - Leaking Underground Storage Tanks. SAN FRANCISCO CO. LUST - Local Oversight Facilities. LUST - Geotracker's Leaking Underground Fuel Tank Report. SAN MATEO CO. LUST - Fuel Leak List. LUST REG 6L - Leaking Underground Storage Tank Case Listing. LUST REG 3 - Leaking Underground Storage Tank Database. LUST REG 9 - Leaking Underground Storage Tank Report. ORANGE CO. LUST - List of Underground Storage Tank Cleanups. LUST REG 5 - Leaking Underground Storage Tank Database. LUST REG 4 - Underground Storage Tank Leak List. LUST REG 2 - Fuel Leak List. LUST REG 6V - Leaking Underground Storage Tank Case Listing. LUST REG 1 - Active Toxic Site Investigation. VENTURA CO. LUST - Listing of Underground Tank Cleanup Sites. LUST SANTA CLARA - LOP Listing. SONOMA CO. LUST - Leaking Underground Storage Tank Sites. SOLANO CO. LUST - Leaking Underground Storage Tanks. RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites. Riverside County Underground Storage Tank Cleanup Sites (LUST). RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. SLIC - Statewide SLIC Cases. SLIC REG 1 - Active Toxic Site Investigations. SLIC REG 2 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 3 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 4 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 5 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6V - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6L - SLIC Sites. SLIC REG 7 - SLIC List. SLIC REG 8 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 9 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing.

State/Tribal Tanks: AST A listing of aboveground storage tank petroleum storage tank locations. AST - Aboveground Petroleum Storage Tank Facilities

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties 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. US BROWNFIELDS - A Listing of Brownfields Sites

Database Descriptions

Other SWF: CA LA LF LOS ANGELES CO. LF - List of Solid Waste Facilities. VENTURA CO. LF - Inventory of Illegal Abandoned and Inactive Sites. WMUDS/SWAT - Waste Management Unit Database. SAN DIEGO CO. LF - Solid Waste Facilities. Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites. SAN DIEGO CO. LF - Inventory of Illegal Abandoned and Inactive Sites

Other Haz Sites: SCH This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose. SCH - School Property Evaluation Program US CDL - Clandestine Drug Labs.

Other 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. SWEEPS UST - SWEEPS UST Listing

Local Land Records: DEED 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. DEED - Deed Restriction Listing

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System CHMIRS - California Hazardous Material Incident Report System. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR 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. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. 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). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. CORTESE - "Cortese" Hazardous Waste & Substances Sites List. CUPA - CUPA Resources List. CUPA AMADOR - CUPA Facility List. CUPA BUTTE - CUPA Facility Listing. CUPA CALVERAS - CUPA Facility Listing. CUPA COLUSA - CUPA Facility List. CUPA DEL NORTE - CUPA Facility List. CUPA EL DORADO - CUPA Facility List. CUPA FRESNO - CUPA Resources List. CUPA HUMBOLDT - CUPA Facility List. CUPA IMPERIAL - CUPA Facility List. CUPA INYO - CUPA Facility List. CUPA KINGS - CUPA Facility List. CUPA LAKE - CUPA Facility List. CUPA MADERA - CUPA Facility List. CUPA MERCED - CUPA Facility List. CUPA MONO - CUPA Facility List. CUPA MONTEREY - CUPA Facility Listing. CUPA NEVADA - CUPA Facility List. CUPA SAN LUIS OBISPO - CUPA Facility List. CUPA SANTA BARBARA - CUPA Facility Listing. CUPA SANTA CLARA - Cupa Facility List. CUPA SANTA CRUZ - CUPA Facility List. CUPA SHASTA - CUPA Facility List. CUPA SONOMA - Cupa Facility List. CUPA TUOLUMNE - CUPA Facility List. CUPA YUBA - CUPA Facility List. HAZNET - Facility and Manifest Data. LA Co. Site Mitigation - Site Mitigation List. WDS - Waste Discharge System.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal NPL: Department of Toxic Substances Control

Updated Quarterly

State/Tribal CERCLIS: Department of Toxic Substances Control

Updated Quarterly

State/Tribal SWL: Department of Resources Recycling and Recovery

Updated Quarterly

State/Tribal LTANKS: San Mateo County Environmental Health Services Division

Updated Semi-Annually

Database Sources

State/Tribal Tanks: California Environmental Protection Agency

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Environmental Health Division

Updated Annually

Other Haz Sites: Department of Toxic Substances Control

Updated Quarterly

Other Tanks: State Water Resources Control Board

No Update Planned

Local Land Records: DTSC and SWRCB

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

Street Name Report for Streets near the Target Property

Target Property: 21515 VANOWEN STREET
CANOGA PARK, CA 91303

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
Alabama Ave	0.04 East		
Bassett St	0.10 North		
Canoga Ave	0.12 East		
Deering Ave	0.21 NE		
Eton Ave	0.24 East		
Hart St	0.23 North		
Jordan Ave	0.18 WNW		
Owensmouth Ave	0.11 West		
Remmet Ave	0.04 West		
Vanowen St	0.02 South		

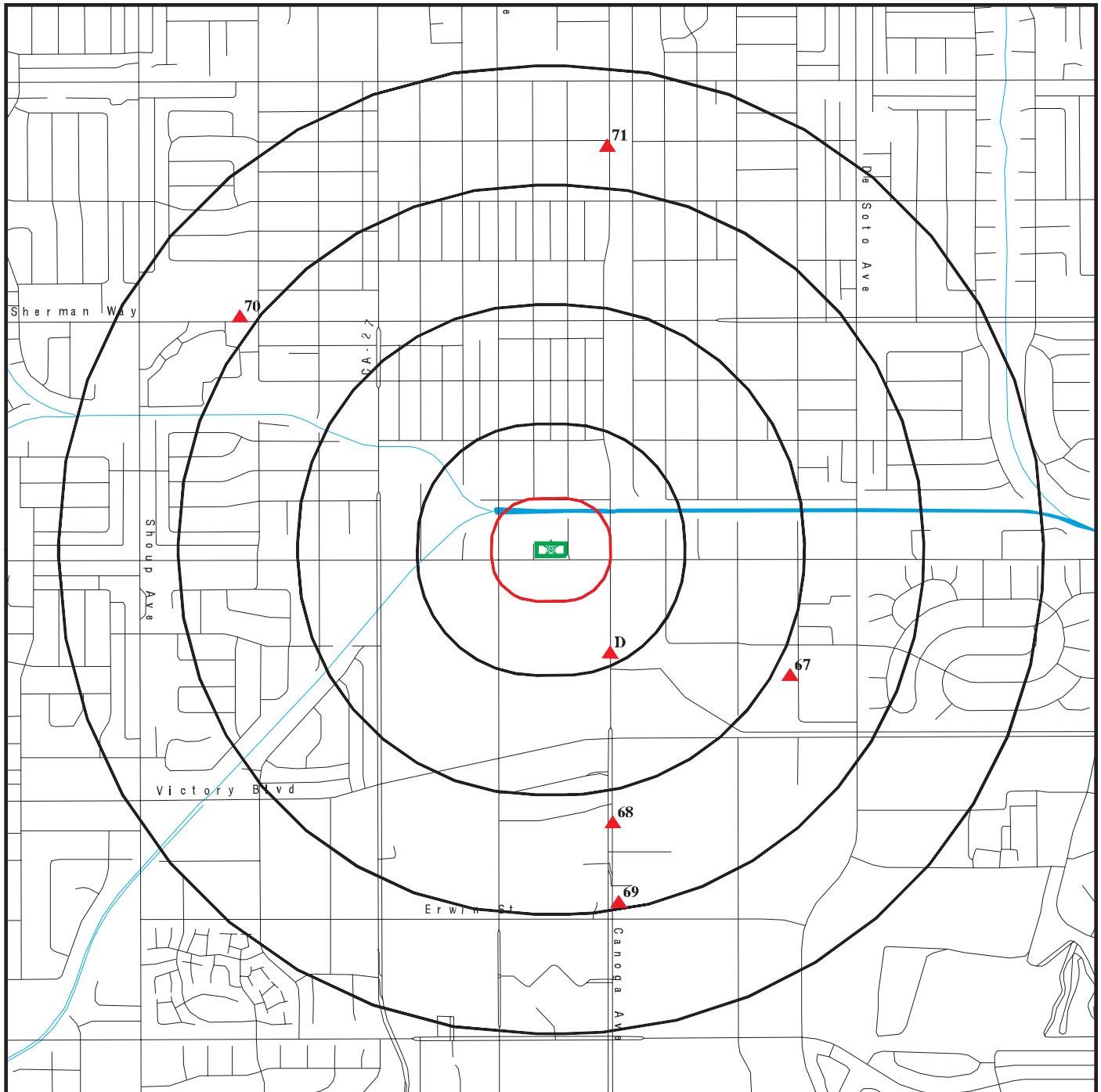
Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

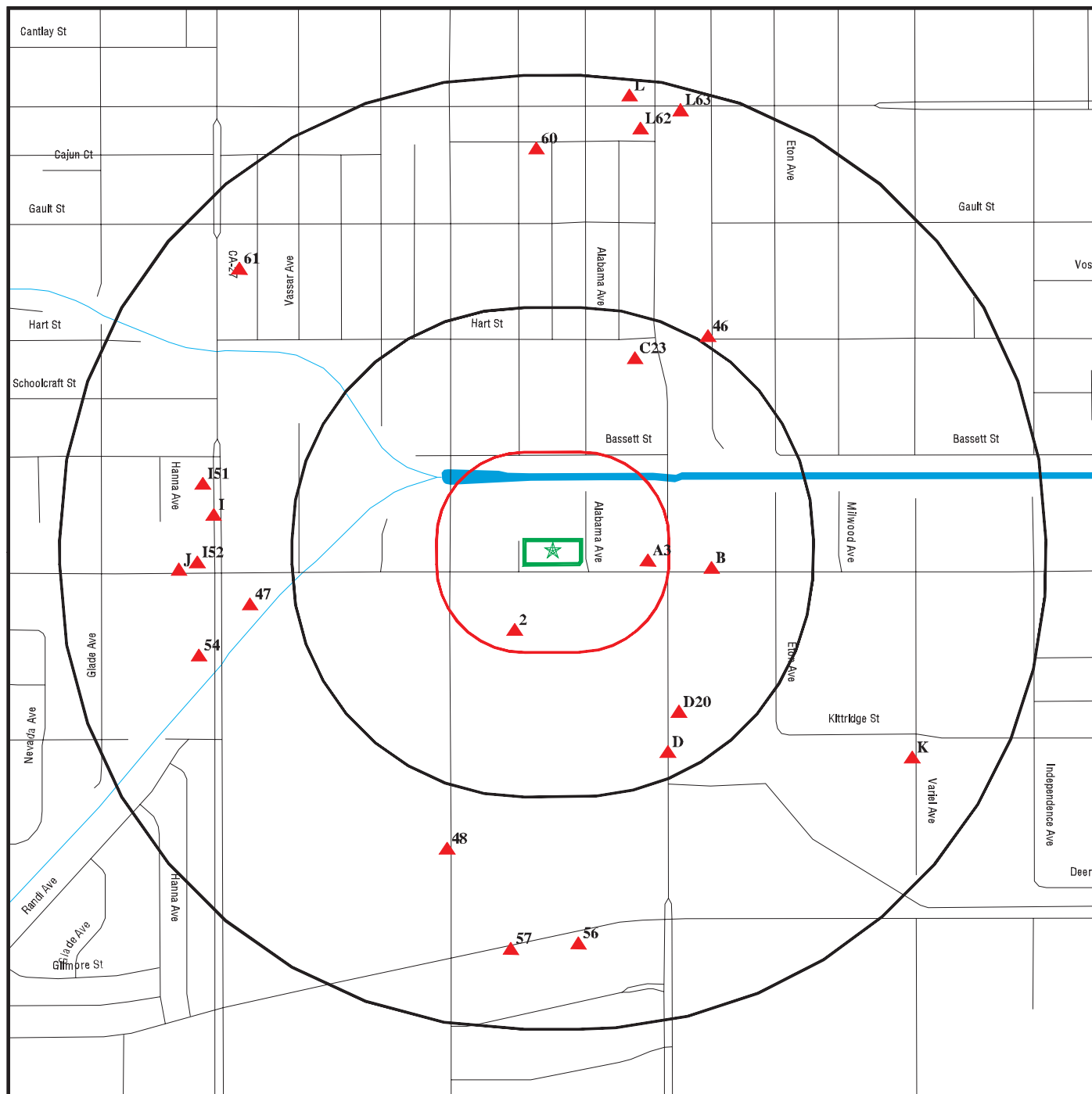
★ Target Property (Latitude: 34.194066 Longitude: 118.599629)

▲ Identified Sites

Indian Reservations BIA

National Priority List Sites

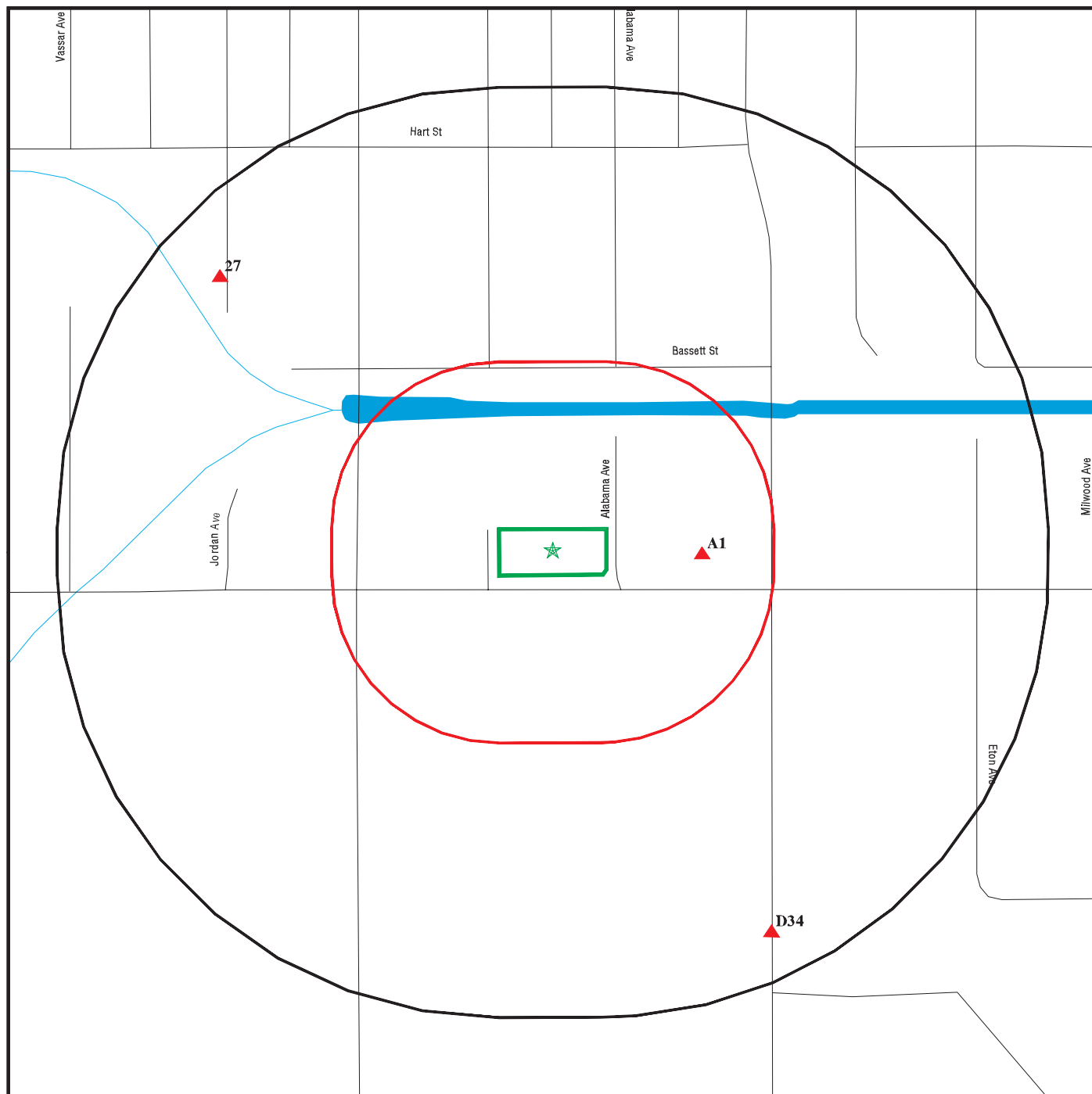
21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 34.194066 Longitude: 118.599629)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ National Priority List Sites

21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

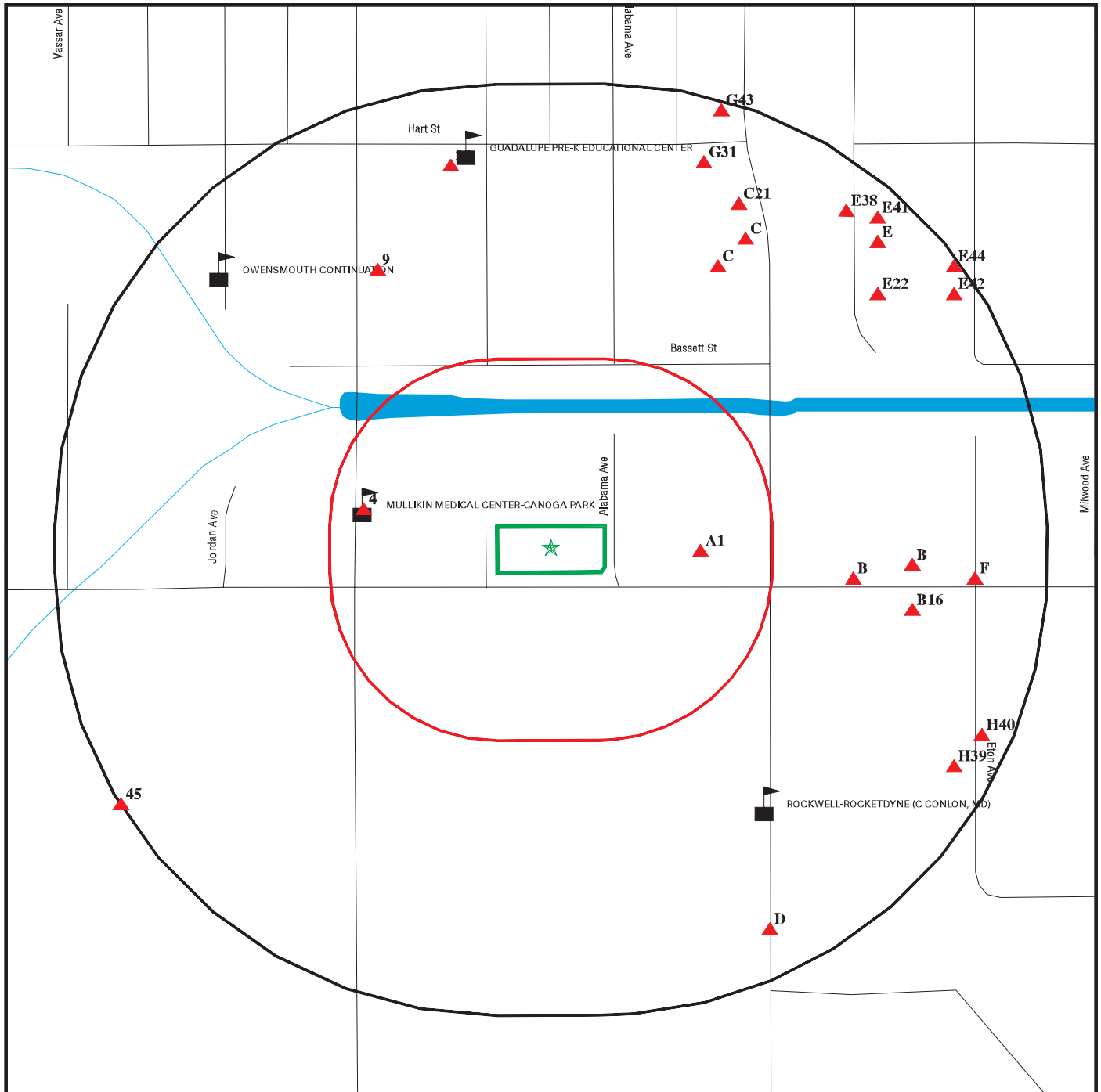
- ★ Target Property (Latitude: 34.194066 Longitude: 118.599629)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS



21515 VANOWEN STREET CANOGA PARK, CA 91303



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 34.194066 Longitude: 118.599629)
- ▲ Identified Sites
- Sensitive Receptors
- National Priority List Sites
- Indian Reservations BIA

Site location Map

Topo: 0.75 Mile Radius



21515 VANOWEN STREET CANOGA PARK, CA 91303



Map Image Position: TP
Map Reference Code & Name: 5630737 Canoga Park
Map State(s): CA
Version Date: 2012

EXHIBIT 2

**(21515 Vanowen – Phase 1 ESA
Addendum)**



Environmental Assessments and Solutions

4299 MacArthur Blvd., Suite 107 • Newport Beach, CA 92660

(949) 476-8922 • Fax: (949) 474-3222

February 25, 2021

Mr. David Garcia, Vice President
SANDSTONE PROPERTIES
10877 Wilshire Boulevard, Suite 1105
Los Angeles, CA 90024

Re: Addendum to Centec Engineering's
Phase I Environmental Site Assessment
21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0816059

Dear Mr. Garcia,

Centec Engineering is pleased to present the following information as an Addendum update to our Phase I ESA completed for the property located at 21515 Vanowen Street, Canoga Park, California (the "Sandstone Property") in August 29, 2016. In particular, Centec has been asked to conduct a desktop review of publicly available materials related to subsurface remediation being undertaken at the UTC/Rockwell/Rocketdyne property (the "UTC Site") located south and southeast of the Sandstone Property and evaluate the efficacy of that remediation and potential for vapor encroachment conditions at the Sandstone Site. Centec understands an update may be useful for you to assist the City of Los Angeles in its final review and approval for your proposed redevelopment of the Sandstone Property.

In order to complete this review, Centec reviewed the Phase 1 Environmental Site Assessment prepared in August 2016, as well as numerous documents available for the UTC Site on the State's GeoTracker and EnviroStor websites. Although Centec reviewed most of the reports and documents that pertained to the UTC Site available on the websites, the most pertinent ones that provided useful information on the UTC Site and its possible impact on the Sandstone Property included the following:

- Annual Groundwater Monitoring Reports, prepared by Haley & Aldrich (H&A), 2008 – Jan. 2020
- "Work Plan for On-Site Soil Vapor Sampling," prepared by H&A, 12/17/20
- "Approval Letter –Work Plan On-Site Soil Vapor Sampling," LARWQCB, 12/28/20



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Phase I ESA Addendum

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- “Supplemental Work Plan for Enhanced In-Situ Bioremediation and Chemical Reduction of Chlorinated Volatile Organic Compounds in Groundwater,” H&A, 9/15/20, plus “Request for Modification to the Supplemental Work Plan”, H&A, 1/5/21
- “Approval Letter – Supplemental Work Plan for Enhanced In-Situ Remediation and Chemical Reduction,” LARWQCB, 12/28/20
- “Remedial Action Implementation Report for Off-Site Supplemental Injection EISB Amendments – October to November 2019,” H&A, 2/18/20
- “Soil Management Plan for All Site Construction and Maintenance Activities,” H&A, 6/14/19
- “Transmittal of OEHHA’s Comments on the Human Health Risk Assessment...Former Boeing Canoga Facility,” LARWQCB, 1/24/19
- “Soil Remediation Closure Report,” H&A, 12/22/17
- “Closure Report for Groundwater Extraction and Treatment System, UTC,” H&A, 1/12/16
- “Report on CPT and MIHPT Groundwater Investigations,” H&A, 11/12/14
- “Report on Site-Wide Soil and Soil Gas Investigation,” H&A, 1/7/08
- “Covenant and Environmental Restriction on Property,” LARWQCB, 7/29/19
- Various Community Outreach and Public Notice Presentations, 2020

All of these reports and documents, as well as others are available for review on the GeoTracker website, with the following link:

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL204281528 under “Site Maps / Documents” tab.

Centec has also attached various site plans, figures and aerial photographs of the Sandstone and UTC properties, with additions of addresses and other features, at the end of this Addendum.

In sum, based on the available and most current data for the UTC Site, it appears UTC followed an assertive path in identifying and remediating the various areas of contamination at the former rocket engine facility south of the Sandstone Property. UTC Site investigations have been ongoing since 1984, and remedial actions utilizing soil excavation, groundwater pump and treat systems, and in-situ enhanced biodegradation have been ongoing since 1991. Contaminant levels have decreased significantly, both from source removal of vadose zone soils and groundwater remediation, and plume maps depict an ever-narrowing outer plume boundary that continues to move farther away from the Sandstone Property. Remedial actions have been very successful in reducing the contaminant mass and the VOC concentrations at the UTC Site, and the ongoing actions



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Phase I ESA Addendum

21515 Vanowen Street, Canoga Park, CA

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are fully expected to continue the reduction process. It therefore appears reasonable to conclude that no significant vapor encroachment condition would be likely for the Sandstone Property at this time.

I. The 2016 Phase I ESA

When the Phase I report was completed, the Sandstone Property was described as a rectangular-shaped parcel of 1.01 acres improved with a two-story office building with a subterranean parking garage. Based on the site inspection conducted at that time (August 17, 2016), the use of the property was noted to only be by office-related tenants, with no use of suspect hazardous materials. There were no retail uses noted, the elevator room was noted to be extremely clean, the two maintenance offices were noted to only contain some containers of latex paints within their small storage rooms, and no unusual spills, stains, stressed vegetation, USTs or ASTs, or other significant issues of environmental concern were noted. The sub-grade parking area under the building and the two small parking lots on the east and west sides of the building were noted to be concrete-paved with no significant stains. Based on Centec's historical and regulatory research conducted as part of the Phase 1 ESA process, it was confirmed that the building was constructed in 1982 and replaced older residences that had been on the site for decades. No historical concerns were identified by the research completed during preparation of the Phase 1 ESA.

For reference, a current aerial photograph of the immediate vicinity of the Sandstone and UTC properties captured on the GeoTracker website is attached to this Addendum. Centec has added various notations in blue ("Sandstone Bldg" on the north side of Vanowen Street, and "UTC Property" on the south side of Vanowen Street), as well as specific addresses and features in red ("21515" on the Sandstone Property, "Mira Apts" recently constructed across Alabama Street to its east, and the building designations for the 4 primary buildings formerly present on the UTC Site). Following this current aerial photograph is an aerial photo from 1960 obtained from a community outreach presentation by the LARWQCB. It was taken from a low-altitude airplane looking south toward the former UTC Site, with its former Building 038 at right, Buildings 004 and 043 at left, Building 001 at rear, and Canoga Avenue at left (its east side). It also depicts the residential development between the Los Angeles River on the bottom of the photo (the north side of the area) and Vanowen Street (the north perimeter of the UTC Site adjacent to the parked cars). The former residences on the Sandstone Property are evident in the central area along the north side of Vanowen Street with Alabama Street to the left (east).



SANDSTONE PROPERTIES

Phase I ESA Addendum

21515 Vanowen Street, Canoga Park, CA

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As part of the Phase I ESA, Centec also reviewed the known sources of contamination in the vicinity of the Sandstone Property, and noted there were 26 such sites within a 1/2-mile radius of the subject property. Of specific interest here, Centec's research noted that the former Boeing/Pratt & Whitney/Rocketdyne facility ("UTC Site") encompassed approximately 47 acres between Vanowen Street on the north, Canoga Ave. on the east, Victory Blvd. on the south, and Owensmouth Ave. on the west. It did not include a parcel of almost 5 acres at the southwest corner of the overall area (developed as a Best Buy building in 1995). The site was developed in the mid-1950's for the manufacture of rocket engines and related systems, initially as Rockwell, Rocketdyne and Pratt and Whitney, then subsequently under Boeing's ownership. The overall site has more recently been known as United Technologies Corporation (UTC) as the current owner and Responsible Party. Site investigations began in 1984 and continue to this day with the apparent last stages of groundwater remediation to be completed. All of the former site buildings have been removed.

The northwest 9 acres of the overall site was improved as Building 038 and operated for research and development activities by Pratt & Whitney. The building was demolished prior to 2006. Some contamination was encountered in the soil and groundwater, primarily by heavy metals and volatile organic compounds (VOCs) such as PCE and TCE (common industrial degreasing solvents). Following extensive site investigation and groundwater monitoring, impacted soils were excavated down to a maximum depth of 18 feet below ground surface (bgs) in 4 areas, with a total of 2,202 tons of soil removed and transported for off-site disposal. Following this work, the "Building 038 Area Soil" case was granted a closure on October 21, 2010 by the LARWQCB as the lead regulatory agency. The closure letter acknowledged that groundwater had been encountered at 16 feet bgs (and generally noted as 16-24 feet bgs across the overall UTC Site), and "no significant sources for groundwater impacts have been identified as being present within the Building 038 Area." The impacts noted were attributed to sources on the rest of the UTC facility. The closure further noted that "no significant threat to groundwater resources is present in the soil underlying the Building 038 Area and does not appear to be a human health risk concern." Accordingly, no further actions were required for this northwest portion of the overall site, but investigations and remediation continued for the remainder of the overall site.

The remainder of the UTC facility included Rocketdyne Building 004 to the east of Building 038, and then the main production and manufacturing facilities (generally noted as Rocketdyne Building 001) on the southern two-thirds of the overall property. Building 004 was described as an office building and its adjacent smaller building 043 was described as a cafeteria, and were demolished with the other site buildings in 2016-2017. The most



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significant sources of VOC contamination were identified within and along the north side of Building 001 and farther south in the central area of the building. This facility utilized various features of environmental concern, including clarifiers, sumps, solvent-based degreasers, trench drains, etc. and spills and leaks of VOCs, heavy metals, and petroleum hydrocarbons occurred over the years. Rockwell/Rocketdyne/UTC completed hundreds of sample locations over the past 3 decades to collect samples of soil, soil vapor and groundwater. This work identified generally low permeability soil (silty clays, sandy clays, sandy silts, clayey silts and silty fine sands) in the upper vadose zone down to 15-18 feet bgs, at which point groundwater is encountered. Three distinct groundwater zones have been identified, including the Upper, Intermediate and Deep zones, and all consistently flow towards the northeast.

The releases impacted groundwater, but the source areas were approximately 600-800 feet to the southeast and 1200 feet to the south of the Sandstone Property, and the Phase I ESA described the various remediation efforts that had significantly reduced the VOC concentrations. Groundwater at the UTC Site has consistently flowed to the northeast, and the available data did not suggest any significant impact to groundwater below the Sandstone Property has likely occurred. The nearest available monitoring point was 150 feet southeast of the Sandstone Property, and it only contained 17 $\mu\text{g/L}$ PCE in 2010 (the only data available). Since remedial actions utilizing groundwater pump-and-treat in 2012-2015 and in-situ injections of biodegradation compounds in 2012 and 2015 had significantly reduced VOC concentrations in the source areas, it was reasonably presumed any remnant VOCs across the property will also attenuate over time. Centec's overall conclusion regarding off-site sources of contamination was that "All of these sites appear too distant and lack adequate significance to present a realistic risk of impairment to the subject property."

In further conformance with ASTM guidelines, Centec summarily evaluated the potential for a vapor encroachment condition to impact the Sandstone Property. This ASTM evaluation is intended to be a cursory review and evaluation of nearby sources of contamination and their distance from the subject property, their location relative to groundwater flow (upgradient, downgradient), significance of known or potential releases of specific "Contaminants of Concern" (COC) with carcinogenic health risks, and their potential for a significant adverse impact to the subject property (collectively referred to as the "Tier 1 Screening"). Actual subsurface sampling to evaluate a potential risk is not required under the ASTM guidance. Based on this Tier 1 Screening, Centec noted that "there are known active sources of contamination with COC within 500 feet of the subject property. Based on the results of this Tier 1 screening, it appears reasonable to conclude



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that a VEC cannot be ruled out for the subject property, although the likely risk would appear low.”

II. UTC Site Remediation

Given the recent changes in the status of the Sandstone Property and the current evaluation by the City of Los Angeles for the proposed demolition and redevelopment of the property, Centec was requested to provide a current review of the UTC Site property and its probable level of environmental impact on the subject property.

A review of the publicly available documents related to the UTC Site investigation and remediation identified above indicated that the more recent site investigation and remediation activities (since at least 2005) have been conducted by Haley & Aldrich (H&A), working under regulatory scrutiny and supervision by the LARWQCB. H&A identified 48 “Soil Impact” areas in and around Building 001 based on the extensive sampling activities, and the impacted soils were excavated out and transported for off-site disposal in 2017. Final verification sampling after the excavation activities concluded the remnant contaminants that were left in place in the vadose soil were protective for site use and groundwater, and further soil mitigation was not necessary. Following their review of the excavation report, as well as follow-up soil vapor sampling and construction-related soil management plan reports, the LARWQCB issued a limited “closure” for the vadose soils with a “Covenant and Environmental Restriction on Property” issued in late July 2019. The covenant recognized that certain restrictions on use of the property were identified, and the groundwater remediation activities were still ongoing.

Groundwater investigations (the reports of which are referenced above) have also been ongoing at the UTC Site since at least 1984, with samples collected with monitoring wells and with Hydropunch or grab technologies. Based on the early results with elevated concentrations of VOCs clearly detected in source area groundwater under Building 001, remediation was conducted via a pump and treat extraction system from 1991-1998, during which time 57,000,000 gallons of water were pumped out and treated. Nine extraction wells were utilized along the north and east perimeters of the site to capture the groundwater and act as a hydraulic barrier to off-site migration of contaminants. H&A commenced groundwater activities in 2006 by completing 21 CPT borings to further characterize the water-bearing zones, collect grab groundwater samples, and further assess the status of groundwater quality at the site at that time. Three new groundwater monitoring wells were also installed, bringing the sitewide total at that time to 46. Analytical results of the 97 groundwater samples collected at that time identified no concentrations of heavy metals, Total Petroleum Hydrocarbons or Emergent Chemicals



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(1,4-Dioxane and Perchlorate) above California MCLs. However, concentrations of PCE, TCE and 1,1,-DCE were detected above MCLs, with the highest concentrations detected in the northeast quadrant of the site and plume maps showing a clear southwest to northeast directional orientation to the contaminant mass following the flow of groundwater. The highest concentrations were identified in the middle and lower areas of the Intermediate groundwater zone, with TCE/PCE detected at maximum concentrations of 360/77 $\mu\text{g/L}$ (parts per billion) near and northeast of the northeast corner of Building 001. This primary source area is 650 feet southeast of the southeast corner of the Sandstone Property. Concentrations were substantially less in the upper groundwater zone, with TCE/PCE detected at maximum concentrations of 37/91 $\mu\text{g/L}$. The VOCs detected were noted to be significantly lower than those detected prior to initiation of the pump and treat system in 1991. In relation to the Sandstone Property, Centec notes the available sample points identified lower concentrations, with a CPT grab sample 350 feet to the southeast of Sandstone (CPT-104) containing TCE-PCE at 11.8/74.5 $\mu\text{g/L}$ and a well sample 350 feet to the south (B-9) containing ND/6.0 $\mu\text{g/L}$. Following this work, a site-wide investigation was conducted in late 2007 to evaluate the presence of VOCs in soil and soil gas at the site. A site plan from the report of findings depicting the locations and findings of the investigation is attached to this report.

Subsequent to this site-wide work, H&A proposed and installed a new groundwater extraction and treatment system in 2011. The system operated from January 2012 until October 2015. Over 7.5 million gallons of water were captured and treated, with over 33 pounds of VOCs calculated to have been removed. Two extraction well were used, both of which were located in the heart of the VOC plume along the northeast side of Building 001, with most of the extraction conducted in the Intermediate zone (78%) and the remainder in the Deep zone. During the process, TCE was reduced from a maximum concentration (in well EX-1) of 1,670 $\mu\text{g/L}$ to 11-535 $\mu\text{g/L}$, and PCE from 86.7 to 38-52 $\mu\text{g/L}$.

With further reduction of the VOC mass, H&A next initiated a new remedial strategy of in-situ injection of amendment compounds into the groundwater to bio-degrade the remnant VOCs. An initial pilot study was completed in 2009, and a follow-up trial was completed in 2012, both of which indicated the remedial approach was beneficial in degrading and destroying the VOCs. However, the compounds are injected into the groundwater (typically as a vertical column with rows of columns grouped together to form a barrier across the flow of groundwater), and the amendments only last and are effective for a period of time (months to a few years at most, depending on the compounds used). Additional injections were then completed in October-December 2015 in all 3 water bearing zones and in a southwest to northeast pattern from the north side of Building 001



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to the extreme northeast corner of the site. Another round of injections was completed in February-March 2018, with one "Barrier Injection" area completed along the north side of Building 001 for the Upper groundwater zone and 5 distinct "Barriers" injected in both the Intermediate and Deep groundwater zones covering an area from the north wall of Building 001 northeasterly along Canoga Ave. and up to the northeast corner of the UTC Site. Based on the results of continuous groundwater monitoring throughout this period, it was evident some VOCs had migrated further to the northeast across the intersection of Vanowen Street and Canoga Avenue, and additional injection points were proposed and completed in Oct-Nov 2019 at a commercial development northeast of the intersection. Additionally, more enhanced injections were recently proposed throughout the treatment area on the UTC Site. Graphic depictions of the proposed new injection points within the 3 groundwater zones are included at the end of this report. A proposal was also presented to the LARWQCB in December 2020 to conduct additional soil vapor testing across the UTC Site to evaluate the current status of VOCs in vapor phase. Graphic depictions of these locations are included at the end of this report. Both of these proposals have recently been approved by LARWQCB, and will presumably be implemented as soon as possible.

III. Effectiveness of UTC Site Remediation

Based on the available information, it is quite clear UTC followed an assertive path in identifying and remediating the various areas of contamination at the former rocket engine facility south of the subject Sandstone Property. Site investigations have been ongoing since 1984, and remedial actions utilizing soil excavation, groundwater pump and treat systems, and in-situ enhanced biodegradation have been ongoing since 1991. Contaminant levels have decreased significantly, both from source removal of vadose zone soils and groundwater remediation, and plume maps have depicted an ever-narrowing outer boundary that continues to move farther away from the Sandstone Property.

For example, readily available reports by H&A in the state's GeoTracker website include plume outlines with iso-concentration lines plotted onto the site showing outer boundaries of the plume (where concentrations of TCE and PCE are no more than the MCL of 5 $\mu\text{g/L}$) and within the outer boundaries are additional lines depicting areas of higher and higher concentrations. The earliest available of these plume maps from 2008 depict the outer line (least contaminated edge of the plume at 5 $\mu\text{g/L}$) to be approximately 290 feet southeast of the Sandstone building's southeast corner, and the source area with the highest concentrations approximately 700 feet to the southeast. The June 2018 maps depicted the nearest low contamination zones as 350 feet to the southeast, and the most



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recent maps for sampling in December 2019 depict the nearest low contamination lines as 500 feet to the southeast and the remnant source area 675 feet south of the subject property's southeast corner. Copies of these depictions of the expected extent of the groundwater plume emanating from the UTC Site, which were included in a Powerpoint presentation for a public meeting in November 2020 and in representative groundwater monitoring reports in 2008, 2014 and 2019, are attached to this report. They show flow direction and iso concentration lines for PCE and TCE concentrations in the shallowest groundwater zone for each of the 3 years.

Summary tables of contaminant concentrations in groundwater show the concentrations of PCE in this source area had decreased from a maximum of 1,920 $\mu\text{g/L}$ in 2015 to 5.1 $\mu\text{g/L}$ in 2019 following the groundwater pumping and treating of the in-situ injections, and TCE was reduced from 710 to 27 $\mu\text{g/L}$. The groundwater flow direction was consistently to the northeast during all of this time, and the additional data provided by expanded groundwater monitoring and in-situ injection monitoring northeast of the intersection depicted the nearest lines of low contaminant concentrations were 425 feet east of the Sandstone Property. The most recent work plan report by H&A in September 2020 and its "Request for Modification" to the Work Plan in January 2021 suggested the outer plume lines were even further reduced, and it is expected this trend will continue as the latest injections are monitored. Copies of pertinent site plans and plume depictions from the most recent "Request for Modification" Work Plan are also attached to this report for reference.

Based on the reduction in the contaminant mass following H&A's groundwater treatments and initial injection successes, 51 of the site's remaining groundwater monitoring wells outside of the plume areas were abandoned in 2015. These included a few wells south and southeast of the Sandstone Property between Sandstone and the impacted plume area, all of which appeared to have only been minimally impacted (general 0-20 $\mu\text{g/L}$). Given the consistent northeasterly flow of groundwater at this site, Sandstone's crossgradient location relative to the flow of groundwater, and the distance between Sandstone and the areas of groundwater contamination (400-600 feet), lower concentrations of VOCs would have been expected in the outer wells closer to the Sandstone Property.

Based on the available and most current data for the UTC Site south and southeast of the Sandstone Property, it appears remedial actions have been very successful in reducing the contaminant mass and the VOC concentrations, and the ongoing actions are fully expected to continue the reduction process. It therefore appears reasonable to



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conclude that no significant vapor encroachment condition would be likely for the subject Sandstone Property at this time.

III. Other Observations

While completing this research, Centec notes that a new apartment complex, known as Mira Apartments, has recently been completed at 21425 Vanowen Street across Alabama Avenue directly east of the Sandstone Property. The new complex appears to be 6 stories and features "174 contemporary apartment homes" and underground parking. Its southeast corner is approximately 200 feet closer than the Sandstone Property to the northeasterly flowing plume migrating away from the UTC Site source area and it is 200 feet closer to the contaminants present from former gas station-related releases identified in the Phase I ESA at 21401 Vanowen Street 340 feet east of the Sandstone Property. Centec understands an excavation of the former UST bed and other soils at the former gas station had been approved for this site to further a path toward closure and to accommodate its redevelopment plan that will also include subterranean parking for an apartment complex.

Centec also notes that a very large apartment complex was completed in 2012-2013 east of the UTC Site beyond Canoga Avenue. This complex, known as Eton at Warner Center, at 67011 Eton Avenue, also includes subterranean parking, and appears to be near the southeastern edge of the UTC Site plume.

Based on the recent residential redevelopments at these nearby properties that are closer to the UTC Site plume than Sandstone's Property, it would only appear reasonable that the City of Los Angeles would also proceed with approval for the proposed Sandstone Property redevelopment.

I trust this information is helpful to you at this time. Please do not hesitate to contact me should you have any questions.

Sincerely,

CENTEC ENGINEERING, INC.

A handwritten signature in blue ink that reads "Steven Collins". Below the signature is a solid red horizontal line.



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Steven N. Collins

Principal

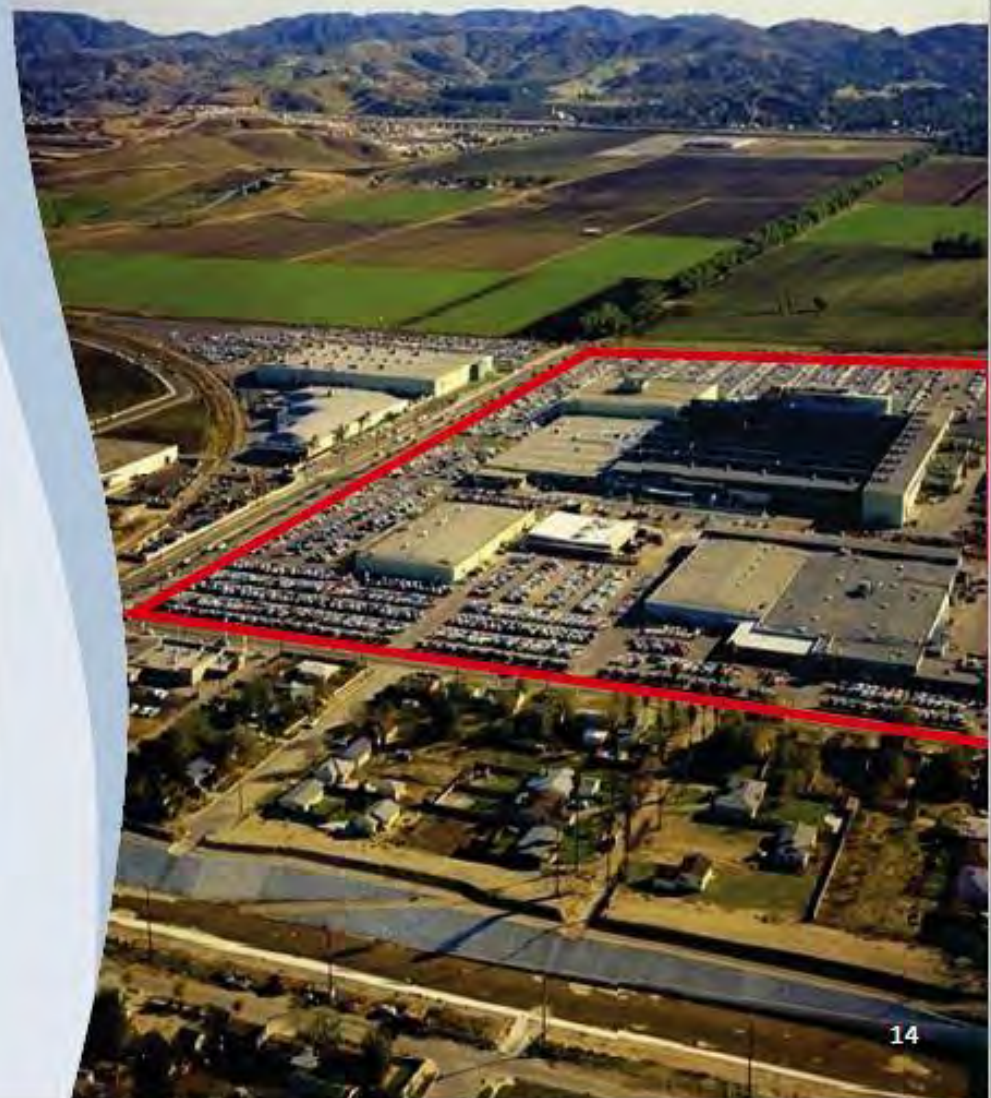


Presentation Outline

Resumen de la Presentación

1. Site location and history
Ubicación e historial del sitio
2. Site assessment and clean-up to date
Evaluación del sitio y limpieza hasta la fecha
3. Addressing community concerns
Abordar las preocupaciones de la comunidad
4. Next steps
Próximos pasos
5. Questions & Answers
Preguntas y Respuestas

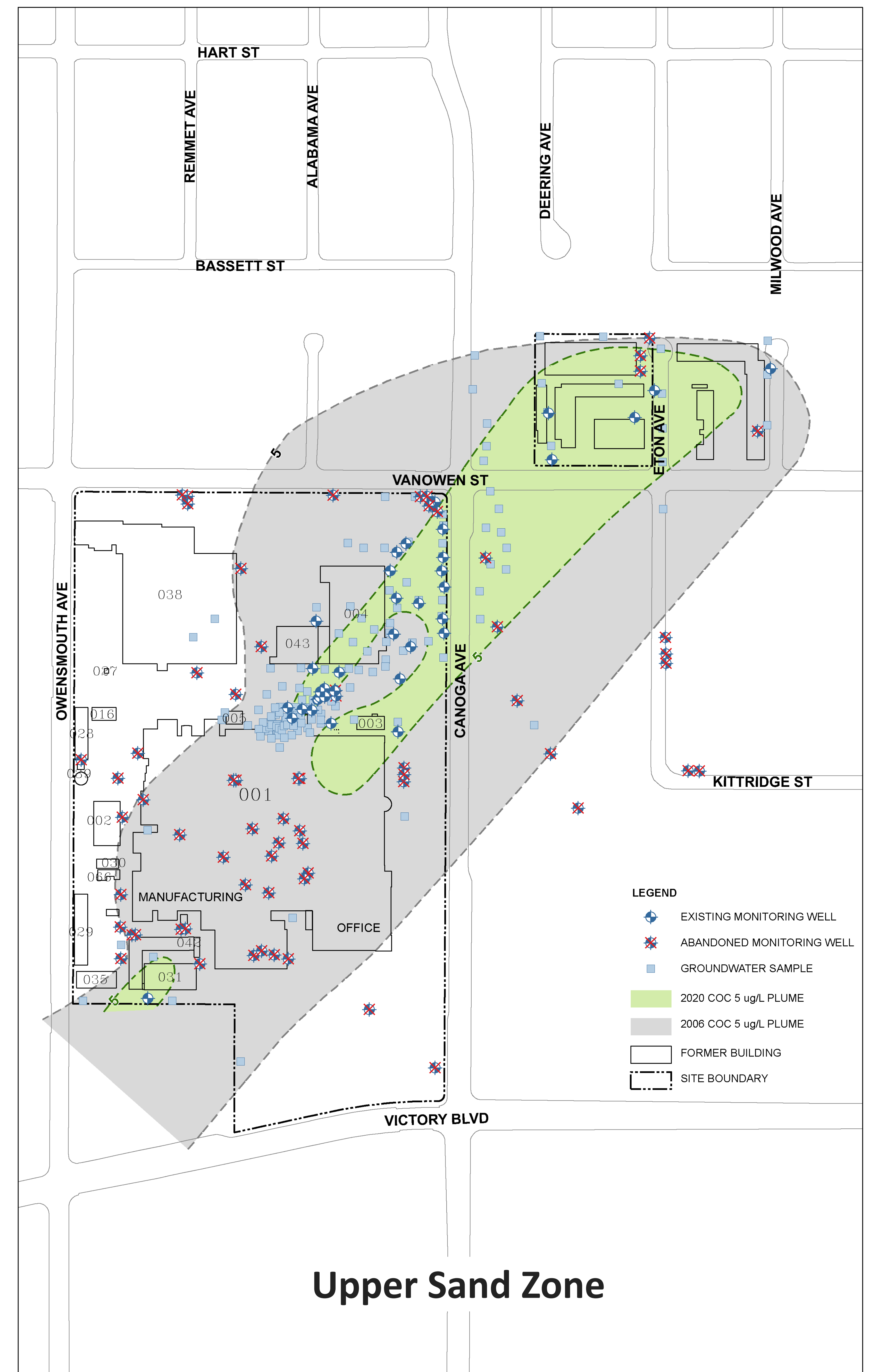
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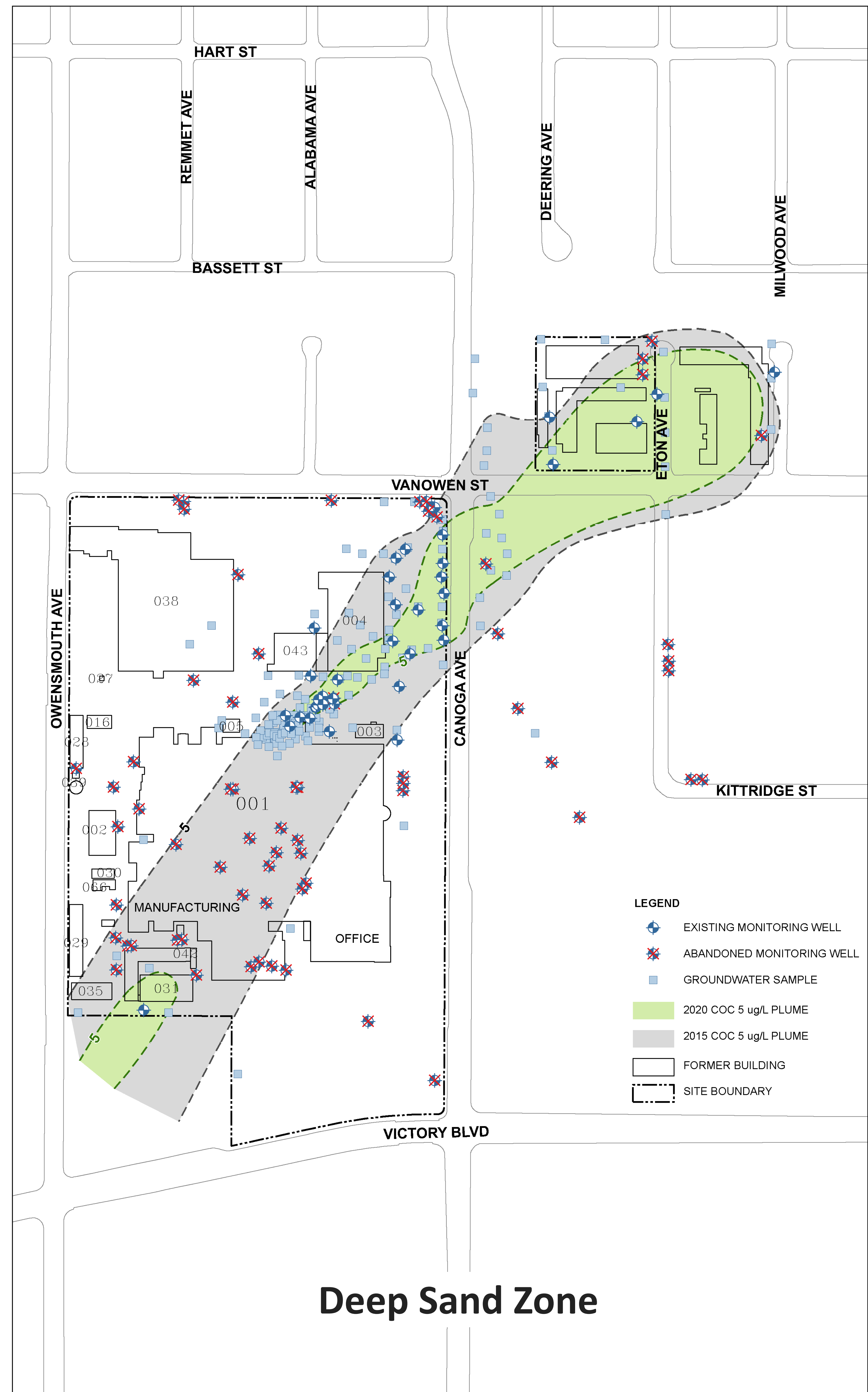
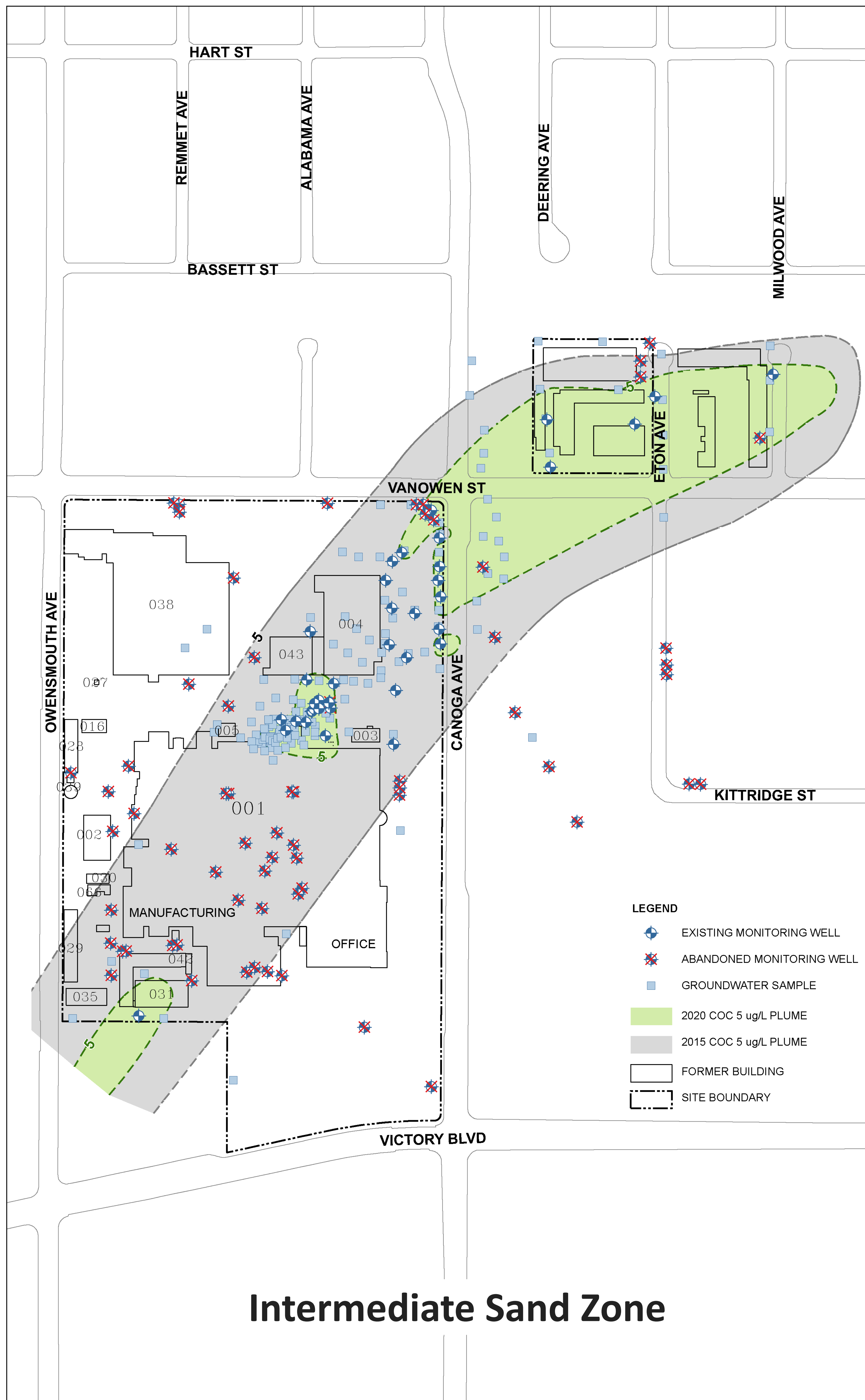


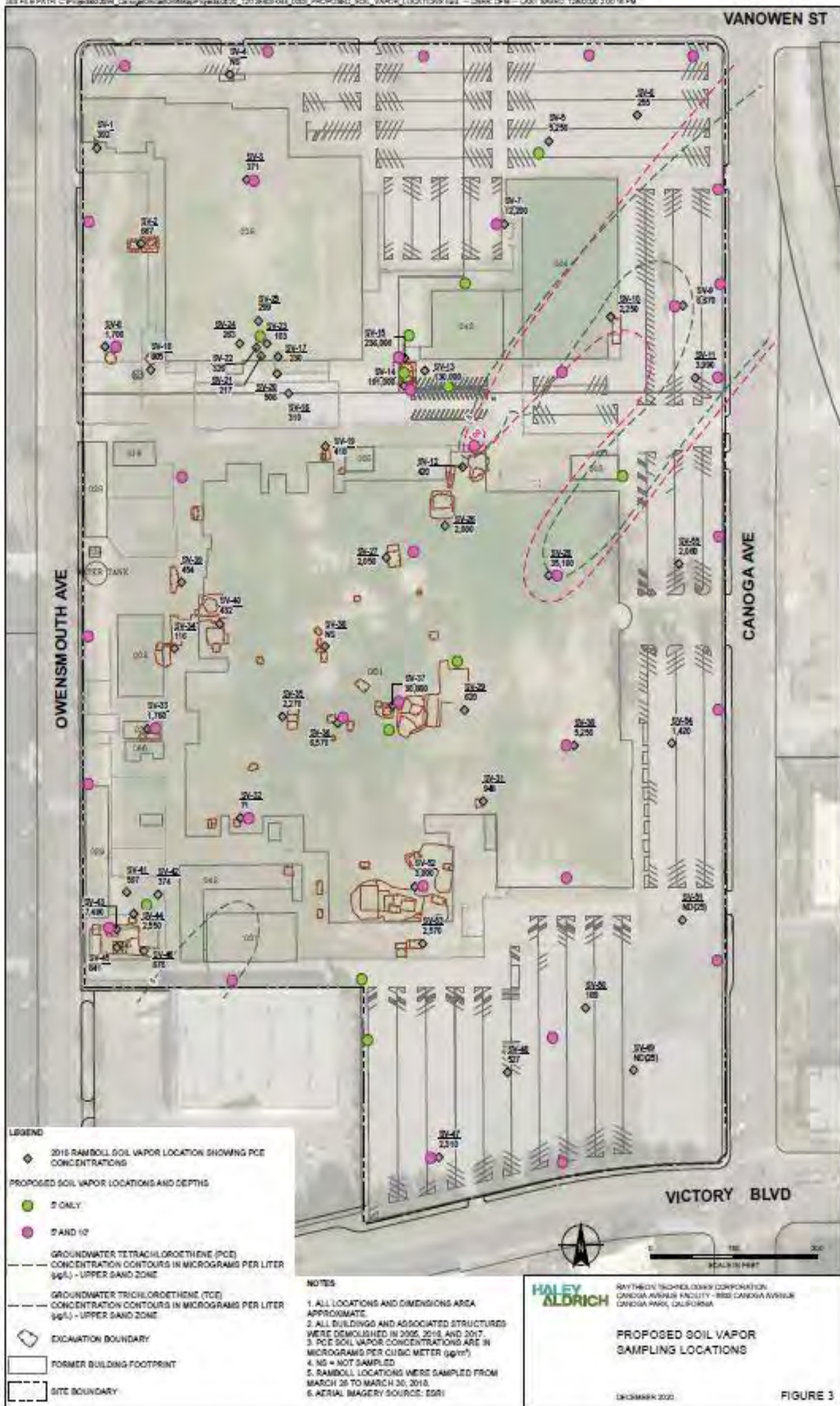
Site Assessment: Groundwater

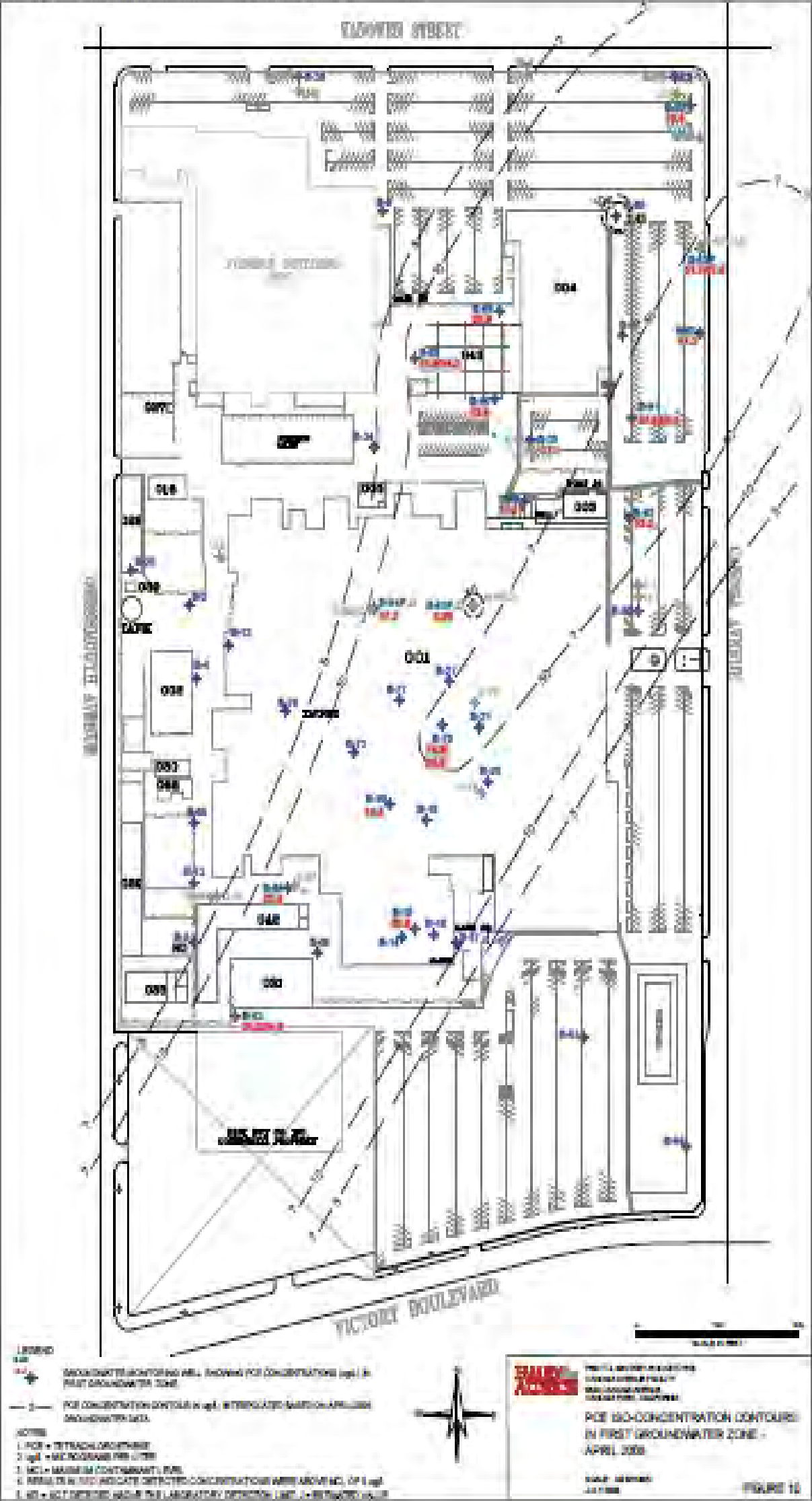
Evaluación del Sitio: Agua Subterránea

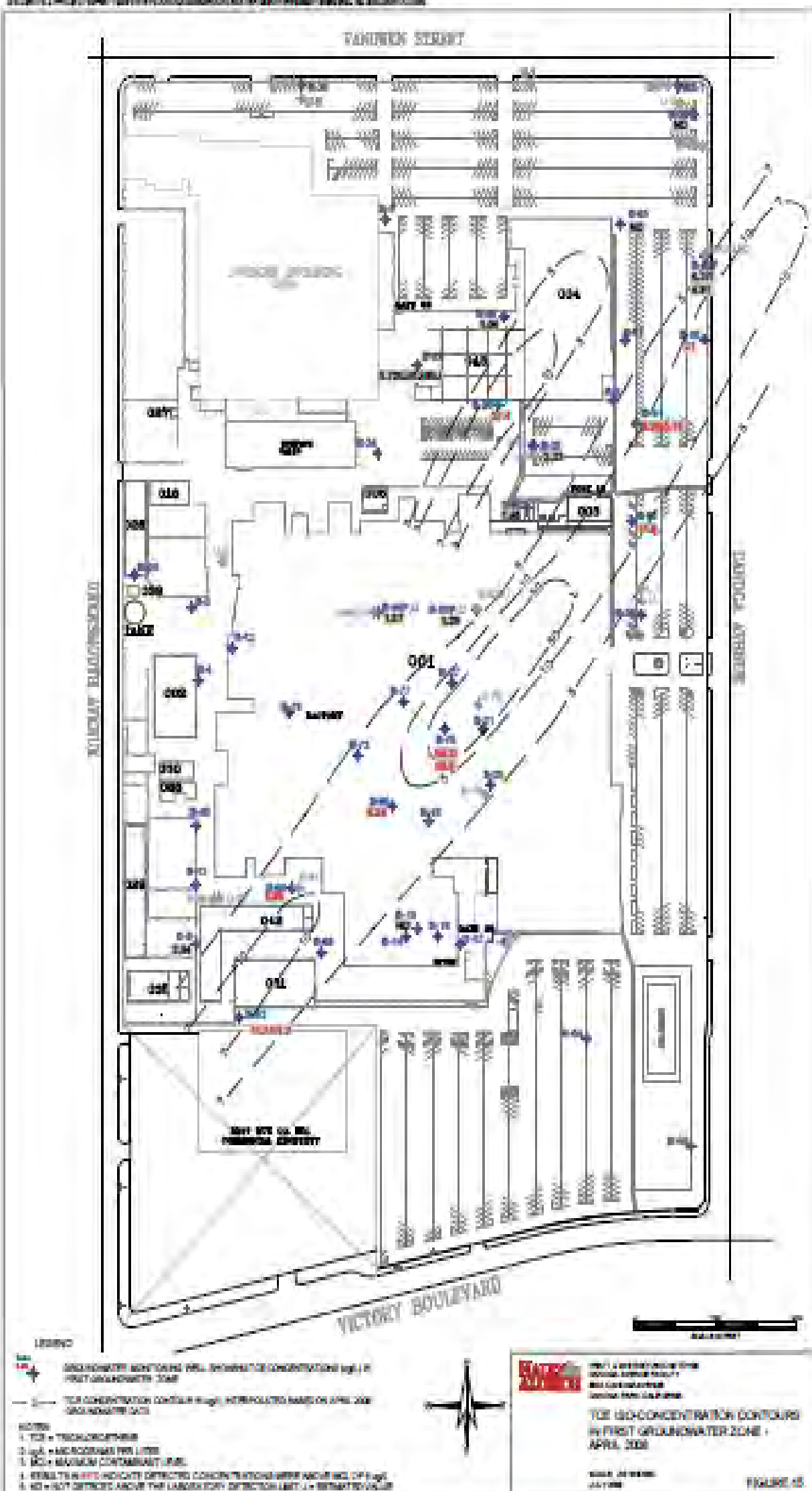
- Assessment
Evaluación
- Chemicals of concern
Sustancias químicas de interés
- Extent of groundwater impacts
Alcance de los impactos de las aguas subterráneas

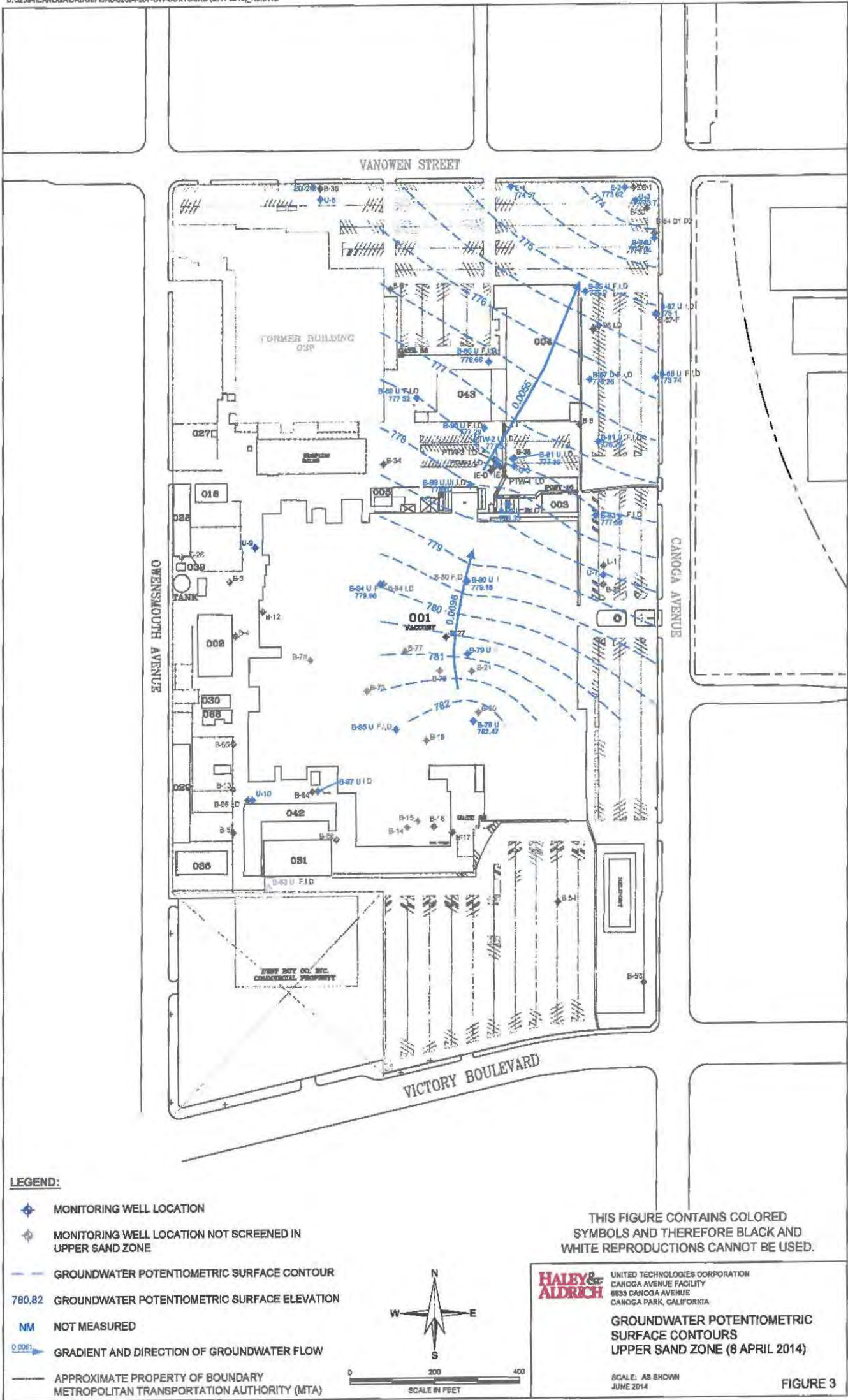




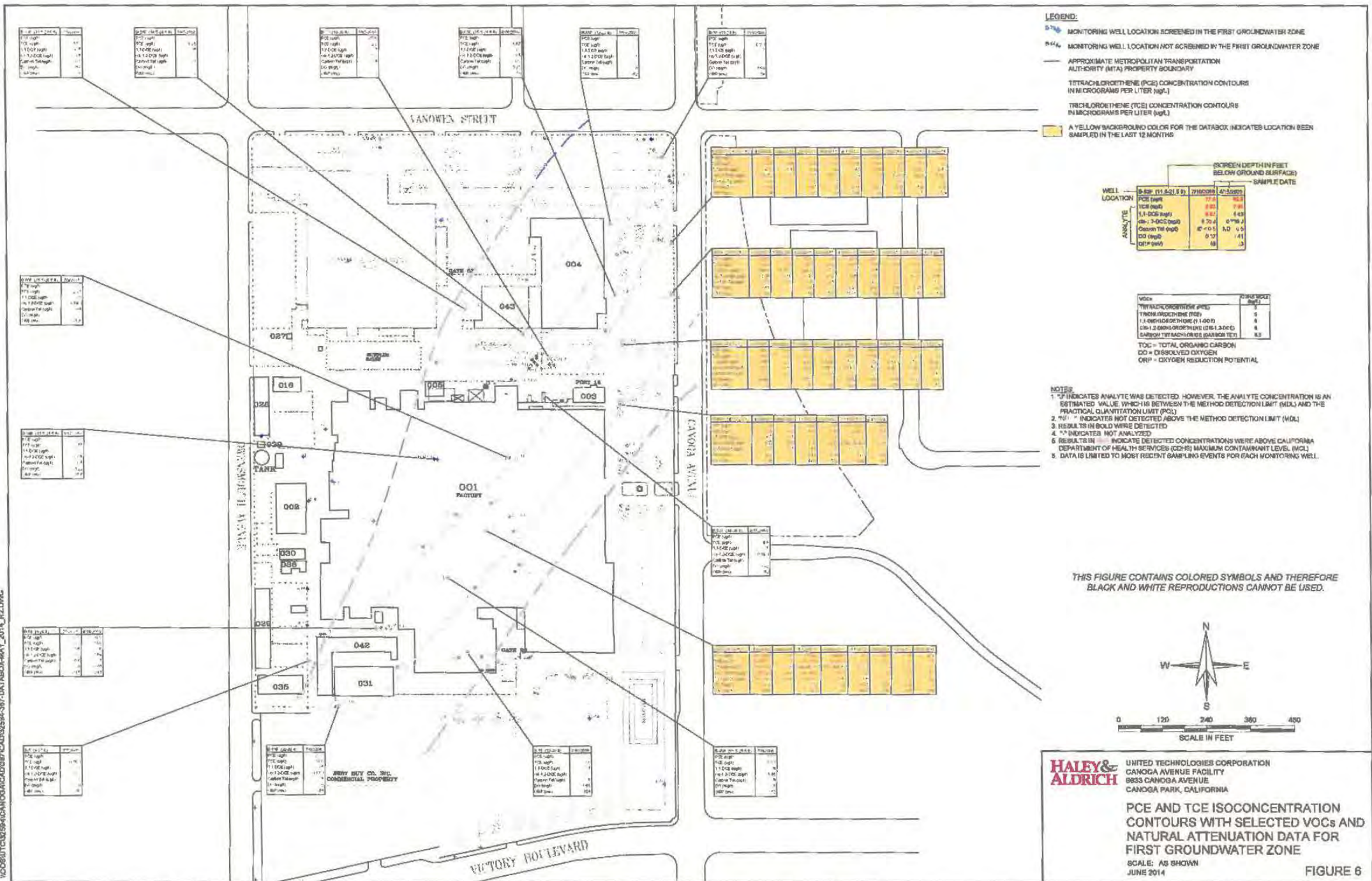


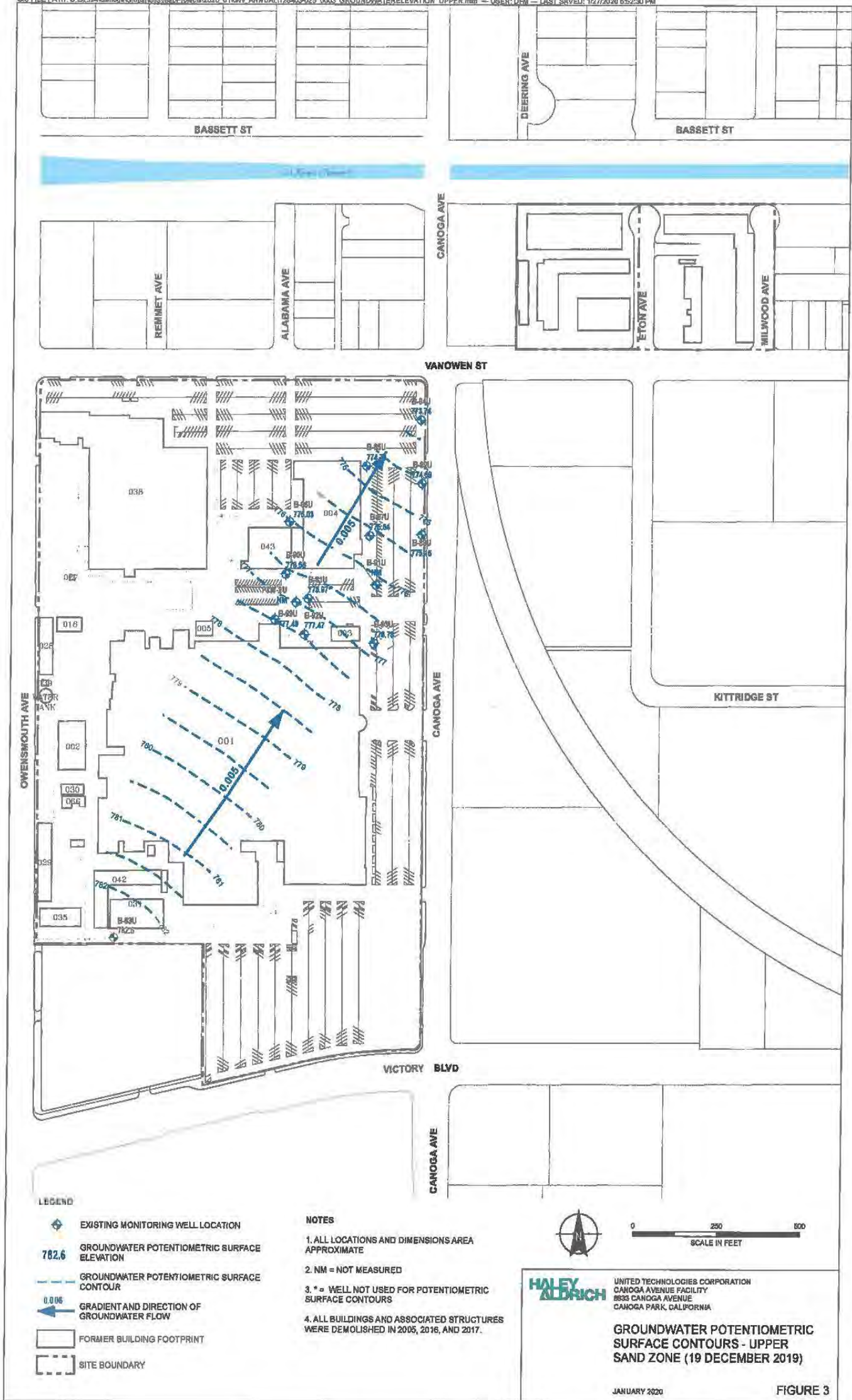


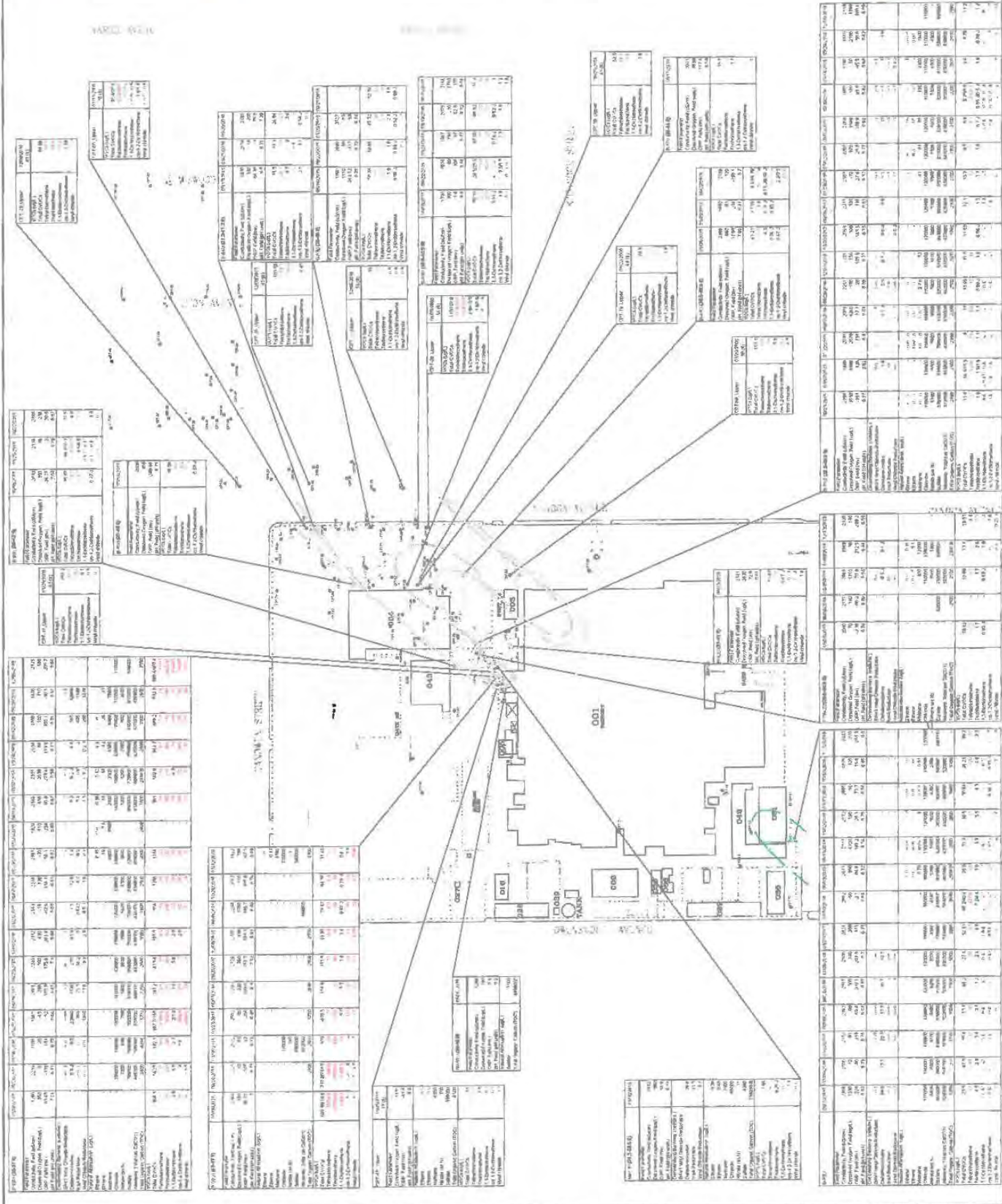




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LEGEND:

MONITORING WELL LOCATION SCREENED IN THE UPPER BAND ZONE
MONITORING WELL LOCATION NOT SCREENED IN THE UPPER BAND ZONE
INJECTION WELL SCREENED IN UPPER BAND ZONE
INJECTION WELL NOT SCREENED IN UPPER BAND ZONE
CORE PENETROMETER TEST (CPT) WITH BACKGROUND/RAW DATA SAMPLER
FORMER TETRACHLOROETHYLENE (PCE) CONCENTRATION CONTOURS
IN MICROGRAMS PER LITER (UG/L)
FORMER TRICHLOROETHYLENE (TCE) CONCENTRATION CONTOURS
IN MICROGRAMS PER LITER (UG/L)
FORMER TRICHLOROETHYLENE (TCE) CONCENTRATION CONTOURS
IN MICROGRAMS PER LITER (UG/L)
TRICHLOROETHYLENE (TCE) CONCENTRATION CONTOURS
IN MICROGRAMS PER LITER (UG/L)
AREA OF ENHANCED IN-GU IN REMEDIATION INJECTION - MARCH 2016

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NOTES:
 1. ** INDICATES ANALYTE WAS DETECTED. HOWEVER, THE ANALYTE CONCENTRATION IS AN ESTIMATED VALUE, WHICH IS BETWEEN THE METHOD DETECTION LIMIT (MDL) AND THE METHOD QUANTIFICATION LIMIT (MQL).
 2. * INDICATES NOT DETECTED ABOVE THE METHOD DETECTION LIMIT (MDL).
 3. RESULTS IN BOLDS WERE DETECTED
 4. - INDICATED NOT ANALYZED
 5. RESULTS IN ITALIC INDICATE DETECTED CONCENTRATIONS WERE ABOVE CALIFORNIA REGULATORY LIMITS FOR CHLORIDE, BUT BELOW THE CALIFORNIA CONTAMINANT LIST (CCL).
 6. RESULTS SHOWN DATA FROM 2015 TO THE PRESENT.

THIS FIGURE CONTAINS COLORED SYMBOLS AND THEREFORE
BLACK AND WHITE REPRODUCTIONS CANNOT BE USED.



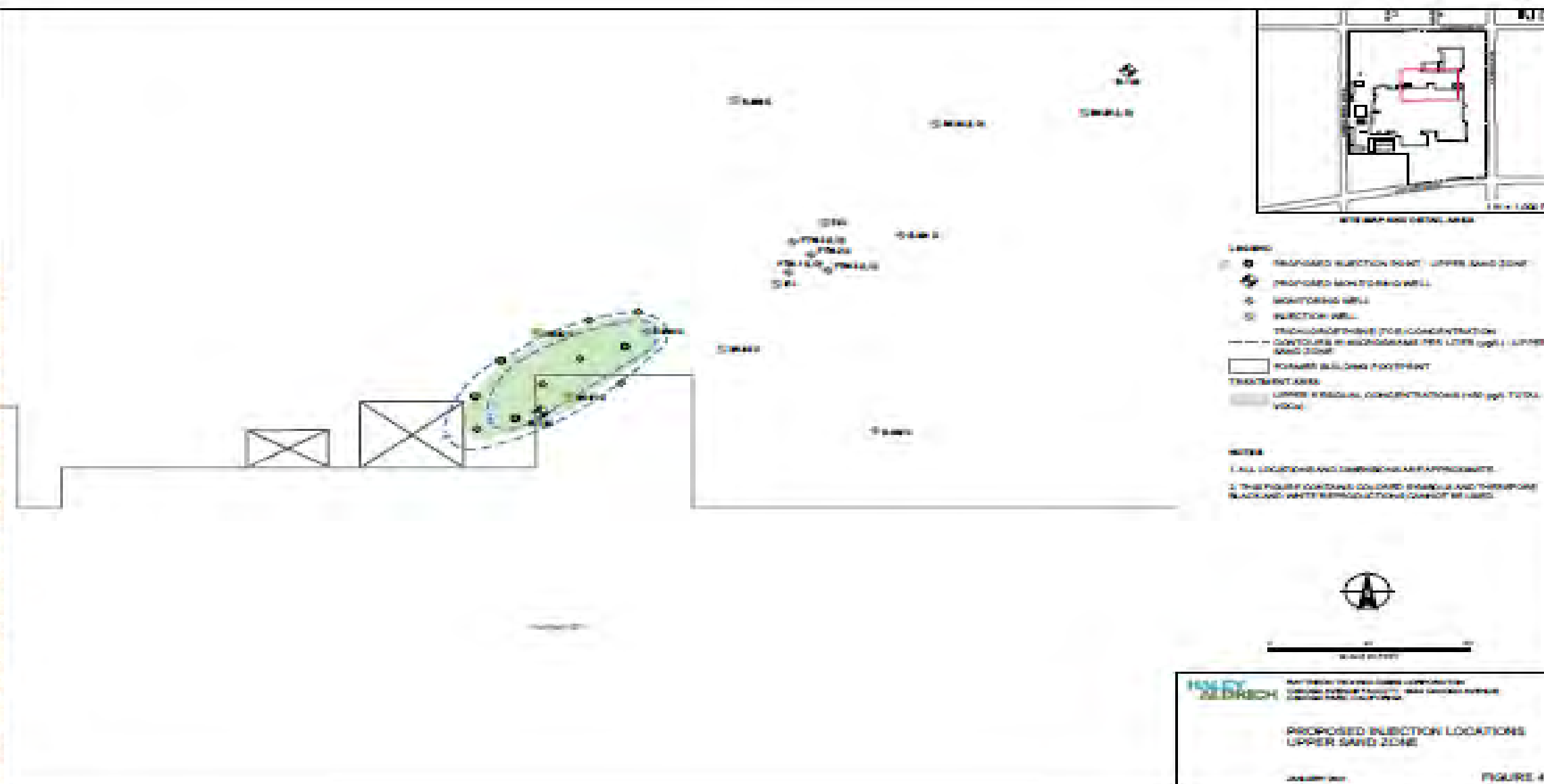
НА БЪЩЕ

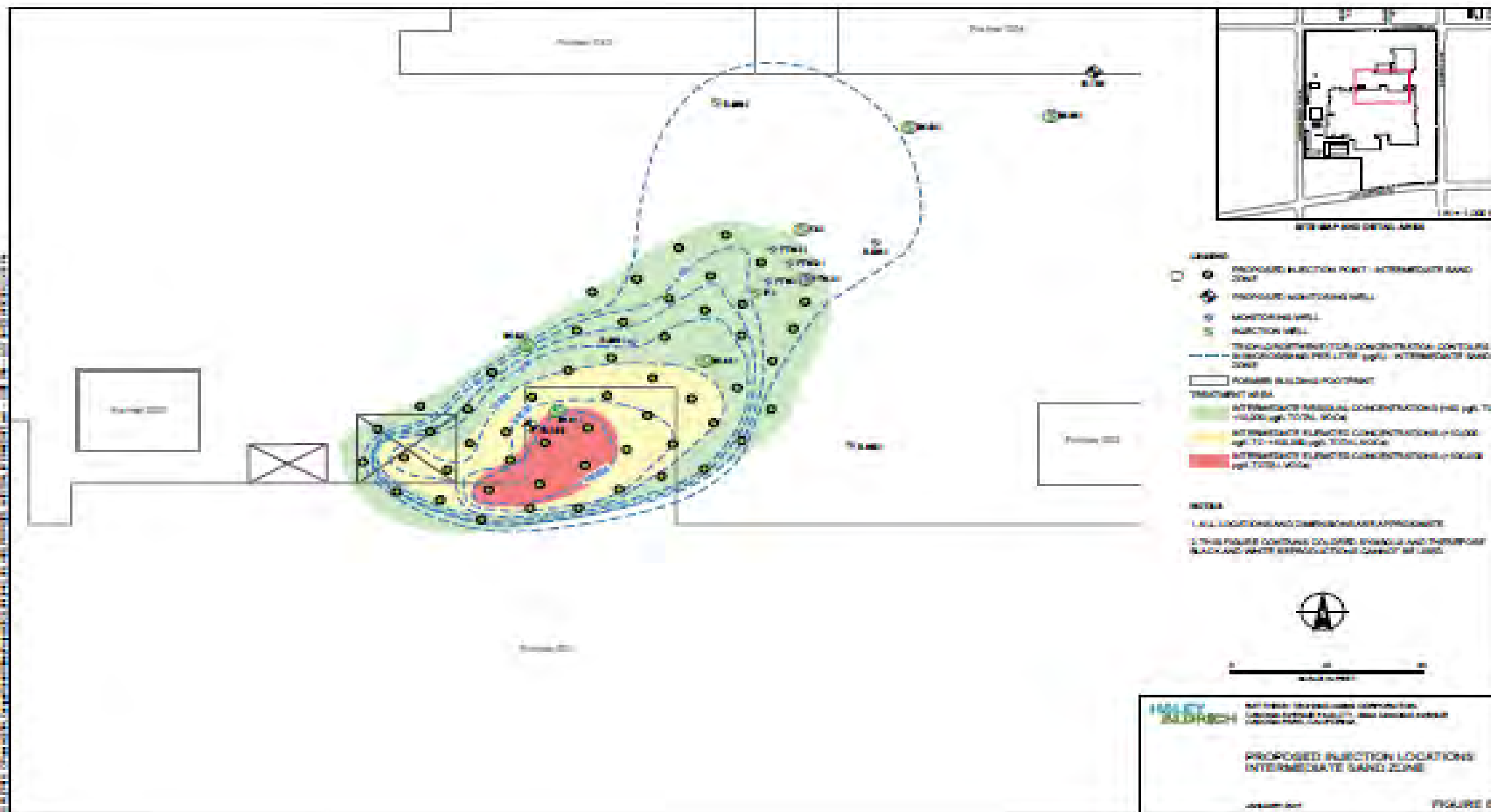
PCE AND TCE ISOCONCENTRATION
CONTOURS WITH SELECTED VOCs
AND NATURAL ATTENUATION DATA
FOR UPPER SAND ZONE

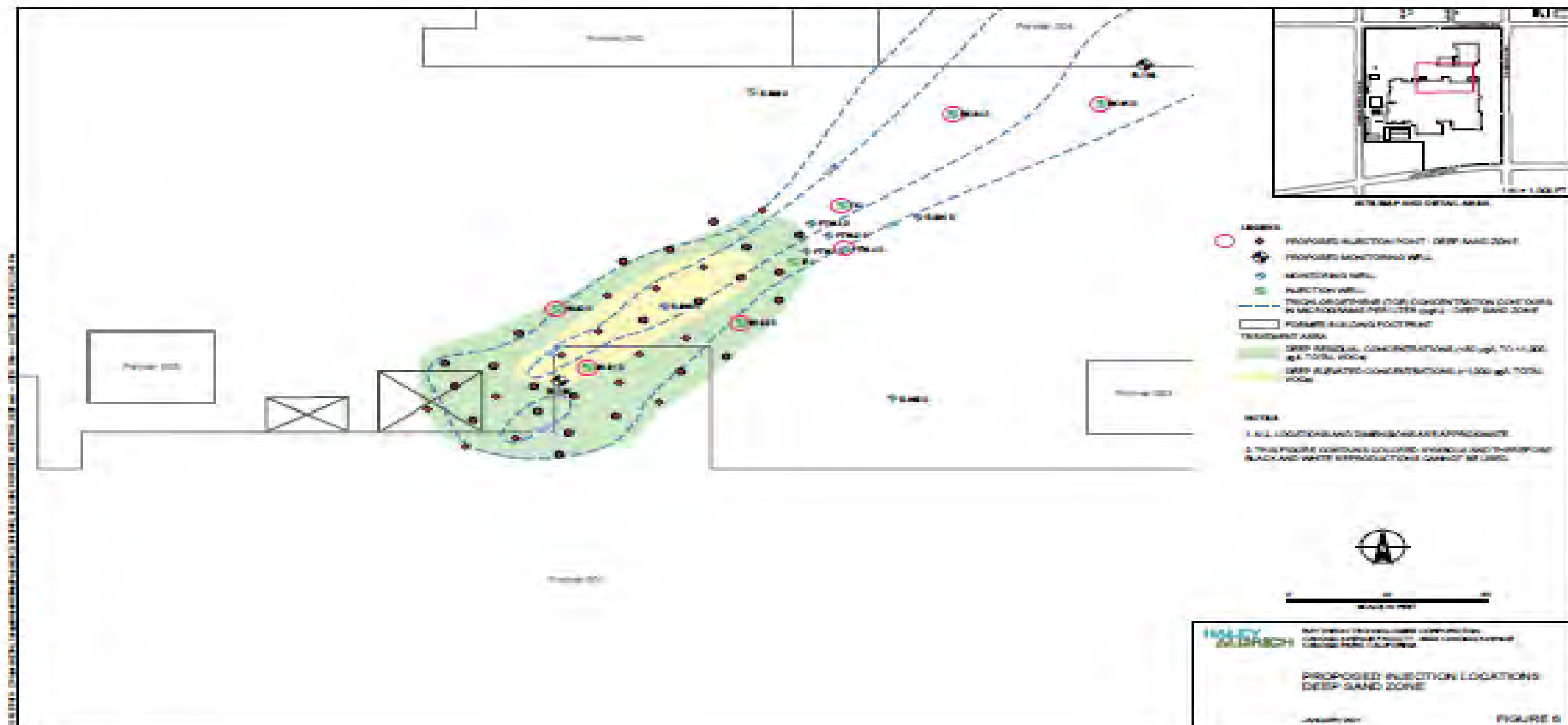
SCALE: AS SHOWN
JANUARY 2001

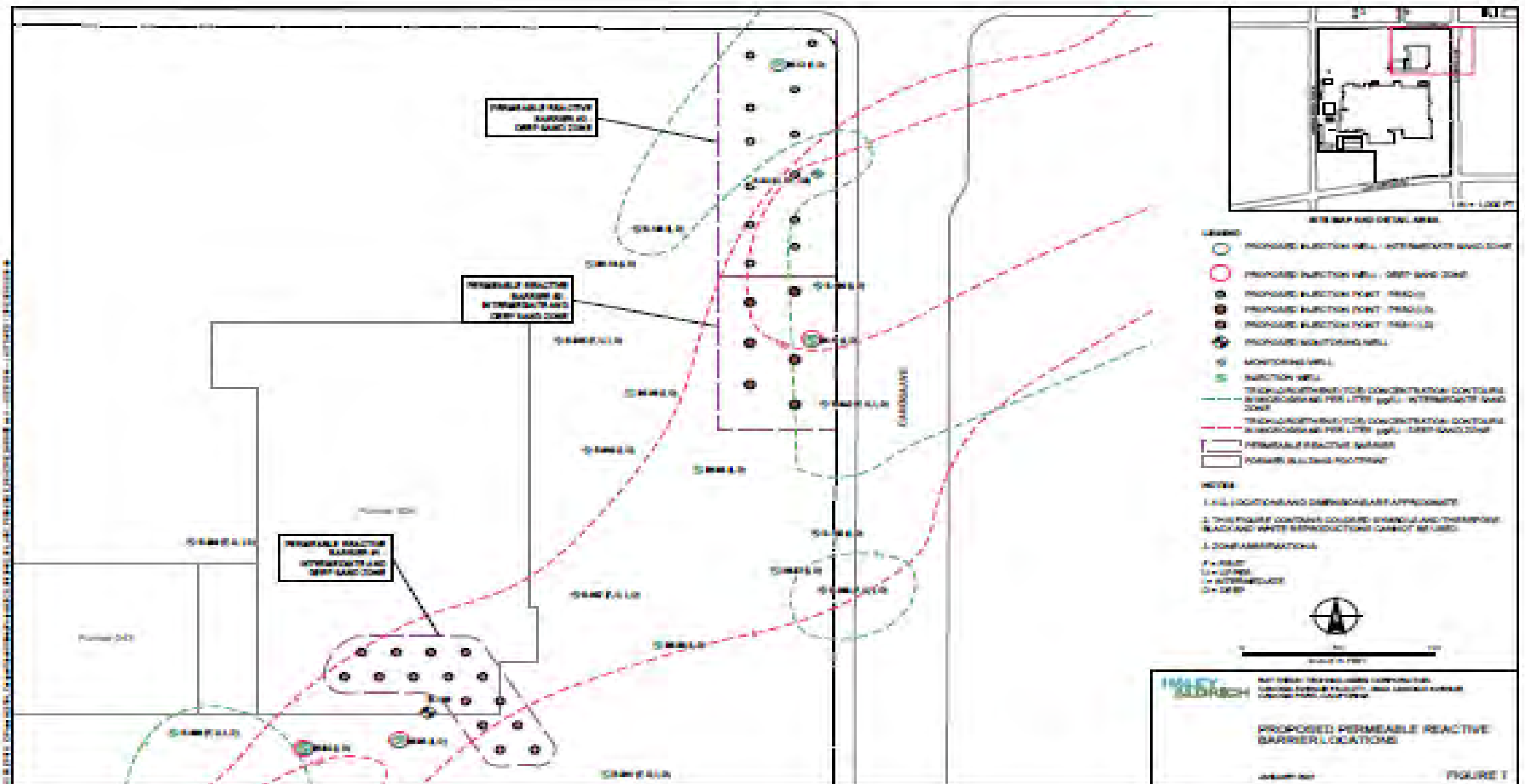


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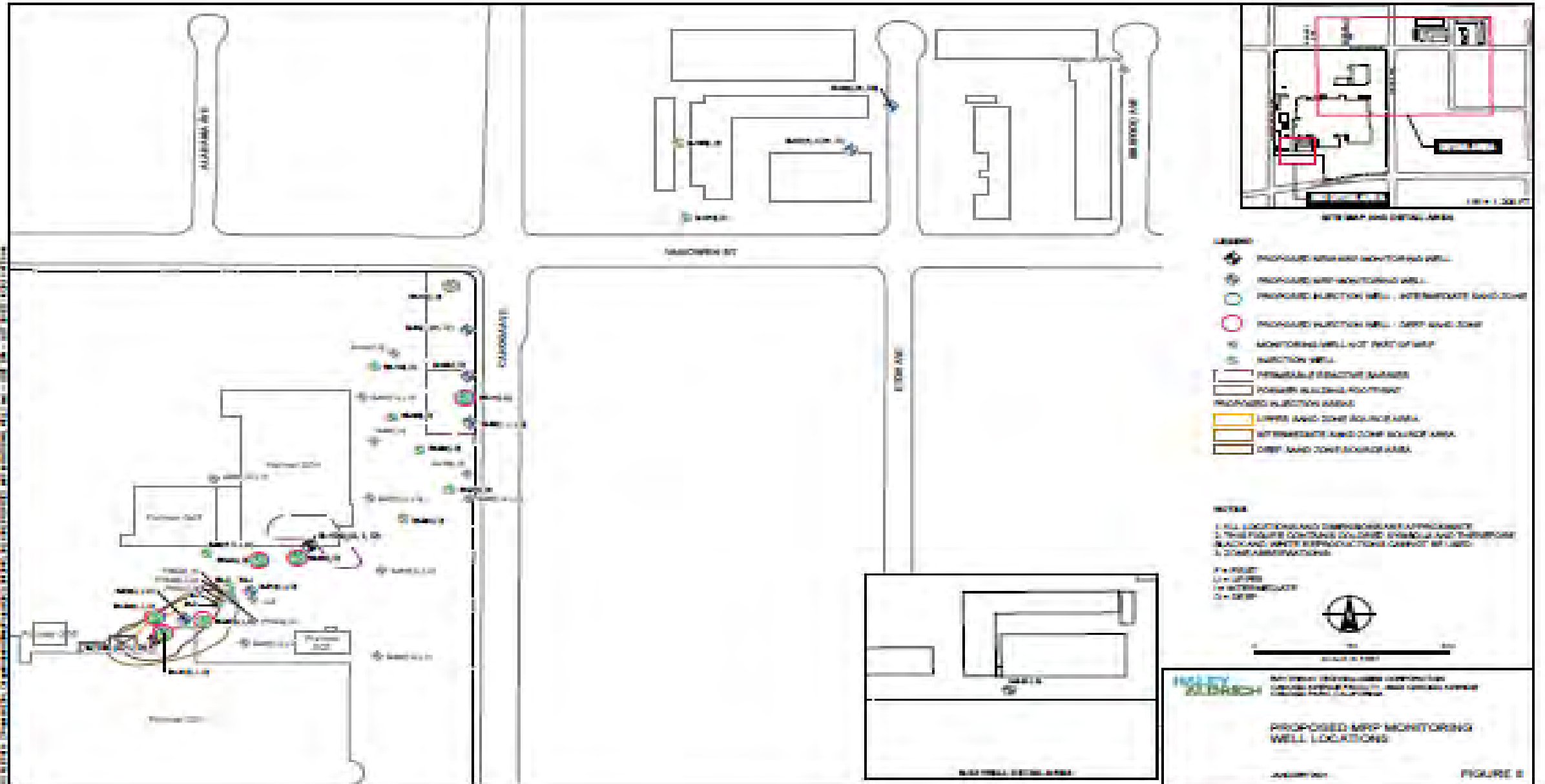
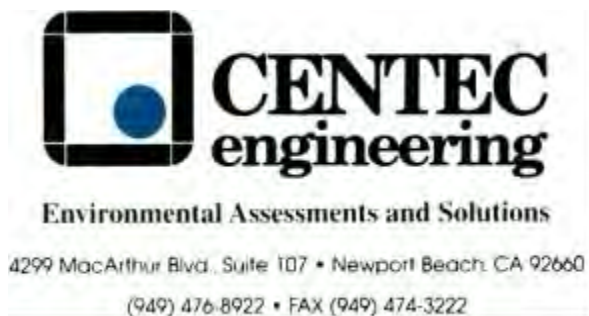


EXHIBIT 3

(21515 Vanowen – Phase 2 ESA)



March 23, 2021

Mr. David Garcia, Vice President
SANDSTONE PROPERTIES
10877 Wilshire Boulevard, Suite 1105
Los Angeles, CA 90024

Re: Soil Vapor Survey
21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0820041-C

Dear Mr. Garcia;

Centec Engineering, Inc. is pleased to present the following information pertaining to results of a subsurface soil vapor survey conducted at the above-referenced subject property (the "Sandstone Property"). Pursuant to your request, the work was conducted in order to determine if soil vapor below the subject property may be impacted by the presence of volatile organic compounds (VOCs) that may have migrated from the UTC property located to the south of the Sandstone Property. Centec understands that the environmental investigation is being conducted in order to assist you and the City of Los Angeles in review of the environmental conditions at the property in association with Sandstone's applications for approvals to redevelop the Sandstone Property.

Based on Centec's research completed for a "Phase I Environmental Site Assessment" report prepared in August 2016 for the subject property, as well as for an Addendum to the Phase 1 ESA prepared February 25, 2021, we are aware that the Sandstone Property is currently developed with a 2-story office building that includes one level of subterranean parking. The building was constructed in 1982 and replaced 8 residential dwellings that had been on the property for several decades prior to 1982. The current building is currently vacant, but had been used for non-medical office purposes only. No environmental concerns were identified for the current or historical uses of the subject property, and no likely on-site sources of VOC contamination were identified for the subject property.



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Centec's Phase I ESA also noted that VOC contamination had been identified in soil, soil vapor and groundwater at the former UTC/Rockwell/Rocketdyne property (the "UTC Site") located across Vanowen Street south and southeast of the Sandstone Property. Site investigations have been ongoing at the 47-acre UTC Site since 1984, and remedial actions have been ongoing since at least 1991 to identify, define and mitigate the impacts of VOCs and other contaminants that were released as part of the aerospace and rocket engine manufacturing activities that occurred on the UTC Site since the early 1950's. Groundwater at the UTC Site has been documented at 16-24 feet below ground surface (bgs) with a flow generally noted toward the northeast. Centec's recent Addendum generally concluded that the overall mass of the VOC plume in groundwater had been decreasing over the years and was centered 600-800 feet southeast of the subject property. Based on these findings, Centec concluded that no significant vapor encroachment condition would be likely for the subject Sandstone Property at this time.

Centec understands environmental concerns have been identified by the City of Los Angeles in its overall review of a planned demolition and redevelopment of the Sandstone Property into a multi-story apartment complex with underground parking. Specifically, it has been noted that no actual soil vapor sampling has been conducted at the Sandstone Property to confirm whether or not it may have been impacted by migration of VOCs from the UTC Site. In order to assist with your due diligence for the site, Centec was retained to oversee a soil vapor survey to investigate the subsurface soils across the site. The investigation was intended to determine if chlorinated solvents, such as PCE or TCE, common industrial cleaning and degreasing solvents, or other volatile organic compounds (VOCs) associated with the releases at the UTC Site may be present. The sampling was conducted on March 19, 2021 and was supervised by a Professional Geologist.

Prior to conducting the sampling, Centec installed 6 soil vapor probes within the subterranean parking garage under the office building. The probe installation was completed on March 15, 2021 by a Professional Geologist and a field technician. Each probe was installed by coring a small-diameter hole into the concrete slab and utilizing a small-diameter hand auger to remove soils down to 5 feet below the concrete slab at each location. A vapor probe was then placed within the middle of 12-inch bed of clean sand, with inert tubing attached and extending to ground surface. The upper 4 feet of borehole above the sand bed was filled with hydrated bentonite granules to seal the borehole.

The probes were situated in representative locations across the floor of the parking garage, as depicted on Figure 1 attached to this report. Probes SV1-SV4 were positioned across the southern perimeter of the subterranean parking area, where it was noted the garage floor was approximately 4 feet below the sidewalk above.



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With a presumed depth to groundwater at 16 feet below ground level, it was therefore presumed groundwater was approximately 7 feet below the depth of these four probes. Probe SV5 was installed in the northwesterly area of the garage, which appeared to be approximately 1-2 feet lower than the elevation of probes SV1-SV4, and therefore groundwater would be approximately 5-6 feet below probe SV5. Probe SV6 was installed in the northeast area of the garage, where the concrete floor was at its lowest point and appeared to be approximately 4-4½ feet below the elevation of SV1-SV4, and therefore groundwater would be approximately 2½-3 feet below probe SV6.

Centec retained Optimal Technology to conduct the soil vapor testing and analyses. Optimal is a qualified vendor to perform this testing service, and its mobile laboratory is certified by the State of California. Optimal collected vapor samples from the 6 probes that had been installed, following usual field techniques recommended by DTSC, and described in Optimal's report included with this cover letter. All of the samples were analyzed immediately on-site in Optimal's state-certified mobile laboratory.

The 6 vapor samples (plus one duplicate sample) were immediately analyzed for a complete scan of common industrial VOCs, such as PCE and TCE, according to EPA Method 8260B. As shown on Table 1 and Optimal's summary of "Soil Vapor Results," trace but detectable concentrations of PCE were identified in all of the samples. These included concentrations of 597-852 $\mu\text{g}/\text{m}^3$ in the 4 southernmost samples collected at the higher elevations (SV1-SV4), while higher concentrations were detected in the two northerly probes that were lower in elevation and closer to the groundwater, including 1,239 $\mu\text{g}/\text{m}^3$ PCE in SV5 and 1,548 $\mu\text{g}/\text{m}^3$ PCE in SV6. The complete Optimal report is included as an attachment to this report.

Based on the field work and analytical results obtained, it does appear that PCE is present in soil vapor below the subterranean garage at the subject Sandstone Property. Since the highest concentrations were detected in the probes located farthest from the UTC Site but closer to the groundwater, it would appear reasonable to presume that VOC-impacted groundwater has indeed migrated more northerly than suspected from the UTC Site and off-gassing of PCE has occurred and been detected in the 6 representative probes that were installed. The concentrations of PCE detected (597-1,548 $\mu\text{g}/\text{L}$) are above the conservative "screening level" of 240 $\mu\text{g}/\text{m}^3$ in common use over the past several years by California's Department of Toxic Substances Control (DTSC, the lead environmental regulatory agency in California) to determine whether a long-term health risk may be present for a residential property.



SANDSTONE PROPERTIES

March 23, 2021 - Page 4

Based on the findings, and considering that the subject Sandstone Property is planned for redevelopment for residential use, Centec recommends that Sandstone incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, into the design of the proposed residential development to mitigate the potential risk of soil vapor intrusion into the future structure. Integration of such vapor mitigation technology in accordance with DTSC's promulgated guidance documents, including DTSC's Vapor Intrusion Mitigation Advisory, dated October 2011, has been shown to significantly reduce the risk of vapor intrusion. Further, DTSC's Advisory provides for active monitoring of the effectiveness of soil vapor mitigation technologies. Soil vapor mitigation technologies such as vapor barriers are increasingly common and found at numerous developments on impacted properties throughout the City of Los Angeles and elsewhere in the State. Centec also recommends that the results of this Report be shared with the Responsible Parties for the UTC Site in order to request financial assistance for implementation of mitigative measures required for the Subject Property's redevelopment.

Sincerely,

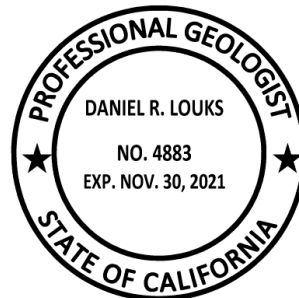
CENTEC ENGINEERING, INC.

A handwritten signature in blue ink that reads "Steven Collins".

Steven N. Collins
Principal

A handwritten signature in blue ink that reads "Daniel R. Louks".

Daniel R. Louks, P.G., P.E.



Attachments: Site Plan – Sample Locations
Table 1 – Summary of Soil Vapor Sample Results
Report by Optimal Technology



● = Centec Soil Vapor Location



FIGURE 1 SITE PLAN

Property located at
21515 Vanowen Street
Canoga Park, California 91303

SOURCE: GOOGLE MAPS

Centec Project #0820041

SCALE (not to scale)



TABLE 1**SUMMARY OF SOIL VAPOR SAMPLE RESULTS
21515 Vanowen Street, Canoga Park, CA 91303**Analytical results reported in $\mu\text{g}/\text{m}^3$

Sample I.D. #	Depth ft bgs*	PCE	TCE	Other VOCs
SV1	5	834	ND	ND
SV2	5	621	ND	ND
SV3	5	853	ND	ND
SV4	5	597	ND	ND
SV5	5	1,239	ND	ND
SV6	5	1,548**	ND	ND
Reporting Limit		10	10	1-1,000
Residential "Screening Level" DTSC (HHRA Note 3)		240	240	varies

NOTES:

Samples collected and analyzed 3/19/21, EPA Method 8260B

PCE = Tetrachloroethene

TCE = Trichloroethene

VOCs = Volatile Organic Compounds

ft bgs = feet below ground surface

ND = Not Detected at or Above Method Detection Limit

* = Probes were installed within a subterranean parking garage where ground surface elevations for probes SV1-SV4 were approximately 4 feet below street level, probe SV5 was approximately 5-6 feet below street level, and probe SV6 was approximately 7-8 feet below street level. All probes were installed 5 feet below the concrete at each location.

** = Denotes higher concentration of original and duplicate sample reported



March 22, 2021

Mr. Steven Collins
Centec Engineering
4299 MacArthur Blvd., Suite 107
Newport Beach, CA 92660

Dear Mr. Collins:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Centec Engineering on March 19, 2021. The study was performed at 21515 Vanowen St., Canoga Park, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

At each sampling location, an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the existing well and purged prior to sample collection. Vapor samples were obtained in gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Agilent model 6890N gas chromatograph equipped with an Agilent model 5973N Mass Spectra Detector and Tekmar LSC 3100 Purge and Trap. A Restek column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Agilent's MS and chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration

The initial five-point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the Agilent data system. If the r^2 factor generated from this line was not greater

than 0.990, an additional five-point calibration would have been performed. Method reporting limits were calculated to be 1-1000 micrograms per cubic meter (ug/m³) for the individual compounds.

A daily calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

TABLE 1

Dichlorodifluoromethane	Carbon Tetrachloride	Chloroethane
Trichlorofluoromethane	1,2-Dichloroethane	Benzene
1,1-Dichloroethene	Trichloroethene	Toluene
Methylene Chloride	1,1,2-Trichloroethane	Ethylbenzene
trans-1,2-Dichloroethene	Tetrachloroethene	m-/p-Xylene
1,1-Dichloroethane	Chloroform	o-Xylene
cis-1,2-Dichloroethene	1,1,1,2-Tetrachloroethane	Vinyl Chloride
1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	Freon 113
4-Methyl-2-Pentanone	Cyclohexane	Acetone
Chlorobenzene	2-Butanone	Isobutane

Sample Replicates

A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Equipment Blanks

Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Tracer Gas Leak Test

A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas. No Isobutane was found in any of the samples collected.

Purge Volume

The standard purge volume of three volumes was purged in accordance with the July 2015 DTSC/RWQCB Advisory for Active Soil Gas Investigations.

Shut-in Test

A shut-in test was conducted prior to purging or sampling each location to check for leaks in the above-ground sampling system. The system was evaluated to a minimum measured vacuum of 100 inches of water. The vacuum gauge was calibrated and sensitive enough to indicate a water pressure change of at least 0.5 inches.

Scope of Work

To achieve the objective of this investigation a total of 7 vapor samples were collected from 6 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Subsurface soil conditions at this site offered sampling flows at 0" water vacuum.

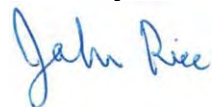
Results

During this vapor investigation, all seven samples contained levels of Tetrachloroethene (PCE) ranging from 597 ug/m³ to 1,548 ug/m³. None of the other compounds listed in Table 1 above were detected above the listed reporting limits. A complete table of analytical results is included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions, please contact me at (877) 764-5427.

Sincerely,



John Rice
Project Manager

SOIL VAPOR RESULTS

Site Name: 21515 Vanowen St., Canoga Park, CA

Analyst: J. Rice **Collector:** J. Rice

Method: Modified EPA 8260B

Lab Name: Optimal Technology

Inst. ID: Agilent 6890N

Detector: Agilent 5973N Mass Spectrometer

Date: 3/19/21

Page: 1 of 1

SAMPLE ID
Sampling Depth (Ft.)
Purge Volume (ml)
Vacuum (in. of Water)
Injection Volume (ul)
Dilution Factor

BLANK-1	SV-1	SV-2	SV-3	SV-4	SV-5	SV-6	SV-6 Dup
N/A	5.0	5.0	5.0	5.0	5.0	5.0	5.0
N/A	290	290	290	290	290	290	290
N/A	0	0	0	0	0	0	0
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
1	1	1	1	1	1	1	1

Compound	Rep. Limit
Dichlorodifluoromethane	1000
Chloroethane	1000
Trichlorofluoromethane	1000
Freon 113	1000
Methylene Chloride	30
1,1-Dichloroethane	50
Chloroform	4
1,1,1-Trichloroethane	1000
Carbon Tetrachloride	2
1,2-Dichloroethane	3
Trichloroethene (TCE)	10
1,1,2-Trichloroethane	5
Tetrachloroethene (PCE)	10
1,1,1,1,2-Tetrachloroethane	10
1,1,1,2,2-Tetrachloroethane	1
Vinyl Chloride	1
Acetone	1000
1,1-Dichloroethene	1000
trans-1,2-Dichloroethene	1000
2-Butanone (MEK)	1000
cis-1,2-Dichloroethene	200
Cyclohexane	1000
Benzene	3
4-Methyl-2-Pentanone	1000
Toluene	1000
Chlorobenzene	1000
Ethylbenzene	30
m/p-Xylene	1000
o-Xylene	1000
Isobutane (Tracer Gas)	1000

[illegible]

Note: ND = Below Listed Reporting Limit



Page: 1 of 1

[illegible]

Jahn Rice

EXHIBIT 4

**(21515 Vanowen – Phase 2 ESA
Addendum)**



April 6, 2021

Mr. David Garcia, Vice President
SANDSTONE PROPERTIES
10877 Wilshire Boulevard, Suite 1105
Los Angeles, CA 90024

Re: Addendum to Centec Engineering's
Soil Vapor Survey
21515 Vanowen Street
Canoga Park, California 91303
Centec Project #0820041-D

Dear Mr. Garcia,

Centec Engineering is pleased to present the following information as an Addendum update to our recent "Soil Vapor Survey" report completed for the property located at 21515 Vanowen Street, Canoga Park, California (the "Sandstone Property") on March 23, 2021. In particular, Centec has been asked to provide additional information in response to a request by the City of Los Angeles Planning Department in order to help further the overall understanding of vapor intrusion concerns and mitigation strategies.

I. Background

Centec's knowledge for this Addendum is based in part on prior environmental studies for the Sandstone Property, including completion of a "Phase I Environmental Site Assessment" in August 2016, preparation of an "Addendum" to the Phase I ESA on February 25, 2021 specifically researching the current status of off-site properties and their potential adverse environmental impact to the Sandstone Property, and completion of a "Soil Vapor Survey" report on March 23, 2021 to evaluate whether or not the Sandstone Property had been impacted by migration of contaminants from off-site sources. Additionally, over the prior 32 years in business, Centec has prepared or reviewed over 5,000 environmental reports for lenders and other clients and prepared over 1,000 subsurface investigation and remedial action reports. Most of the investigation and remediation reports have specifically been completed for sites with contamination from volatile organic compounds (VOCs) such as those present at the adjacent UTC/Rockwell/Rocketdyne property to the south of the Sandstone Property (the "UTC Site") and which have now been detected in soil vapor samples under the Sandstone Property.

Based on Centec's prior work for the Sandstone Property, we are aware that the site has been occupied by a 2-story office building with one level of subterranean parking since 1982. The building has been used solely for non-medical office and professional use, with no known or likely use of VOCs or any other significant hazardous materials, and no known issues of environmental concern. Prior to 1982, the Sandstone Property had been occupied by 8

residential dwellings for several decades, and therefore no historical environmental concerns were likely.

The UTC Site across Vanowen Street to the south had been utilized to develop and manufacture rocket engines and other aerospace-related components since 1954. The 47-acre facility has been under investigation since 1984 and under remediation since at least 1991 for various releases of VOCs and other contaminants that occurred in various areas of the UTC Site. The VOCs had impacted soil, soil vapor and groundwater across the UTC site and, although remedial actions over the years had removed contaminated soils, reduced VOCs in soil vapor near the original source areas, and reduced the overall size of the plume of impacted groundwater, VOCs had still been traced off-site to the north and northeast following the general flow of groundwater.

Centec's recent soil vapor sampling at the Sandstone Property noted that groundwater across the UTC Site was generally found at 16-24 feet below ground surface (bgs) and flowed generally toward the northeast. Centec installed and sampled 6 soil vapor probes at various depths relative to "street level" (the floor of the garage has a downward slope of 4-6 feet toward its northeast corner). The analytical results of the vapor samples indicated PCE was present at concentrations of 597-852 $\mu\text{g}/\text{m}^3$ along the southern perimeter of the garage (where the floor elevation is only 4-5 feet below street level) and at 1,239 and 1,548 $\mu\text{g}/\text{m}^3$ in the two northerly probes where the floor level was several feet lower and therefore the probes were closer to the water table. Centec concluded that VOC-impacted groundwater had likely migrated under the subject property from the UTC Site and off-gassing of PCE from the groundwater was occurring under the Sandstone Property. Based on the proposed residential redevelopment of the Sandstone Property, Centec recommended that the building design incorporate a soil vapor mitigation technology, such as an engineered vapor barrier, to mitigate the potential risk of soil vapor intrusion into the new residential structure. The incorporation of a soil vapor mitigation technology would not cause any new environmental impacts because it would not require changes to the proposed excavation or otherwise alter the scope of the proposed project.

II. Conceptual Design of Proposed Residential Building on Sandstone Property

Centec understands Sandstone Properties has proposed construction of a new multi-family apartment complex comprised of 10 levels. These will include 2 levels of underground parking, a first ground floor at street level with parking and bike storage on the north half and several "Live-Work" units, a lobby, leasing office and fitness center on the south half. On top of this ground level will be another level of parking, and then 6 levels of apartments. Centec further understands that the excavation for the 2 levels of underground parking will remove soils across nearly all of the site and down to close proximity to the water table, and the bottom foundation of the building has been designed as a "mat slab" with 3-4 feet of steel-reinforced concrete.

The proposed building design is actually quite significant and important for the potential concerns associated with vapor intrusion. This statement is based on the following:

- 1) Since the source of the vapor intrusion concern is off-gassing of VOCs upward from the groundwater, the initial entry of VOCs (if it occurred) would be into the underground parking garage. However, the garage will be accessed through a large vehicle driveway that will

ramp down from street level to service both levels. This large opening will continuously act as a natural vent for any vapors that might enter the garage.

- 2) The parking garage will incorporate a mechanical ventilation system that will further pull VOCs from the air within the garage area and vent them outward from the building.
- 3) The thickness, density and engineered strength of the mat slab will inherently serve to prevent vapors from being able to penetrate through it. Normal human health risk modeling is based on the presence of a concrete slab that is 4 inches thick and prone to cracking and utilizes expansion joints to try and minimize the cracking. It is these cracks and joints through which vapors can rise up through a normal concrete slab and impact an occupied building space. Use of a thick, heavily reinforced mat slab virtually eliminates the risk of cracking and use of expansion joints. Use of a protective and impermeable vapor barrier below the mat slab will add further protective qualities to the inherent benefits of the mat slab.
- 4) At least half of the building's ground level is either open area for vehicle parking and bike storage, or is in use for areas such as a mail room, storage, trash, mechanical systems, a fitness facility, lobby, and a central corridor for access, none of which includes human occupancy. The "Live-Work" units will presumably be for commercial access from the street and therefore doors will be opened and the space ventilated with outdoor air throughout the day.
- 5) The next level above the ground floor will be another parking level, apparently with continuous openings to the outside air around the building. This design feature will further serve to ventilate the air within the parking level outward to the open air, and prevent it therefore from rising further upwards into the actual apartments on the upper six floors.

III. Use of a Protective Sub-Slab Vapor Barrier to Mitigate Health Risks from Vapor Intrusion

Vapor intrusion is the migration of volatile chemicals from the subsurface into indoor air, as depicted in a simple diagram attached to the end of this letter report. The risk of vapor intrusion has been evaluated by regulatory agencies for over 30 years, commencing with recognition of vapor intrusion health risks from the presence of elevated levels of radon. Over the ensuing years, local, State and Federal regulatory agencies continued to evaluate actual and theoretical health risks from vapor intrusion, and provided various documents and guidance literature to assist environmental consultants and responsible parties in properly testing for the presence of and health risks associated with vapor intrusion, and for taking appropriate steps to mitigate those health risks. In California, these efforts eventually resulted in DTSC's release of its "Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance)" in October 2011. The Guidance document provided a step-by-step approach to identifying and characterizing spills of hazardous volatile substances, evaluating the presence and risks of vapor intrusion from the chemicals of concern, and providing a general framework for the mitigation and monitoring of indoor air exposure.

SANDSTONE PROPERTIES

Soil Vapor Survey Addendum

21515 Vanowen Street, Canoga Park, CA

Page 4

Generally speaking, once a site-specific human health risk has been established, one is left with the options of site abandonment (or not purchasing a prospective property), site remediation to remove the contaminant, or use of mitigation measures to minimize or alleviate the actual health risks from vapor intrusion. Remediation may include excavation of impacted soils, vapor extraction to remove contaminated vapors from the soil, or groundwater treatment through various means to remove or destroy volatile contaminants in the groundwater that may otherwise rise upward from the water table ("off-gassing") and be a source of vapor intrusion. Because many of the methods are slow, difficult and costly to complete, and may never actually achieve a complete elimination of vapor intrusion risk, a more recent strategy has come under more common use and acceptance – mitigation of the risks from vapor intrusion through the use of a protective sub-slab barrier.

Conceptually, a sub-slab barrier system is intended to prevent hazardous volatile chemicals from rising up from the ground and penetrating into the building space. The barrier can be made of various materials which essentially creates a chemical-resistive, impermeable layer between the bottom of the building's slab and the contaminated vapors below. They are often installed on top of a permeable material bed (gravel, sand, etc.), often with a system of slotted piping embedded within the permeable material to allow vapors that collect to be routed away from the building. These systems often include sampling probes that are installed above and below the slab to allow sample comparisons of VOC concentrations that may be collecting below the slab with concentrations within the building space to ensure no vapor intrusion is occurring. Use of sub-slab barrier systems has been common for decades for control of radon and methane intrusion, and more recently for effective prevention of solvent and gasoline-related intrusion concerns. Since a large proportion of urban redevelopment projects often encounter contamination from gasoline or VOCs, either from an onsite or nearby off-site source, use of a protective sub-slab barrier has become increasingly common. Centec is aware that some residential developers will integrate them into their building design even if a potential vapor intrusion risk is possible but not present.

Sub-slab barrier systems are designed by knowledgeable engineers, and can include a variety of barrier materials manufactured by various companies. Barriers can be made of sheet materials, spray-applied materials, or a combination of both. Designers and manufacturers of these systems include companies such as Land Science (a division of Regenesys), EPRO, Inc., CETCO (Liquid Boot), and Stego Industries. Various specialized consultants can assist in the design, approval and installation of vapor intrusion barrier systems. Simple visual descriptions of two common sub-slab barrier designs are included as attachments. If such a mitigation strategy is utilized for the proposed Sandstone redevelopment, any final design will be reviewed and eventually approved for use by a regulatory agency such as the Los Angeles Regional Water Quality Control Board.

While completing prior research, Centec noted that a new apartment complex, known as Mira Apartments, had recently been completed at 21425 Vanowen Street across Alabama Avenue directly east of the Sandstone Property. The new complex appears to be 6 stories above street level and features "174 contemporary apartment homes" and one level of underground parking, and is extremely close in design to the proposed Sandstone development. We had noted it to be approximately 200 feet closer than the Sandstone Property to the northeasterly flowing plume

migrating away from the UTC Site source area and it is 200 feet closer to the contaminants present from former gas station-related releases identified in the Phase I ESA at 21401 Vanowen Street 340 feet east of the Sandstone Property. We have recently understood that the Mira Apartments integrated a sub-slab barrier system into its design and construction, although we have not yet confirmed that. We presume that any such plan would have been submitted to the Los Angeles City Planning Department for review and approval. Centec understands an excavation of the former UST bed and other soils at the former gas station had been approved for this site adjacent to the east of the Mira Apartments to further a path toward closure and to accommodate its redevelopment plan that will also include subterranean parking for an apartment complex. It too would most certainly include use of a sub-slab barrier system. Centec also notes that a very large apartment complex was completed in 2012-2013 east of the UTC Site beyond Canoga Avenue. This complex, known as Eton at Warner Center, at 67011 Eton Avenue, also includes subterranean parking, and appears to be near the southeastern edge of the UTC Site plume. It did integrate a vapor mitigation sub-slab barrier system, (per Certificate of Occupancy No. 96698 citing Building Permit No. 11010-10000-00563) which the Los Angeles City Planning Department did necessarily review and approve.

In summary, Mr. Garcia, the Sandstone Property appears to have been adversely impacted by relatively low concentrations of PCE off-gassing from the groundwater that has migrated under your property from the adjacent UTC Site to the south. Based on the proposed high-rise residential redevelopment of the Sandstone Property, we suggest consideration and use of a protective sub-slab barrier system as part of the final design and construction for the project to ensure a protective mitigation system is present. These barrier systems have been successfully used for decades and will provide long-term protection for the future site occupants. A qualified consulting engineer will be required to work with you on an overall effective site-specific design for the barrier system once the full scope of your project has been approved by the City, and the barrier's final design and efficacy will be reviewed and approved by a regulatory agency for full integration into your project's construction.

I trust this information is helpful to you at this time. Please do not hesitate to contact me should you have any questions.

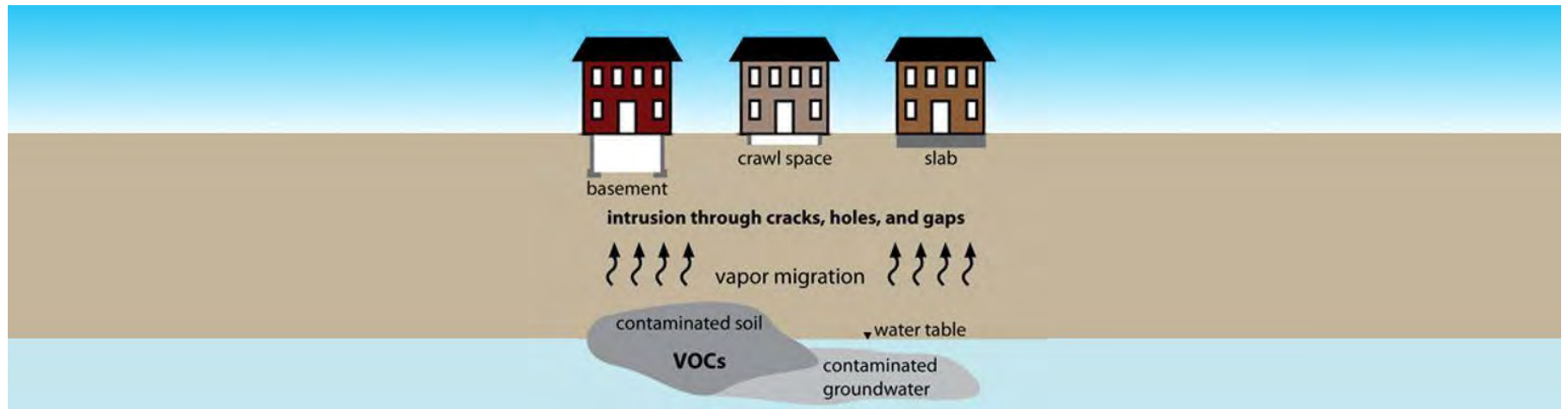
Sincerely,

CENTEC ENGINEERING, INC.



Steven N. Collins
Principal

Attachments: Vapor Intrusion Graphic
Land Science Vapor Intrusion Project in Denver
Liquid Boot Barrier System
Geo-Seal Barrier System



Denver Luxury Apartment Community Protected From Vapor Intrusion Risk Following Successful Geo-Seal[®] and Vapor-Vent[™] Installation

Project Highlights

- Geo-Seal[®] provided a proven, chemically-resistant technology which effectively sealed around plumbing, electrical penetrations, and foundation terminations
- Approximately 90,000 square feet of Geo-Seal and Vapor-Vent[™] successfully installed
- Applied in below freezing temperatures and winter conditions

Project Summary

The Alta Alameda Station, developed by Wood Partners, L.L.C., is a 338-unit luxury apartment community located in the diverse and urban Baker neighborhood of Denver, Colorado. The three-building, four-story, residential project is constructed on the former Denver Studio Complex that was used in the production of many Perry Mason movies. It is directly across the street from the Alameda Light Rail station, the hub of Denver's mass transit system which provides access to downtown Denver and the Denver Tech Center. Terracon Consultants, Inc. specified the Geo-Seal vapor intrusion barrier with Vapor-Vent to protect the buildings from contaminant vapor intrusion. The concept behind the specified approach was to provide a barrier to block all vapor intrusion pathways and provide a vapor collection system underneath the membrane to alleviate the buildup of vapors by passively venting the vapor from beneath the building.

Ideal for sites where residual contamination is known, but not fully characterized, Geo-Seal and Vapor-Vent provide building owners with long-term vapor intrusion protection and no maintenance. Geo-Seal was selected over other barrier technologies due its protection against chlorinated solvent-type contamination and the ability to be applied in colder temperatures. To provide additional peace of mind to the client, Land Science[®] provided a 20-year warranty against vapor intrusion for the Geo-Seal system.

Technology Description

Geo-Seal is a gas vapor management technology designed to eliminate vapor intrusion on Brownfields or any type of environmentally-impaired site. Geo-Seal is a chemically-resistant material placed between the foundation of the building and the soil pad to eliminate vapor intrusion pathways and stop contaminant vapors from permeating through the slab. By installing Geo-Seal, developers can ensure a healthy indoor environment while reducing the cost of site remediation and expediting site construction.

Vapor-Vent is a low profile vent system that can be used in lieu of slotted PVC pipe. The speed of installation and the proximity of the vent to the barrier provide cost savings and performance benefits compared to other technologies. Vapor-Vent can be installed to passively or actively vent vapors from under the building. The movement toward energy efficient buildings and the cost to maintain active venting systems make passive systems an attractive alternative. In addition, a passive system can be converted to active if needed.



Site Details

Site Type: Apartment community

Contaminant of Concern: cVOC vapors

Vapor Intrusion Solution: Vapor intrusion barrier and vapor collection system

Treatment Area: 90,000 ft²

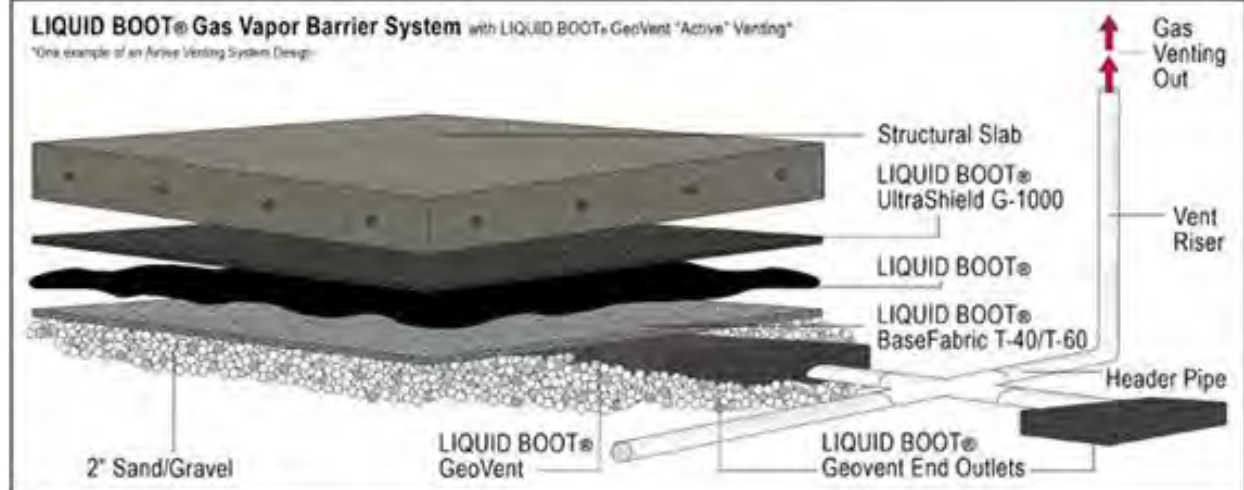
Technology Used:



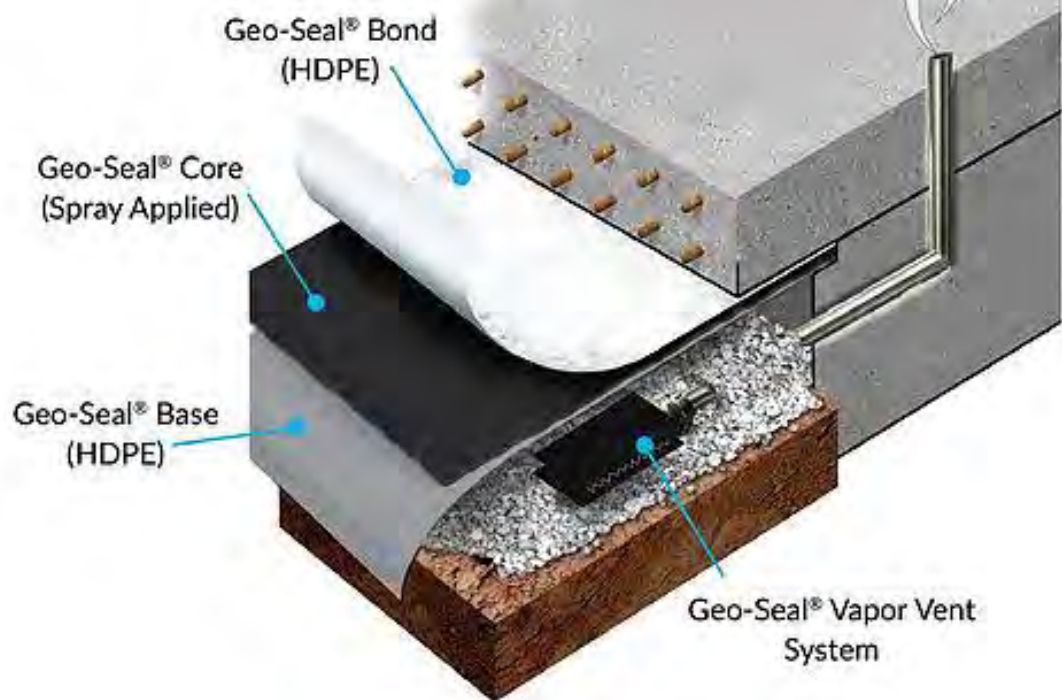
1011 Calle Somera San Clemente, CA 92673
T: 949.481.8118 | www.landsciencetech.com

LIQUID BOOT® Gas Vapor Barrier System with LIQUID BOOT® GeoVent "Active" Venting*

*One example of an Active Venting System Design



 Geo-Seal®
Vapor Intrusion Barrier



Kathryn Cornelison
6815 Remmet Avenue #302
Canoga Park, CA 91303
818-716-9431
kathryn.cornelison@yahoo.com

April 11, 2021
[letter sent via email on April 12]

South Valley Area Planning Commission & Director, LADCP
Los Angeles Department of City Planning Valley Division
Marvin Braude Building
6262 Van Nuys Blvd., Suite 251
Van Nuys, CA 91401
Sheila.Toni@lacity.org
Tim.Fargo@lacity.org
apcsouthvalley@lacity.org
etta.armstrong@lacity.org

RE: Appeal of the Project Permit Compliance and Project Permit Adjustment Review Letter of Determination dated November 9, 2020, of DIR-2018-2336-SPP-SPPA

Case No. DIR-2018-2336-SPP-SPPA-1A, Warner Center 2035 Specific Plan Project Permit Compliance and Project Permit Adjustment Review

CEQA: ENV-2018-2337-SE; ENV-2008-3471-EIR (SCH No. 1990011055)

Location: 21507–21529 W. Vanowen Street, Canoga Park; Specific Plan: Warner Center 2035 Plan

Dear South Valley Area Planning Commission and Director Bertoni:

We are resident homeowners of 6815 Remmet Ave. in Canoga Park and are writing today to request that the South Valley Area Planning Commission and the LA Department of City Planning support the appeal submitted by Gina Thornburg and the Coalition for Valley Neighborhoods of the above-mentioned project, DIR-2018-2336-SPP-SPPA-1A. Specifically, we ask that the South Valley APC impose a delay on the demolition, excavation, and construction of the Project identified above until testing for chemicals, radiological elements, and other materials known to be of harm to human health is conducted of the soil underneath the existing office building, of the groundwater underneath, of the airspace inside, and of the materials composing the building and its associated parking lot and walls. Furthermore, we ask that the demands in the appeal are met, and that the 21515 Vanowen

property is brought under the jurisdiction of a governmental entity, such as the Department of Toxic Substances Control and/or the Los Angeles Regional Water Control Quality Control Board, so that pre-demolition, pre-excavation, and pre-construction testing and monitoring all take place in a transparent manner adhering to public-disclosure requirements of the State of California and that all residents of the two condominium complexes behind and catercorner to 21515 Vanowen are notified in a timely way in order to afford them the opportunity to submit public comments and pursue legal action.

We are very concerned about the demolition of the property at 21515 Vanowen, which is situated across the street from the Raytheon Technologies Corporation property located at 6633 Canoga Avenue and along Vanowen Street that is currently undergoing intensive remediation efforts under the jurisdiction of the Los Angeles Regional Water Quality Control Board. We are specifically concerned that as recently as a few years ago, the LARWQCB had confirmed that contamination still existed under the southeast corner of the property, as Dr. Thornburg highlighted in her appeal. Has the entire property, especially to the west of that southeast corner (at Vanowen and Alabama), been tested recently for the presence of chemical and/or radiological contamination in the soil, groundwater, or interior air? If so, under whose jurisdiction, and where are the reports?

We would like to know when testing of the soil, groundwater, and air in the building will be conducted *prior* to demolition of the existing building. We also demand that the Department of Building and Safety, the Department of City Planning, and the Council District 3 office work with us to give us ample notification of when this testing will take place, who will be responsible for the testing, when we can expect the results of the testing, and how the responsible City, County, Regional, and State agencies will respond to the findings. We also demand an in-person meeting (via Zoom is acceptable) with the appropriate government officials after the testing is completed. We would also like copies of the reports disclosing the findings of the testing activities.

There are three residential properties within 100 feet of the building proposed to be demolished at 21515 Vanowen (21507 to 21529 Vanowen): 6815 Remmet Ave., 6820 Remmet Ave., and 6825 Alabama Ave., with one of them abutting and sharing a wall with the Project site (see Figures 1 and 2). We would like to know when and where testing will be performed and what will be done to keep us safe, should harmful contaminants be found at the Project site.

The property developer, Eri Kroh (Sandstone Properties), has not reached out to any of the residents at 6815 Remmet Ave. to discuss the Project with us. This is appalling, since Remmet HOA owns Remmet Avenue., a private street. We would like to know if the developer plans on using

Remmet while Project activities are going on. If so, we would like to know if they are planning to lease the street from Remmet HOA and whether they will repave the asphalt on Remmet at the end of the Project.



Figure 1 (above). The Project site is situated on the other side of a shared wall with 6820 Remmet Ave. (on the north side of the low wall).

Figure 2 (below right). The proposed eight-story Project will sit on the other side of a wall from the patios of residences and will loom over the residential buildings. The low white wall in the photo is the current shared wall between 21515 Vanowen and 6820 Remmet.

Since 21515 Vanowen was vacated, there has been a lot of new activity going on around our neighborhood. People loiter in the parking lot at 21515 Vanowen, graffiti appeared on the building, several cars were broken into, homeless people come and go, and more. People no longer feel safe here. We would like to know what Eri Kroh is



willing to do for our neighborhood to keep us safe. Here are a few suggestions: Put up a gate between the back of the building at 21515 Vanowen and in front of 6815 & 6820 Remmet Avenue to help keep

the people that do not live here from coming and going. Provide private security for both residential properties while Project activities are going on.

This neighborhood has already experienced the inconveniences of the demolition and rebuilding activities for the Mira Apartments on the corner of Vanowen and Alabama Avenue. These are just a few of the inconveniences we have experienced: noise, dust, dirt, vermin migrating from the Project site to our properties, noise from idling trucks starting at 5:00 a.m., exhaust from idling trucks, radios blasting, blocking of streets, vibrations, noise from nail guns, saws, flat tires, and more. Listening to Project noise all day is nerve-wracking, disrupts the peace in our homes, and causes emotional and neurological effects. How will the developer of 21515 Vanowen mitigate these serious environmental impacts? We believe that the developer should pay for medical treatment for the residents being tormented by such noise and also establish Project protocols to reduce and mitigate the noise, such as prohibiting trucks idling for hours before construction start times and loud music blasting from radios on site. In addition, we demand that the builders erect barriers to mitigate sound and to block the migration of dust, dirt, contaminants, vermin, debris, and other hazards onto our properties.

Moreover, we ask that Eri Kroh replace all windows at all three locations, 6815 & 6820 Remmet Avenue and 6825 Alabama Avenue, and to be financially responsible for the cost of replacing any flat tires caused by loose nails from the Project site. We also request that there be no idling trucks before 9:00 a.m. or any trucks blocking Remmet or Alabama. Residents requiring to commute to work must have free access to these streets without getting blocked in. For those who work from home or are disabled or retired, and for small children, if the noise makes it impossible to safely dwell in our residences during the day, we ask that Eri Kroh and Sandstone Properties compensate us for the cost of equivalent living accommodations and expenses during Project activities so that we can live off site. Should we need to hire attorneys, we ask that Eri Kroh pay for our legal expenses.

All of the above requests and demands should be imposed on the Project as Conditions of Approval, in addition to the granting of the requests in the appeal filed by Gina Thornburg and the Coalition for Valley Neighborhoods.

We thank you for your time and consideration.

Please send an email upon receipt of this letter to kathryn.cornelison@yahoo.com.

Sincerely,

Residents of 6815 Remmet Ave.: Kathryn Cornelison, kathryn.cornelison@yahoo.com; John Mackel, jmackel@yahoo.com; Jana Merhej, itsjana@ymail.com; Olga Milaya, hapnew2002@gmail.com; Charles Gayton, charles_gayton@yahoo.com, Marcela Roldan, Marcela.roldan.zulu@gmail.com; Phillip Kale, blueriver420@outlook.com

WARNER GARDENS HOA
Board of Directors
6820 Remmet Avenue
6825 Alabama Avenue
Canoga Park, CA 91303

April 12, 2021

[Submitted Via Email]

apcsouthvalley@lacity.org
etta.armstrong@lacity.org
South Valley Area Planning Commission and Director Bertoni
Sheila Toni, Commission Executive Assistant
Tim Fargo, PhD
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Sheila.Toni@lacity.org
Tim.Fargo@lacity.org

Re: 21515 W Vanowen Street, 21507, 21519, 21523, 21529 W Vanowen Street
Case No: DIR-2018-2336-SPP-SPPA-1A
CEQA No: ENV-2018-2337-SE; ENV-2008-3471-EIR; SCH No: 1990011055

Dear South Valley Area Planning Commission and Director Bertoni:

Please accept this letter at the request of Warner Gardens HOA (“WGHOA”), located at 6820 Remmet and 6825 Alabama Avenue, that the South Valley Area Planning Commission support (“South Valley APC”) the appeal of Gina Thornburg and the Coalition for Valley Neighborhoods (“Appeal”) filed on November 24, 2020, of the Project at 21515 W. Vanowen Street (21507, 21519, 21523, 21529 W. Vanowen) (“Project”). The WGHOA supports this Appeal.

Specifically, WGHOA asks that the South Valley APC impose a delay on the demolition and construction of the Project, Case No. DIR-2018-2336-SPP-SPPA-1A, until testing for chemicals, radiological elements, and other materials known to be of harm to human health is conducted of the soil underneath the existing office building, of the groundwater underneath, of the interior air, and of the materials composing the building and its associated parking lot and walls. Furthermore, we ask that the demands in the appeal are met, and that the 21515 Vanowen Project is brought under the jurisdiction of a governmental entity, such as the Department of Toxic

WARNER GARDENS HOA
Board of Directors
6820 Remmet Avenue
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Substances Control and/or the Los Angeles Regional Water Control Quality Board, so that **pre-demolition, pre-excavation, and pre-construction** testing and monitoring all take place. The relevance of the testing must adhere to environmental guidelines before demolition, not at or thereafter.

WGHOA has been in communication with members of the neighboring property at 6815 Remmet Avenue. WGHOA asks that the Project and the South Valley APC remain transparent and adhere to public-disclosure requirements of the State of California and that all residents of these two condominium complexes are notified in a timely manner in order to afford us the opportunity to submit public comments and review the possibility of pursuing legal action.

Warner Gardens HOA, together with residents of 6815 Remmet, stand behind Gina Thornburg and Coalition for Valley Neighborhoods in protecting the environment of their homes, neighbors, community, and the City of Los Angeles and in ensuring equity and fairness in establishing safe demolition, excavation, and construction conditions that preserve the health of all nearby residents and workers.

Attached for your reference and easy accessibility is a copy of the Appeal justification letter.

Thank you for your attention to the seriousness of the above concerns raised for all involved.

Respectfully,

“Official Signatures Not Required”

“Names Below Reflect Signed”

Debbie Skilken, President

Pablo Boche, Vice President

Todd Wolfe, Treasurer

Lena Ayvazian, Secretary

Jessie Cowley, Member at Large

Gina K. Thornburg, PhD
Executive Director
Coalition for Valley Neighborhoods
5146 Comercio Ave.
Woodland Hills, CA 91364
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GinaT.cfvn@gmail.com

November 24, 2020

South Valley Area Planning Commission &
Director, LADCP
Los Angeles Department of City Planning
Valley Division
Marvin Braude Building
6262 Van Nuys Blvd., Ste. 251
Van Nuys, CA 91401

RE: Appeal of the Project Permit Compliance and Project Permit Adjustment Review Letter of Determination dated November 9, 2020, of DIR-2018-2336-SPP-SPPA

Case No. DIR-2018-2336-SPP-SPPA, Warner Center 2035 Specific Plan Project Permit Compliance and Project Permit Adjustment Review

CEQA: ENV-2018-2337-SE; ENV-2008-3471-EIR (SCH No. 1990011055)

Location: 21507—21529 W. Vanowen Street, Canoga Park

Specific Plan: Warner Center 2035 Plan; Warner Center 2035 Plan Sign District

Dear South Valley Area Planning Commission and Director Bertoni:

In response to the zoning administrator's (ZA) Letter of Determination (LOD) on the Project titled 21515 Vanowen Street, or Case No. DIR-2018-2336-SPP-SPPA, dated November 9, 2020, I submit an appeal for rescission of the LOD and appeal the DETERMINATION that "the Project is exempt from CEQA pursuant to Government Code Section 65457" and the FINDING "that none of the circumstances in Public Resources Code Section 21166 have occurred that

would require a supplemental EIR be prepared prior to approval of the Project.” As an aggrieved party I am deeply concerned that this conditional Project approval will lead quickly to the demolition of the current office building at 21507—21529 W. Vanowen and its subsequent redevelopment without a full and complete hazards assessment and investigation overseen by the Los Angeles Regional Water Quality Control Board (LA Water Board) conducted prior to such Project activities, thereby leading to serious, detrimental public-health effects and hazards.

Environmental Conditions and Findings to Be Appealed

The Director states in his FINDING on page 1 of the LOD, “pursuant to CEQA Guidelines Sections 15168 and 15162, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Warner Center 2035 Program EIR No. ENV-2008-3471-EIR; SCH No. 1990011055 (“Program EIR”), the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.” However, Appendix E, titled “Hazardous Materials Phase I Report,” dated April 22, 2010, of the Program EIR for the Warner Center 2035 Specific Plan omits a report on the Project site at 21507—21529 W. Vanowen, even though the Project site lies directly across the street from the northwest quadrant of the now named Raytheon Technologies Corporation—Canoga Avenue Facility (known as 6633 Canoga Avenue but inclusive of other addresses).

At a November 19, 2020, meeting with local stakeholders, the LA Water Board disclosed new information that constitute “substantial changes ... with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report” (Public Resources Code, Section 21166 [b]) and “new information, which was not known and could not have been known at the time the environmental impact report was certified as complete.” Since this property (21507—21529 W. Vanowen Street) was omitted from the hazards inventory published in Appendix E of the Program EIR for the Warner Center 2035 Specific Plan, the responsible parties who certified the Program EIR in 2013 “could not have ... known” whether or not the toxic contamination underlying the site known as Raytheon Technologies Corporation—Canoga Avenue Facility (which includes the address 21600 Vanowen St. across from the Project site) had migrated to the Project site. The groundwater is

flowing northeastward (see Figure 1), and because of the proximity of 21600 Vanowen St. to the Project site, it is reasonable to be concerned that the toxic contamination from volatile organic compounds (VOCs), which includes TCE and PCE, chemicals known to be harmful to human health and that produce soil vapors that rise upward and penetrate buildings, might have migrated under the Project site. Yet without the proper investigation in 2010 when the hazards inventory was conducted in the lead-up to the certification of the Program EIR for the Warner Center 2035 Specific Plan, the responsible City, County, and State parties are not in possession of information that would justify the Director's approval of the Project. Not only have remediation activities been conducted on the Raytheon-Canoga Avenue Facility site since 2016, according to the LA Water Board, but the LA Water Board revealed on November 19, 2020, that further remediation activities and site investigations of the contaminated soil, soil vapor, and groundwater are necessary and will proceed. Therefore, under Public Resources Code Section 21166, the Project Approval and Letter of Determination should be denied and a supplemental EIR should be prepared prior to Project approval.

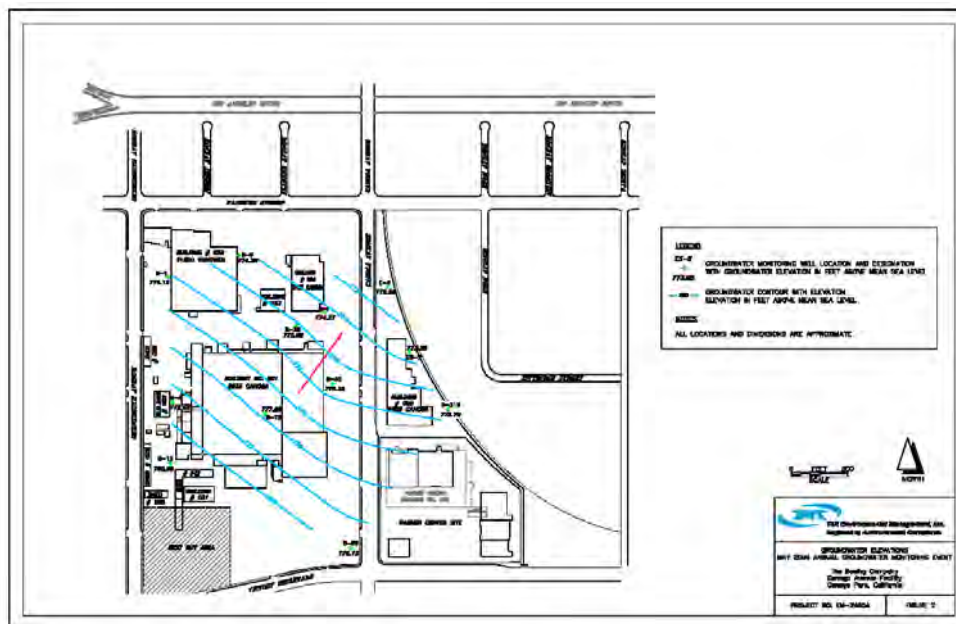


Figure 1. The contaminated groundwater underlying the property at 6633 Canoga Avenue and 21600 W. Vanowen Street flows northeastward, as indicated by this map. The Project site is directly north of the northwest quadrant of the Raytheon-Canoga Avenue Facility, where extensive remediation activities have been taking place since 2016.

The new information regarding the Project site includes the map of the toxic contamination migrating off-site from Raytheon-Canoga Avenue Facility (see Figure 2). The map in Figure 2 was shared by the LA Water Board on November 19, 2020, with the public and shows that as of 2000 the plume of toxic contamination (shown in gray) extended to underneath the southeastern corner of the Project site. Moreover, Figure 2 indicates a 20-year gap in knowledge regarding the location of the toxic plume's off-site migration across the street to the Project site. In 2000 it underlay the southeastern corner of the Project site, but where were the toxins between then and 2020? The Program EIR for the Warner Center 2035 Specific Plan was approved without this knowledge or information.

The fact the LA Water Board is now overseeing a second period of investigation of the property across the street from the Project site constitutes “substantial changes ... with respect to the circumstances” (Public Resources Code Section 21166 [b]) under which the Project known as 21515 Vanowen Street is supposed to be undertaken. Therefore a new supplemental EIR is

needed, the LA Water Board should be given jurisdiction over Project site hazards investigations and assessments, and the Director's Project Approval should be denied.

Figure 2. The plume as of the year 2000, shown in gray, extended to underneath the southeastern corner of the Project site. The plume as of 2020, shown in green, reveals that there is a 20-year gap in knowledge as to where the plume was located in relation to the Project site in the intervening years, including when the Program EIR for the Warner Center 2035 Specific Plan was finalized.



Therefore, I request the Project site (21507–21529 W. Vanowen Street) be referred to the jurisdiction of the LA Water Board so that the hazards assessments and investigations described on page 22 of the LOD (HAZ-1 to HAZ-5) be conducted *prior to the approval* of the Project and the granting or approval of any permit to demolish, redevelop, or build on the site. I argue that the Director erred and abused his discretion in approving the Project when he omitted from the Environmental Findings any mention of the off-site migration of the contaminants from the Raytheon-Canoga Avenue Facility. For the above reasons, I argue that the proposed Project does require a supplemental EIR *prior to approval* of the Project.

The “new environmental effects not identified in the Program EIR” are the continued presence of toxic contaminants, including building-penetrating VOCS, on the property across the street, now known as the Raytheon-Canoga Avenue Facility and the potential but uninvestigated migration northeastward and northward from the Raytheon property to the Project site from the year 2000 until now. The far northwestern corner of 21600 W. Vanowen Street (formerly building 038 of the former Rocketdyne facility), where extensive remediation activities took place in summer 2018 [see Figures 3 and 4]), lies slightly to the southwest of the Project site. These activities, which constitute “substantial changes” and “new information” indicating the severity of the contamination directly across the street from the Project site, were witnessed by me. Figure 3 shows the Project site on July 11, 2018, across the street from the Raytheon site. Figure 4, taken two days later, shows the bright-green Hydroseed that was sprayed on the site, which I and a colleague witnessed, photographed, and videoed. The northwest quadrant underwent more extensive soil remediation than the rest of the Raytheon site and is just across the street from the Project site at a slightly higher elevation. Therefore, if contaminants underlay the northwestern corner of the Raytheon-Canoga Avenue Facility then they could migrate downslope to 21507–21529 W. Vanowen.



Figure 3. The Project site, shown on July 11, 2018, is the white office building with black windows in the upper one-third of the frame, extending to the right to the center of the frame. It is situated

directly across from the northwest quadrant of the Raytheon-Canoga Avenue Facility property where extensive remediation activities took place recently.



Figure 4. Two days later, on July 13, 2018, a truck and personnel sprayed green Hydroseed, completely covering the scraped and barren northwest quadrant of the property across the street from the Project site.

Yet the Findings section in the LOD omit any mention of potential contamination of the soil, soil vapor, or groundwater at the Project site. The Conditions HAZ-1 through HAZ-5 are not strong enough because these hazards investigations and assessments should take place during or in conjunction with the preparation of a supplemental EIR and prior to Project approval. Moreover, HAZ-2 places the onus on the City of Los Angeles, not the LARWQCB to require “measures for further site assessment (Phase 2).” Currently the property across the street at 6633 Canoga Avenue is undergoing extensive remediation activities under the jurisdiction of the

LARWQCB before any project plans have been submitted to the City. On November 19, 2020, the LA Water Board assured concerned stakeholders that the clean-up activities will be conducted to protect public health and that the LA Water Board will be involved in the clean-up for “years to come.”

The Coalition for Valley Neighborhoods appeals the timing of the Environmental Conditions HAZ-1 through HAZ-5 in the LOD because they are clearly an example of putting the cart before the horse. This Project approval should be rescinded until such time that a Phase 1 Environmental Site Assessment is conducted under the jurisdiction and management of the LA Water Board and a supplemental EIR is prepared.

Developers in Warner Center rely on the guidance of the Warner Center 2035 Specific Plan. As such, residents in Canoga Park and Woodland Hills and surrounding communities should have reason to trust the LADCP to do all within its authority to ensure that area residents enjoy “the benefits of a healthy environment” and that the “burdens of pollution” are not “focused on sensitive populations or on communities that already are experiencing its adverse effects” (Harris, 2012). See Harris, K. D. (2012). *Environmental Justice at the Local and Regional Level: Legal Background*. State of California, Department of Justice. Retrieved on July 25, 2018, from <https://oag.ca.gov/environment/ceqa/planning>.

Housing

The Project lies within an Opportunity Zone under a 2017 federal law, which will result in millions of dollars of federal-tax savings to the owners. However, this Project site is in an underserved and economically disadvantaged Census Tract (no. 1345.20), where the median family income is just 64% that of the Area Median Income, 90% of the residents are minorities, and 25% of them live below the poverty line.

I appeal Condition 2 of the LOD, which does not require that any of the residential square footage be dedicated to covenanted affordable housing. I am aggrieved that almost none of the residential dwelling units approved for Warner Center will be set aside for households earning service- and hospitality-sector wages and salaries. Condition 2 should have mandated a set-aside for Extremely Low and Very Low Income Households. I request that the South Valley Planning Commission reject this project because of its callous disregard for the need for affordable housing in Warner Center, the economic crises brought on by the pandemic, and the burgeoning homelessness catastrophe. The Director has within his discretion to demand that a certain

percentage of units be set aside for low-income households for 55 years or more. I request at this time that 7.5% of the units in the Project be set aside for Extremely Low Income households as defined by the HCID and 7.5% be set aside for Low Income households, both categories for 55 years.

For the environmental and housing points raised above, I request that the South Valley Planning Commission reject this Project approval and its LOD and fulfill the other requests detailed herein. Furthermore, I request that all residents of the multi-family buildings within 1,000 feet of the Project site be notified of any future meetings, hearing, or actions on this Project.

Thank you for your kind consideration of this appeal.

Sincerely,

A handwritten signature in cursive script that reads "Gina K. Thornburg". The signature is written in dark ink and is positioned below the word "Sincerely,".

Gina K. Thornburg, PhD
Executive Director
Coalition for Valley Neighborhoods

WARNER GARDENS HOA
Board of Directors
6820 Remmet Avenue
6825 Alabama Avenue
Canoga Park, CA 91303

April 12, 2021

[Submitted Via Email]

apcsouthvalley@lacity.org
etta.armstrong@lacity.org
South Valley Area Planning Commission and Director Bertoni
Sheila Toni, Commission Executive Assistant
Tim Fargo, PhD
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401
Sheila.Toni@lacity.org
Tim.Fargo@lacity.org

Re: 21515 W Vanowen Street, 21507, 21519, 21523, 21529 W Vanowen Street
Case No: DIR-2018-2336-SPP-SPPA-1A
CEQA No: ENV-2018-2337-SE; ENV-2008-3471-EIR; SCH No: 1990011055

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Thank you for your attention to the seriousness of the above concerns raised for all involved.

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“Official Signatures Not Required”

“Names Below Reflect Signed”

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Pablo Boche, Vice President

Todd Wolfe, Treasurer

Lena Ayvazian, Secretary

Jessie Cowley, Member at Large

Gina K. Thornburg, PhD
Executive Director
Coalition for Valley Neighborhoods
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November 24, 2020

South Valley Area Planning Commission &
Director, LADCP
Los Angeles Department of City Planning
Valley Division
Marvin Braude Building
6262 Van Nuys Blvd., Ste. 251
Van Nuys, CA 91401

RE: Appeal of the Project Permit Compliance and Project Permit Adjustment Review Letter of Determination dated November 9, 2020, of DIR-2018-2336-SPP-SPPA

Case No. DIR-2018-2336-SPP-SPPA, Warner Center 2035 Specific Plan Project Permit Compliance and Project Permit Adjustment Review

CEQA: ENV-2018-2337-SE; ENV-2008-3471-EIR (SCH No. 1990011055)

Location: 21507—21529 W. Vanowen Street, Canoga Park

Specific Plan: Warner Center 2035 Plan; Warner Center 2035 Plan Sign District

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flowing northeastward (see Figure 1), and because of the proximity of 21600 Vanowen St. to the Project site, it is reasonable to be concerned that the toxic contamination from volatile organic compounds (VOCs), which includes TCE and PCE, chemicals known to be harmful to human health and that produce soil vapors that rise upward and penetrate buildings, might have migrated under the Project site. Yet without the proper investigation in 2010 when the hazards inventory was conducted in the lead-up to the certification of the Program EIR for the Warner Center 2035 Specific Plan, the responsible City, County, and State parties are not in possession of information that would justify the Director's approval of the Project. Not only have remediation activities been conducted on the Raytheon-Canoga Avenue Facility site since 2016, according to the LA Water Board, but the LA Water Board revealed on November 19, 2020, that further remediation activities and site investigations of the contaminated soil, soil vapor, and groundwater are necessary and will proceed. Therefore, under Public Resources Code Section 21166, the Project Approval and Letter of Determination should be denied and a supplemental EIR should be prepared prior to Project approval.

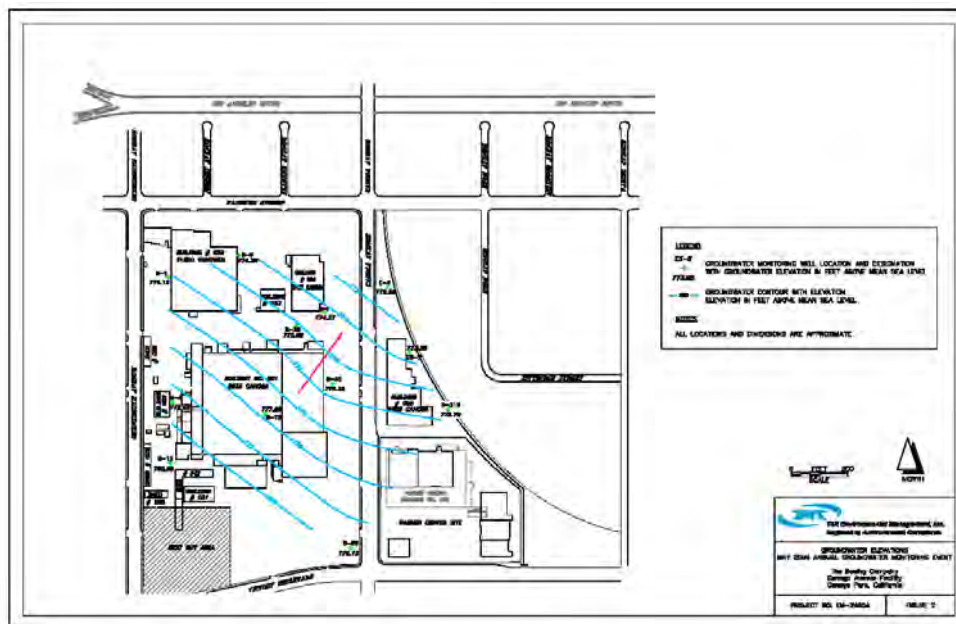


Figure 1. The contaminated groundwater underlying the property at 6633 Canoga Avenue and 21600 W. Vanowen Street flows northeastward, as indicated by this map. The Project site is directly north of the northwest quadrant of the Raytheon-Canoga Avenue Facility, where extensive remediation activities have been taking place since 2016.

The new information regarding the Project site includes the map of the toxic contamination migrating off-site from Raytheon-Canoga Avenue Facility (see Figure 2). The map in Figure 2 was shared by the LA Water Board on November 19, 2020, with the public and shows that as of 2000 the plume of toxic contamination (shown in gray) extended to underneath the southeastern corner of the Project site. Moreover, Figure 2 indicates a 20-year gap in knowledge regarding the location of the toxic plume's off-site migration across the street to the Project site. In 2000 it underlay the southeastern corner of the Project site, but where were the toxins between then and 2020? The Program EIR for the Warner Center 2035 Specific Plan was approved without this knowledge or information.

The fact the LA Water Board is now overseeing a second period of investigation of the property across the street from the Project site constitutes “substantial changes ... with respect to the circumstances” (Public Resources Code Section 21166 [b]) under which the Project known as 21515 Vanowen Street is supposed to be undertaken. Therefore a new supplemental EIR is

needed, the LA Water Board should be given jurisdiction over Project site hazards investigations and assessments, and the Director's Project Approval should be denied.

Figure 2. The plume as of the year 2000, shown in gray, extended to underneath the southeastern corner of the Project site. The plume as of 2020, shown in green, reveals that there is a 20-year gap in knowledge as to where the plume was located in relation to the Project site in the intervening years, including when the Program EIR for the Warner Center 2035 Specific Plan was finalized.



Therefore, I request the Project site (21507–21529 W. Vanowen Street) be referred to the jurisdiction of the LA Water Board so that the hazards assessments and investigations described on page 22 of the LOD (HAZ-1 to HAZ-5) be conducted *prior to the approval* of the Project and the granting or approval of any permit to demolish, redevelop, or build on the site. I argue that the Director erred and abused his discretion in approving the Project when he omitted from the Environmental Findings any mention of the off-site migration of the contaminants from the Raytheon-Canoga Avenue Facility. For the above reasons, I argue that the proposed Project does require a supplemental EIR *prior to approval* of the Project.

The “new environmental effects not identified in the Program EIR” are the continued presence of toxic contaminants, including building-penetrating VOCS, on the property across the street, now known as the Raytheon-Canoga Avenue Facility and the potential but uninvestigated migration northeastward and northward from the Raytheon property to the Project site from the year 2000 until now. The far northwestern corner of 21600 W. Vanowen Street (formerly building 038 of the former Rocketdyne facility), where extensive remediation activities took place in summer 2018 [see Figures 3 and 4]), lies slightly to the southwest of the Project site. These activities, which constitute “substantial changes” and “new information” indicating the severity of the contamination directly across the street from the Project site, were witnessed by me. Figure 3 shows the Project site on July 11, 2018, across the street from the Raytheon site. Figure 4, taken two days later, shows the bright-green Hydroseed that was sprayed on the site, which I and a colleague witnessed, photographed, and videoed. The northwest quadrant underwent more extensive soil remediation than the rest of the Raytheon site and is just across the street from the Project site at a slightly higher elevation. Therefore, if contaminants underlay the northwestern corner of the Raytheon-Canoga Avenue Facility then they could migrate downslope to 21507–21529 W. Vanowen.



Figure 3. The Project site, shown on July 11, 2018, is the white office building with black windows in the upper one-third of the frame, extending to the right to the center of the frame. It is situated

directly across from the northwest quadrant of the Raytheon-Canoga Avenue Facility property where extensive remediation activities took place recently.



Figure 4. Two days later, on July 13, 2018, a truck and personnel sprayed green Hydroseed, completely covering the scraped and barren northwest quadrant of the property across the street from the Project site.

Yet the Findings section in the LOD omit any mention of potential contamination of the soil, soil vapor, or groundwater at the Project site. The Conditions HAZ-1 through HAZ-5 are not strong enough because these hazards investigations and assessments should take place during or in conjunction with the preparation of a supplemental EIR and prior to Project approval. Moreover, HAZ-2 places the onus on the City of Los Angeles, not the LARWQCB to require “measures for further site assessment (Phase 2).” Currently the property across the street at 6633 Canoga Avenue is undergoing extensive remediation activities under the jurisdiction of the

LARWQCB before any project plans have been submitted to the City. On November 19, 2020, the LA Water Board assured concerned stakeholders that the clean-up activities will be conducted to protect public health and that the LA Water Board will be involved in the clean-up for “years to come.”

The Coalition for Valley Neighborhoods appeals the timing of the Environmental Conditions HAZ-1 through HAZ-5 in the LOD because they are clearly an example of putting the cart before the horse. This Project approval should be rescinded until such time that a Phase 1 Environmental Site Assessment is conducted under the jurisdiction and management of the LA Water Board and a supplemental EIR is prepared.

Developers in Warner Center rely on the guidance of the Warner Center 2035 Specific Plan. As such, residents in Canoga Park and Woodland Hills and surrounding communities should have reason to trust the LADCP to do all within its authority to ensure that area residents enjoy “the benefits of a healthy environment” and that the “burdens of pollution” are not “focused on sensitive populations or on communities that already are experiencing its adverse effects” (Harris, 2012). See Harris, K. D. (2012). *Environmental Justice at the Local and Regional Level: Legal Background*. State of California, Department of Justice. Retrieved on July 25, 2018, from <https://oag.ca.gov/environment/ceqa/planning>.

Housing

The Project lies within an Opportunity Zone under a 2017 federal law, which will result in millions of dollars of federal-tax savings to the owners. However, this Project site is in an underserved and economically disadvantaged Census Tract (no. 1345.20), where the median family income is just 64% that of the Area Median Income, 90% of the residents are minorities, and 25% of them live below the poverty line.

I appeal Condition 2 of the LOD, which does not require that any of the residential square footage be dedicated to covenanted affordable housing. I am aggrieved that almost none of the residential dwelling units approved for Warner Center will be set aside for households earning service- and hospitality-sector wages and salaries. Condition 2 should have mandated a set-aside for Extremely Low and Very Low Income Households. I request that the South Valley Planning Commission reject this project because of its callous disregard for the need for affordable housing in Warner Center, the economic crises brought on by the pandemic, and the burgeoning homelessness catastrophe. The Director has within his discretion to demand that a certain

percentage of units be set aside for low-income households for 55 years or more. I request at this time that 7.5% of the units in the Project be set aside for Extremely Low Income households as defined by the HCID and 7.5% be set aside for Low Income households, both categories for 55 years.

For the environmental and housing points raised above, I request that the South Valley Planning Commission reject this Project approval and its LOD and fulfill the other requests detailed herein. Furthermore, I request that all residents of the multi-family buildings within 1,000 feet of the Project site be notified of any future meetings, hearing, or actions on this Project.

Thank you for your kind consideration of this appeal.

Sincerely,

A handwritten signature in cursive script that reads "Gina K. Thornburg". The signature is written in dark ink and is positioned below the word "Sincerely,".

Gina K. Thornburg, PhD
Executive Director
Coalition for Valley Neighborhoods

Gina K. Thornburg, PhD
Executive Director
Coalition for Valley Neighborhoods
5146 Comercio Ave.
Woodland Hills, CA 91364
(818) 451-3977
GinaT.cfvn@gmail.com

November 24, 2020

South Valley Area Planning Commission &
Director, LADCP
Los Angeles Department of City Planning
Valley Division
Marvin Braude Building
6262 Van Nuys Blvd., Ste. 251
Van Nuys, CA 91401

RE: Appeal of the Project Permit Compliance and Project Permit Adjustment Review Letter of
Determination dated November 9, 2020, of DIR-2018-2336-SPP-SPPA

Case No. DIR-2018-2336-SPP-SPPA, Warner Center 2035 Specific Plan Project Permit
Compliance and Project Permit Adjustment Review

CEQA: ENV-2018-2337-SE; ENV-2008-3471-EIR (SCH No. 1990011055)

Location: 21507—21529 W. Vanowen Street, Canoga Park

Specific Plan: Warner Center 2035 Plan; Warner Center 2035 Plan Sign District

Dear South Valley Area Planning Commission and Director Bertoni:

In response to the zoning administrator's (ZA) Letter of Determination (LOD) on the Project titled 21515 Vanowen Street, or Case No. DIR-2018-2336-SPP-SPPA, dated November 9, 2020, I submit an appeal for rescission of the LOD and appeal the DETERMINATION that "the Project is exempt from CEQA pursuant to Government Code Section 65457" and the FINDING "that none of the circumstances in Public Resources Code Section 21166 have occurred that

would require a supplemental EIR be prepared prior to approval of the Project.” As an aggrieved party I am deeply concerned that this conditional Project approval will lead quickly to the demolition of the current office building at 21507—21529 W. Vanowen and its subsequent redevelopment without a full and complete hazards assessment and investigation overseen by the Los Angeles Regional Water Quality Control Board (LA Water Board) conducted prior to such Project activities, thereby leading to serious, detrimental public-health effects and hazards.

Environmental Conditions and Findings to Be Appealed

The Director states in his FINDING on page 1 of the LOD, “pursuant to CEQA Guidelines Sections 15168 and 15162, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Warner Center 2035 Program EIR No. ENV-2008-3471-EIR; SCH No. 1990011055 (“Program EIR”), the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.” However, Appendix E, titled “Hazardous Materials Phase I Report,” dated April 22, 2010, of the Program EIR for the Warner Center 2035 Specific Plan omits a report on the Project site at 21507—21529 W. Vanowen, even though the Project site lies directly across the street from the northwest quadrant of the now named Raytheon Technologies Corporation—Canoga Avenue Facility (known as 6633 Canoga Avenue but inclusive of other addresses).

At a November 19, 2020, meeting with local stakeholders, the LA Water Board disclosed new information that constitute “substantial changes ... with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report” (Public Resources Code, Section 21166 [b]) and “new information, which was not known and could not have been known at the time the environmental impact report was certified as complete.” Since this property (21507—21529 W. Vanowen Street) was omitted from the hazards inventory published in Appendix E of the Program EIR for the Warner Center 2035 Specific Plan, the responsible parties who certified the Program EIR in 2013 “could not have ... known” whether or not the toxic contamination underlying the site known as Raytheon Technologies Corporation—Canoga Avenue Facility (which includes the address 21600 Vanowen St. across from the Project site) had migrated to the Project site. The groundwater is

flowing northeastward (see Figure 1), and because of the proximity of 21600 Vanowen St. to the Project site, it is reasonable to be concerned that the toxic contamination from volatile organic compounds (VOCs), which includes TCE and PCE, chemicals known to be harmful to human health and that produce soil vapors that rise upward and penetrate buildings, might have migrated under the Project site. Yet without the proper investigation in 2010 when the hazards inventory was conducted in the lead-up to the certification of the Program EIR for the Warner Center 2035 Specific Plan, the responsible City, County, and State parties are not in possession of information that would justify the Director's approval of the Project. Not only have remediation activities been conducted on the Raytheon-Canoga Avenue Facility site since 2016, according to the LA Water Board, but the LA Water Board revealed on November 19, 2020, that further remediation activities and site investigations of the contaminated soil, soil vapor, and groundwater are necessary and will proceed. Therefore, under Public Resources Code Section 21166, the Project Approval and Letter of Determination should be denied and a supplemental EIR should be prepared prior to Project approval.

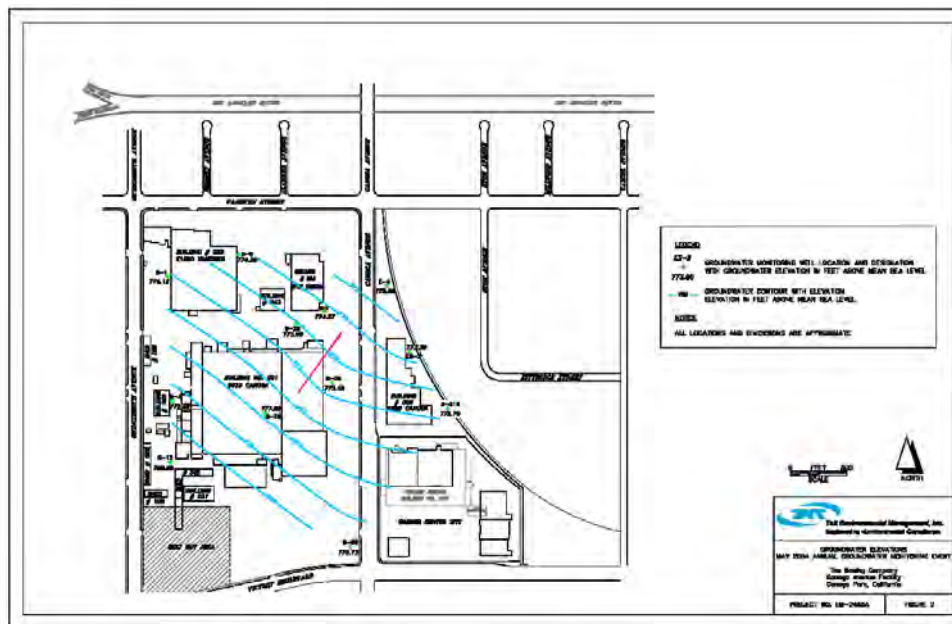


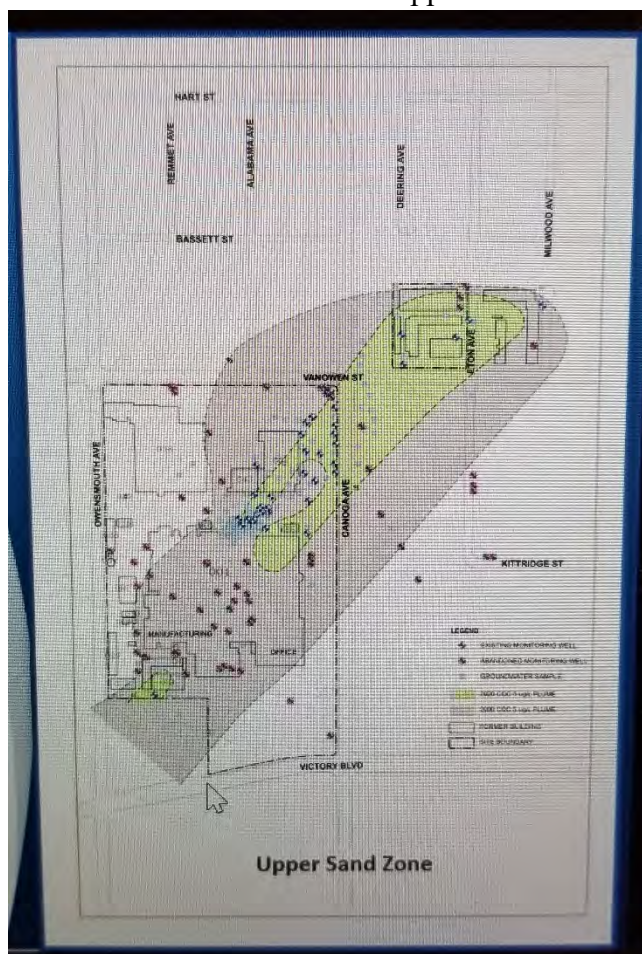
Figure 1. The contaminated groundwater underlying the property at 6633 Canoga Avenue and 21600 W. Vanowen Street flows northeastward, as indicated by this map. The Project site is directly north of the northwest quadrant of the Raytheon-Canoga Avenue Facility, where extensive remediation activities have been taking place since 2016.

The new information regarding the Project site includes the map of the toxic contamination migrating off-site from Raytheon-Canoga Avenue Facility (see Figure 2). The map in Figure 2 was shared by the LA Water Board on November 19, 2020, with the public and shows that as of 2000 the plume of toxic contamination (shown in gray) extended to underneath the southeastern corner of the Project site. Moreover, Figure 2 indicates a 20-year gap in knowledge regarding the location of the toxic plume's off-site migration across the street to the Project site. In 2000 it underlay the southeastern corner of the Project site, but where were the toxins between then and 2020? The Program EIR for the Warner Center 2035 Specific Plan was approved without this knowledge or information.

The fact the LA Water Board is now overseeing a second period of investigation of the property across the street from the Project site constitutes “substantial changes ... with respect to the circumstances” (Public Resources Code Section 21166 [b]) under which the Project known as 21515 Vanowen Street is supposed to be undertaken. Therefore a new supplemental EIR is

needed, the LA Water Board should be given jurisdiction over Project site hazards investigations and assessments, and the Director's Project Approval should be denied.

Figure 2. The plume as of the year 2000, shown in gray, extended to underneath the southeastern corner of the Project site. The plume as of 2020, shown in green, reveals that there is a 20-year gap in knowledge as to where the plume was located in relation to the Project site in the intervening years, including when the Program EIR for the Warner Center 2035 Specific Plan was finalized.



Therefore, I request the Project site (21507–21529 W. Vanowen Street) be referred to the jurisdiction of the LA Water Board so that the hazards assessments and investigations described on page 22 of the LOD (HAZ-1 to HAZ-5) be conducted *prior to the approval* of the Project and the granting or approval of any permit to demolish, redevelop, or build on the site. I argue that the Director erred and abused his discretion in approving the Project when he omitted from the Environmental Findings any mention of the off-site migration of the contaminants from the Raytheon-Canoga Avenue Facility. For the above reasons, I argue that the proposed Project does require a supplemental EIR *prior to approval* of the Project.

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Figure 3. The Project site, shown on July 11, 2018, is the white office building with black windows in the upper one-third of the frame, extending to the right to the center of the frame. It is situated

directly across from the northwest quadrant of the Raytheon-Canoga Avenue Facility property where extension remediation activities took place recently.



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Yet the Findings section in the LOD omit any mention of potential contamination of the soil, soil vapor, or groundwater at the Project site. The Conditions HAZ-1 through HAZ-5 are not strong enough because these hazards investigations and assessments should take place during or in conjunction with the preparation of a supplemental EIR and prior to Project approval. Moreover, HAZ-2 places the onus on the City of Los Angeles, not the LARWQCB to require “measures for further site assessment (Phase 2).” Currently the property across the street at 6633 Canoga Avenue is undergoing extensive remediation activities under the jurisdiction of the

LARWQCB before any project plans have been submitted to the City. On November 19, 2020, the LA Water Board assured concerned stakeholders that the clean-up activities will be conducted to protect public health and that the LA Water Board will be involved in the clean-up for “years to come.”

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Housing

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percentage of units be set aside for low-income households for 55 years or more. I request at this time that 7.5% of the units in the Project be set aside for Extremely Low Income households as defined by the HCID and 7.5% be set aside for Low Income households, both categories for 55 years.

For the environmental and housing points raised above, I request that the South Valley Planning Commission reject this Project approval and its LOD and fulfill the other requests detailed herein. Furthermore, I request that all residents of the multi-family buildings within 1,000 feet of the Project site be notified of any future meetings, hearing, or actions on this Project.

Thank you for your kind consideration of this appeal.

Sincerely,

A handwritten signature in cursive script that reads "Gina K. Thornburg". The signature is written in dark ink and is positioned below the word "Sincerely,".

Gina K. Thornburg, PhD
Executive Director
Coalition for Valley Neighborhoods

SECONDARY SUBMISSIONS

ARMBRUSTER GOLDSMITH & DELVAC LLP

LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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March 3, 2021

BY EMAIL AND HAND DELIVERY

South Valley Area Planning Commission
200 N. Spring Street, Room 272
Los Angeles, CA 90012

Attn: Etta Armstrong, Commission Executive Assistant
apcsouthvalley@lacity.org

Re: Case No. VTT-82510-SL; ENV-2018-7518-CE

Dear Commissioners:

We represent 4508Ethel, LLC, the Applicant for its project located at 14535 W. Killion Street, (Project Site). The Applicant intends to develop the Project Site with six single family homes as a small lot subdivision (the Project). Having failed to get the existing home on the Project Site declared a Historic-Cultural Monument, Thelma Mericle (Appellant) now appeals (Appeal) the Advisory Agency's approval of Vesting Tentative Tract No. VTT82510-SL and determination that the Project qualifies for CEQA Categorical Exemption – CEQA Guidelines section 15332, the Class 32 Infill Exemption (Infill Exemption) as set forth in the Letter of Decision dated December 24, 2020 (LOD). As discussed in detail below, there is no merit to the Appeal.

Discussion

Appellant merely submitted a list of five issues as her justification for the Appeal. Appellant provided no evidence, argument, or analysis. Each issue is discussed in turn below.

Appeal Issue 1: "Should not be approved because of the historical importance of the home."

Response: Appellant submitted a nomination application of the existing residence at the Project Site, known as the Hatterscheid Residence, as a Los Angeles Historic-Cultural Monument (HCM). The Cultural Heritage Commission, after due consideration, decided to not declare the Hatterscheid Residence as an HCM because it does not meet any of the three eligibility criteria (CHC-2020-4788-HCM November 12, 2020 Determination letter, attached hereto). The subject property does not individually reflect the broad cultural, economic, or social history of the nation, state, or community as part of the early development of Van Nuys and the Bliss Park subdivision. The subject property is not identified with any historic personages or important historical events. Lastly, the subject property is not a work of a master architect, builder, or

The Honorable South Valley Area Planning Commission

March 3, 2021

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designer. In addition, the Project's expert cultural resource consultant, Carrie Chasteen of Sapphos Environmental, prepared a Historic Resources Assessment Report dated October 17, 2019 Revised June 30, 2020 (attached hereto). This report fully documents the history of the property and thoroughly documents the reasons why the existing residence is not a historic resource. As such, the City has substantial evidence to support their determination that the Hatterscheid Residence is not a CEQA historic resource.

Appeal Issue 2: "The proposed development does not fit the architecture of the neighborhood."

Response: Appellant provides no evidence of purported incompatibility. The December 24, 2020 LOD expressly concluded that the Project was compatible with the neighborhood:

Two parcels to the east is a commercial corridor along the Van Nuys Boulevard. To the north are one to three-story multi-family building in the [Q]R3-1 Zone fronting Balboa Boulevard. To the east, west and north and a one and two story single family residences in the [Q]RD1.5 Zone. To the southeast is a three-unit, two and three-story town house style designed apartment building. The proposed adjustment in height will allow for the development of individual roof top decks for each dwelling to serve as private open space that will be compatible with and not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. (LOD page 17.)

In addition, the Project consists of six three-story single family residences which is consistent development on the south and southeast of the Project Site. Moreover, the existing lot meets the allowed by right density of six units in the RD1.5 zone and corresponds to the Van Nuys- North Sherman Oaks Community Plan Area. As such, the Project is compatible with the applicable zoning.

As for compatibility with the character of nearby residences, the Project's expert Cultural Resource consultant, Carrie Chasteen of Sapphos Environmental, has provided the following analysis in a letter dated February 18, 2021 attached hereto:

The proposed project is in keeping with the character of the Bliss Park neighborhood because, although a contemporary design, the design is in keeping with the Period Revival style of architecture which is the predominant style found in this area of Sherman Oaks. Several Spanish Colonial Revival residences were noted in the Bliss Park neighborhood and the proposed design reflects many of the character-defining features of that style: smooth textured stucco, arched doorways, Spanish tile, and corbel accents. The façades facing Killion Street are the narrow faces of the rectangular footprints of the proposed buildings in order to maintain the scale of the streetwall rhythm, and these façades are articulated to further reduce the feel of the massing. Additionally, the setback of the proposed buildings is in keeping with the prevailing

setback of neighboring buildings which is complimentary to the neighborhood.

Therefore, the proposed project fits the character of the neighborhood.

Appeal Issue 3: “Applying for an HPOZ.”

Response: Currently the Project Site is not in a Historic Preservation Overlay Zone (See ZIMAS Parcel Profile Report: <http://zimas.lacity.org/>). It is irrelevant if an HPOZ has been or is being applied for. The approval was a vesting tentative tract map so any changes in zoning such as the adoption of an HPOZ would not apply to the Approved Project, as only ordinances, policies and standards in effect at the time the vesting map application was deemed complete apply. (See Government Code Section 66498.1 and LAMC Section 17.15; December 13, 2019 Deemed Complete Letter, attached hereto.)

Appeal Issue 4: “Lack of parking.”

Response: The Project is conditioned to provide a minimum of two covered off-street parking spaces per dwelling unit. (Project Condition 19.c.) The Approved Project Plans, specifically Sheet A-5, show each of the houses with a two-car garage, meeting the requirement of Condition 19.c. The Project provides the two parking spaces per small lot dwelling unit in accordance with LAMC Section 12.21A.4(a).

Appeal Issue 5: “Height variance not approved.”

Response: The Project entitlements do not include a height variance. Rather, the Project sought and was granted an adjustment pursuant to LAMC Sections 17.53 J and 12.28 C,4 from Ordinance No 167,939, Area 8, Subarea 96 that limits the Project Site to 30-feet in height except for roof structures, to allow a height of 33-feet, six inches to incorporate a 42-inch guardrail as per LAMC section 17.03A. The City made all necessary and appropriate findings for the adjustment. (See Adjustment Findings, LOD pages 16-17.) Appellant alleges no deficiency in the findings.

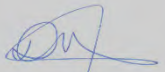
The design of the structures was originally contemplated to have used a flat roof. However, at the Neighborhood Council meeting of February 20, 2019 there was a request to use a mansard roof. As a result, additional height is required. Further, in order to construct residences of sizes (1,200 sf – 1,900 sf) in keeping with the surrounding neighborhood, it is necessary to provide outdoor usable space on the roof. The open space roof area is set back 76 inches from the building face and that, along with the mansard roof, minimizes visibility from and to the street.

The Honorable South Valley Area Planning Commission
March 3, 2021
Page 4

Conclusion

As demonstrated above, none of Appellant's appeal issues have merit. As such, we respectfully request the Commission deny the Appeals, approve the Project, and adopt the attached supplemental findings which are based on the facts and evidence submitted herewith.

Sincerely,


Damon P. Mamalakis

Attachments:

- A. [CHC-2020-4788-HCM November 12, 2020 Determination letter](#)
- B. [Historic Resources Assessment Report dated October 17, 2019 Revised June 30, 2020](#)
- C. [Carrie Chasteen, Sapphos Environmental, letter dated February 18, 2021](#)
- D. [December 13, 2019 Deemed Complete Letter](#)

cc: Andrew Jorgensen, Department of City Planning
Olga Ayala, Department of City Planning

REQUESTED SUPPLEMENTAL ADJUSTMENT FINDINGS (Sections 17.53 J and 12.28 C.4)

- (i) THAT WHILE SITE CHARACTERISTICS OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The Zoning Administrator is in conjunction with a proposed small lot subdivision for six single-family small lot homes under VTT-82510-SL to allow a building height of 33-feet, six-inches to incorporate a 42-inch guardrail per LAMC section 17.03A from ordinance No. 167,939, Area 8, subarea 96 that limits the site to 30 feet in height except roof structures in [Q]RD1.5-1 Zone. This zone allows for differing heights based on location in the multi-family zone. For example, two parcels to the east is a commercial corridor along the Van Nuys Boulevard. To the north are one to three-story multi-family building in the (Q)R3-1 Zone fronting Balboa Boulevard. To the east, west and north and a one and two story single family residences in the [Q]RD1.5 Zone. To the southeast is a three-unit, two and three-story town house style designed apartment building.

The additional height would allow each unit a private roof deck, providing much needed open space for residents to enjoy while providing an aesthetically pleasing and functional area. There is a five foot setback required for rooftops and the maximum allowable area, occupancy type, and occupant load shall be in accordance with the current Los Angeles Building Code. Roof occupancy open to sky shall not be considered a floor for the purpose of (LAMC) Section 91.403.

The design of the structures was originally contemplated to have used a flat roof. However, at the Neighborhood Council meeting of February 20, 2019 there was a request to use a mansard roof. As result additional height is required. Further, in order to construct residences of sizes (1200 sf – 1900 sf) in keeping with the surrounding neighborhood, it is necessary to provide outdoor usable space on the roof. The open space roof area is set back 76 inches from the building face and that along with the mansard roof minimizes visibility from and to the street.

As such, the site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible with regards to providing private open space.

- j) THAT IN LIGHT OF THE PROJECT AS A WHOLE, INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER

DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

Two parcels to the east is a commercial corridor along the Van Nuys Boulevard. To the north are one to three-story multi-family building in the ([Q]R3-1 Zone fronting Balboa Boulevard. To the east, west and north and a one and two story single family residences in the [Q]RD1.5 Zone. To the southeast is a three-unit, two and three-story town house style designed apartment building. The existing lot meets the allowed by right density of six units in the RD1.5 zone and corresponds to the Van Nuys-North Sherman Oaks Community Plan Area. As such, the Project is compatible with the applicable zoning.

The proposed adjustment in height will allow for the development of individual roof top decks for each dwelling to serve as private open space that will be compatible with and not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. The proposed increase in height will allow for a building, which will be screened from adjacent properties and will be setback an additional 5 feet from the building footprint which provide and additional privacy buffer or any adjacent neighbors. The increase in height for private open space will not have any detrimental effects on any surrounding properties or on the surrounding public rights-of-way. Since the project is adjacent to multi-family buildings and currently zone for additional multi-family development it will be compatible with the existing and future uses on the same block.

The project's design is also compatible with the neighborhood. The proposed project is in keeping with the character of the Bliss Park neighborhood because, although a contemporary design, the design is in keeping with the Period Revival style of architecture which is the predominant style found in this area of Sherman Oaks. Several Spanish Colonial Revival residences were noted in the Bliss Park neighborhood and the proposed design reflects many of the character-defining features of that style: smooth textured stucco, arched doorways, Spanish tile, and corbel accents. The façades facing Killion Street are the narrow faces of the rectangular footprints of the proposed buildings in order to maintain the scale of the streetwall rhythm, and these façades are articulated to further reduce the feel of the massing. Additionally, the setback of the proposed buildings is in keeping with the prevailing setback of neighboring buildings which is complimentary to the neighborhood. Therefore, the proposed project fits the character of the neighborhood.

- (k) THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN AND ANY APPLICABLE SPECIFIC PLAN.

As stated in the previous findings, the proposed map is in substantial conformance with the Small Lot design guidelines as well as the General Plan and applicable Community Plan. The existing lot meets the allowed by right density of six units in the RD1.5 zone and corresponds to the Van Nuys- North Sherman Oaks Community Plan Area. The site is not located within a specific plan area. Objective 1-5 of the Van Nuys- North Sherman Oaks Community Plan “To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.” Small Lots are generally less expensive than traditional single-family dwellings. The townhouse style design allows for clustering of development, but still allows ownership of the unit and land of the lot. As the grouping provides for minimal setbacks, the additional height will allow for the development of private open space.

ATTACHMENT A



LOS ANGELES CULTURAL HERITAGE COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: NOV 12 2020

Case No. CHC-2020-4788-HCM
CEQA: ENV-2020-4789-CE
Plan Area: Van Nuys- North Sherman Oaks

Council District: 4 – Ryu

Proposed Monument: HATTERSCHEID RESIDENCE

Property Address: 14535 WEST KILLION STREET

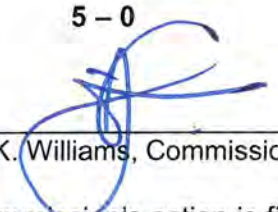
Owners: Farbod Rezvani; 4508Ethel LLC

At its meeting of November 5, 2020, the Cultural Heritage Commission determined that this property does not conform with the definition of a Monument pursuant to Section 22.171.7 of the Los Angeles Administrative Code. Therefore, the request for inclusion of the Hatterscheid Residence in the list of Historic-Cultural Monument has been declined.

The Commission vote was as follows:

Moved: Milofsky
Seconded: Kanner
Ayes: Barron, Buelna, Kennard

Vote: 5 – 0



James K. Williams, Commission Executive Assistant II

The Commission's action is final.

Attached: Findings

- c: Emma Howard, Planning Director, Fourth Council District
- Paola Mendez, Planning Deputy, Fourth Council District
- Ken Bernstein, Principal City Planner, Office of Historic Resources
- Lambert Giessinger, Architect, Office of Historic Resources
- Shannon Ryan, Senior City Planner
- Melissa Jones, City Planning Associate
- Victor Cuevas, Assistant Deputy Superintendent, Department of Building and Safety
- Pascal Challita, Chief, Department of Building and Safety, Inspection Bureau
- Betty Dong, GIS Chief, Department of City Planning
- Thelma Mericle, Bliss Park Heritage Association, Applicant
- Charles J. Fisher, Historian 4Hire, Preparer

FINDINGS

- The Hatterscheid Residence does not meet any of the three criteria of the Cultural Heritage Ordinance and therefore is ineligible for designation as an Historic-Cultural Monument.

DISCUSSION OF FINDINGS

The Hatterscheid Residence was not identified as significant in the citywide historic resources survey, SurveyLA, and does not meet the criteria for designation under the Cultural Heritage Ordinance.

The subject property does not individually reflect the broad cultural, economic, or social history of the nation, state, or community as part of the early development of Van Nuys and the Bliss Park subdivision as argued by the applicant. SurveyLA identifies several eligibility standards for evaluating properties for historic significance under the theme of "Early Residential Development, 1880-1930." These include evaluating whether a property "represents a very early period of settlement/ residential development in a neighborhood or community" and whether "it is a rare surviving and intact example of the type in the neighborhood or community." The Bliss Park subdivision was not identified as a potentially eligible historic district by SurveyLA, and no residences within the subdivision were identified as individually eligible under any designation program. Although the subject property was among the first residences constructed as part of the Bliss Park subdivision, the subdivision does not exemplify the broad development history of Van Nuys.

Van Nuys was developed in 1911, and the Pacific Electric railway connected the area with Los Angeles that same year. Concurrent with the completion of the Pacific Electric line, Sherman Way (renamed Van Nuys Boulevard post-annexation) was established as the first and most reliable traffic artery for commuters by automobile, running parallel to the streetcar route. In 1915, Van Nuys was annexed to the City of Los Angeles, and by the 1920s through the early 1940s, the region became an automobile-oriented suburban community. The tract in which the subject property is located was established in 1926, 15 years after the railway line in Van Nuys opened, and 11 years post-annexation. Furthermore, the subject property is not a rare surviving and intact example of a 1920s single-family residence designed in the Spanish Colonial Revival architectural style in the neighborhood or community. There are a number of extant single-family residences in Van Nuys that date to the subject property's development period, including within the same tract as the subject property. The Van Nuys Historic Preservation Overlay Zone, approximately one mile from the subject property, also consists of single-family residences dating from pre-1920s through the mid-1950s.

Additionally, the subject property is not identified with any historic personages or important historical events. While the Bank of Van Nuys is an important historical institution within the San Fernando Valley, local banker Hugo C. Hatterscheid does not appear to rise to the level of an historic personage.

Furthermore, the subject property minimally displays defining features of the Spanish Colonial Revival architectural style, such as its stucco cladding and a low-sloped tile roof, and staff does not find it to be a unique or outstanding example of the style. Further, the addition of the upper balcony, installation of French doors, and walled porch on the primary elevation compromise the original design intent. There are a number of more exemplary and intact Spanish Colonial Revival-style single-family properties that are Historic-Cultural Monuments, including the Kennedy-Solow

House (1926, HCM #923), the Bakman House in Toluca Lake (1929, HCM #869), the Pengelly House (1929, HCM #746), and the Durham House (1931, HCM #745).

Lastly, the subject property is not a work of a master architect, builder, or designer.

ATTACHMENT B

HISTORICAL RESOURCES ASSESSMENT REPORT FOR
14535 KILLION STREET
LOS ANGELES, CALIFORNIA 91411

PREPARED FOR:

MR. PHIL REZVANI
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PREPARED BY:

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REVISED JUNE 30, 2020
OCTOBER 17, 2019

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SECTION 1 EXECUTIVE SUMMARY

This report presents the results of a Historic Resources Assessment Report for the buildings located at 14535 Killion Street (APN 2249-001-009), City of Los Angeles (City), Los Angeles County, California. The purpose of the report is to determine if the buildings, individually or collectively, constitute a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. This determination will be used by the City to determine the appropriate level of environmental review for consideration of the requested demolition and construction of multi-family housing. Sapphos Environmental, Inc. architectural historians (Ms. Kasey Conley and Ms. Carrie Chasteen; Attachment A, *Resumes of Key Personnel*) were retained to serve as the principal investigator to complete the Historic Resource Assessment Report. Ms. Conley and Ms. Chasteen meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

The property is located on a residential street within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan Area (CPA) of the City. One 2,467-square-foot building and one detached garage are located at 14535 Killion Street.

Historic Resources Group completed the Historic Resources Survey Report of the CPA in 2013.¹ In this report, the subject property was not identified as eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or for designation as a City of Los Angeles Historic-Cultural Monument (HCM). The area surrounding the subject property was also not identified as eligible for listing as a City of Los Angeles Historic Preservation Overlay Zone (HPOZ). The project would demolish the existing buildings to make way for new multi-family housing. The buildings on this parcel were evaluated in this report using the eligibility criteria for listing in the National Register and California Register, for designation as an HCM, and to determine if the subject property would contribute to a potential Historic Preservation Overlay Zone (HPOZ).

After careful research and evaluation, Sapphos Environmental, Inc. (Ms. Conley and Ms. Chasteen) concluded that the buildings do not appear to be individually eligible for listing in the National Register, the California Register, or as an HCM and would not contribute to a potential HPOZ. Therefore, the subject property does not meet the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

¹ City of Los Angeles. January 2013. "Historic Resources Survey Report Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass," Prepared by: Historic Resources Group Available at: http://preservation.lacity.org/sites/default/files/SO-SC-TL-CP%20Survey%20Report%202.26.13_HPLAEdit_0.pdf

SECTION 2

PROJECT SUMMARY AND LOCATION AND DESCRIPTION

2.1 BRIEF PROJECT DESCRIPTION

The project would demolish the existing buildings to make way for new multi-family housing.

2.2 PROJECT LOCATION AND CURRENT SETTING

The subject property consists of one parcel located at 14535 Killion Street (APN 2249-001-009), in the City, Los Angeles County, California. The property is located on a residential street within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass CPA of the City.² This is an area with both single and multi-family residential development and dense commercial development to the east (Figure 1, *Sketch Map, 14535 Killion Street*; Figure 2, *Project Location Map, 14535 Killion Street*).

² City of Los Angeles. January 2013. "Historic Resources Survey Report Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass," Prepared by: Historic Resources Group Available at: http://preservation.lacity.org/sites/default/files/SO-SC-TL-CP%20Survey%20Report%202.26.13_HPLAEdit_0.pdf

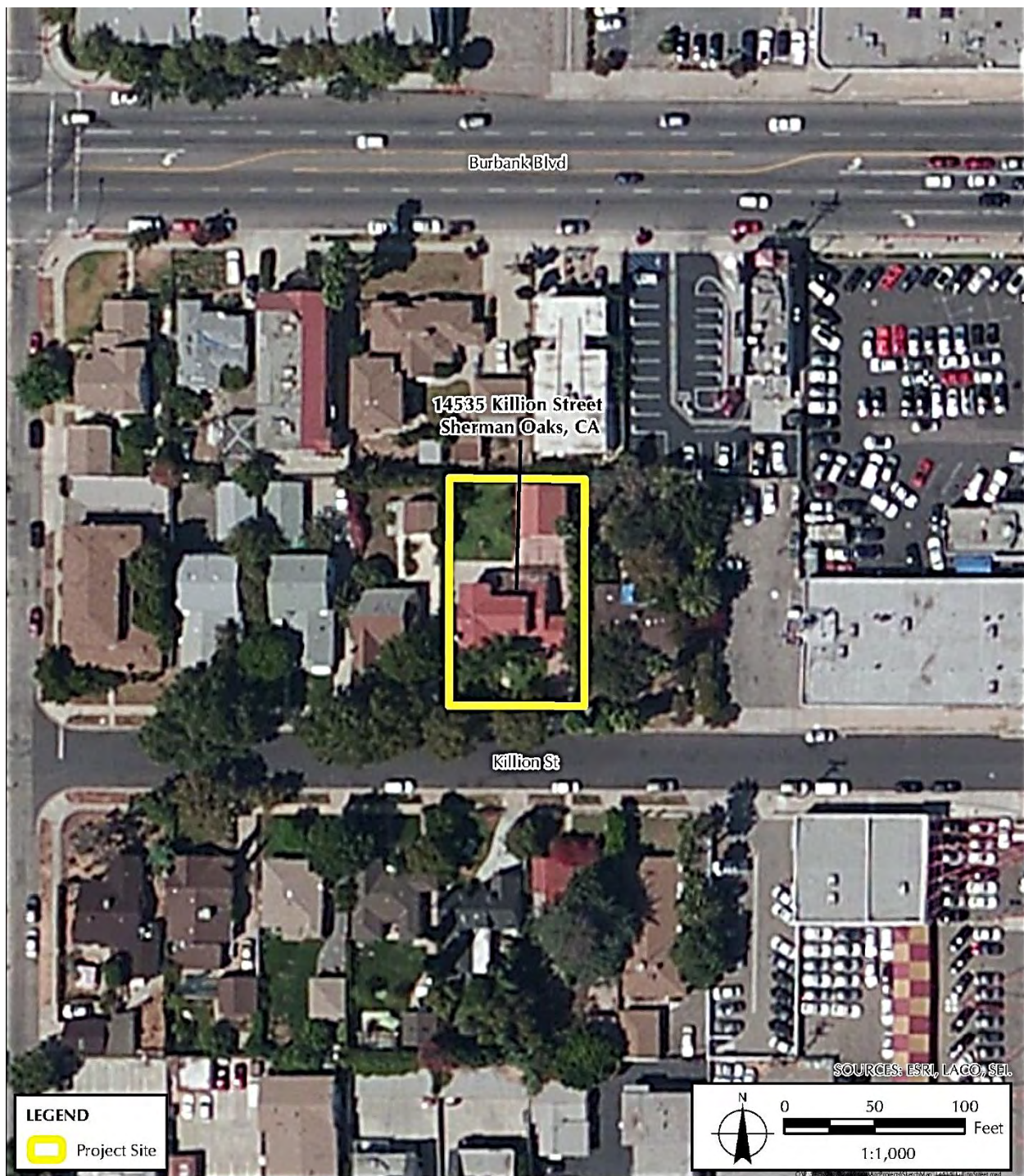


Figure 1. Sketch Map, 14535 Killion Street
 SOURCE: Sapphos Environmental, 2019

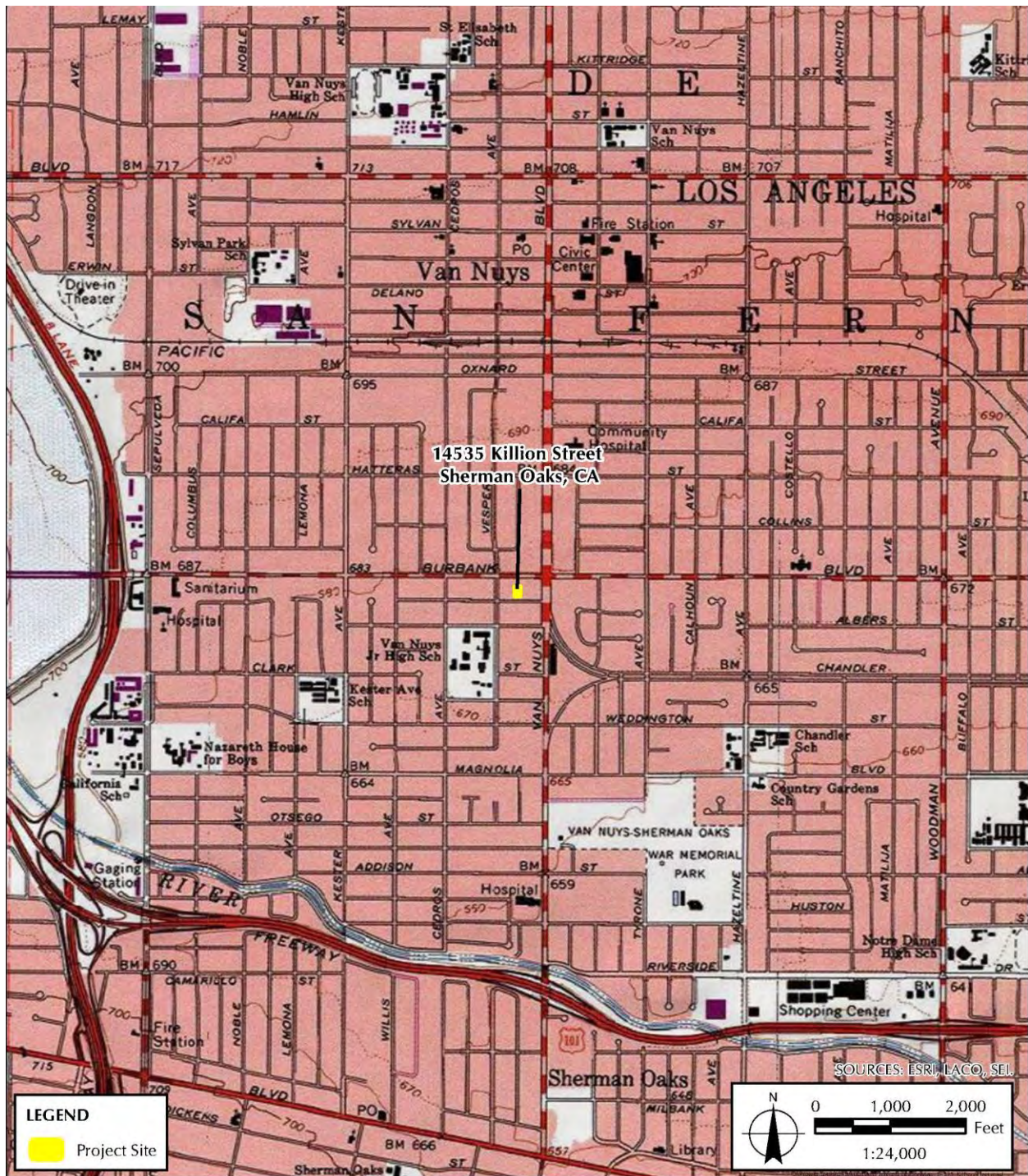


Figure 2. Project Location Map, 14535 Killion Street
 SOURCE: U.S. Geological Survey, 1991

SECTION 3

CURRENT SETTING

The setting surrounding the parcel is single-family residential and commercial buildings located within the Sherman Oaks neighborhood of the CPA. The subject property is located west of Van Nuys Boulevard, a prominent commercial street. The buildings surrounding the parcel range in date from the 1920s to the 1950s along Killion Street and contemporary commercial infill along Van Nuys Boulevard. Architectural styles present include Craftsman, Minimal Traditional, and Period Revival. Contemporary commercial and multi-family residential buildings are located to the east along Van Nuys Boulevard (Figure 3, *View facing east of Setting, Killion Street*; Figure 4, *View facing west of Setting, Killion Street*).



Figure 3. View facing east of Setting, Killion Street
SOURCE: Sapphos Environmental, Inc., 2019



Figure 4. View facing west of Setting, Killion Street
SOURCE: *Sapphos Environmental, Inc., 2019*

SECTION 4

METHODOLOGY

The assessment methodology consisted of research and field assessment of the structures and buildings located on the subject property and on neighboring properties.

Research Conducted

1. Obtained and reviewed the building permits for the parcel from the City Department of Building and Safety. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional resources, such as the field inspection, Sanborn maps, and historic aerial photographs.
2. Researched the project site and surrounding area at local libraries and archives to establish the general history and context of the project site, including a review of the Built Environment Resource Directory (BERD) for Los Angeles County, newspapers, City directories, books, and articles.
3. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the City's Historic Context Statement to identify the appropriate CTP under which to evaluate the buildings on the project site.
4. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the buildings on the project site.

Field Methods

5. Conducted a field inspection of the project site on October 1, 2019 and June 10, 2020, to ascertain the general condition and physical integrity of the buildings thereon. Digital photographs were taken during the site inspections, which included only the exterior of the buildings. Field notes were made.
6. It was concluded during the field inspection that the residential building located at 14535 Killion Street is not located within a potential HPOZ because the buildings do not reflect a sufficient cohesive pattern of design and development and many of the neighboring buildings do not retain integrity. A majority of the buildings surrounding the subject property were built between 1930 and 1959 and were a result of the housing boom following World War II that occurred throughout Southern California. Though many were built around the same time period, they do not convey a cohesive pattern of development with varied architectural styles and thus do not comprise a potential historic district. Accordingly, the parcel was evaluated individually as a potential historical resource under federal, state, and local eligibility criteria according to the National Park Service, California Office of Historic Preservation, and Los Angeles Office of Historic Resources standards.

SECTION 5 REGULATORY FRAMEWORK

The buildings associated with the subject property were evaluated to determine if they constitute a historical resource as defined by the CEQA, using the eligibility criteria for listing in applicable federal, State, and local statutes and regulations.

5.1 FEDERAL

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- A. *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).*

According to *National Register Bulletin No. 15*, “to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity.” Integrity is defined in *National Register Bulletin No. 15* as “the ability of a property to convey its significance.”³ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: location, design, setting, materials, workmanship, feeling, and association.

5.2 STATE OF CALIFORNIA

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:

³ National Park Service, U.S. Department of the Interior. 2017. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin*. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>

1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
2. *Is associated with the lives of persons important in our past;*
3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

Section 4852(C) of the California Code of Regulations⁴ defines integrity as follows:

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

5.3 CITY OF LOS ANGELES

Historic-Cultural Monument. Section 22.171.7 of the City Cultural Heritage Ordinance defines a HCM:

For purposes of this article, a Historic-Cultural Monument (HCM) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles. A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it meets at least one of the following criteria:

1. *Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;*
2. *Is associated with the lives of historic personages important to national, state, city, or local history; or*
3. *Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.*

⁴ California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), p. 66.

Unlike the National and California Registers, the City Cultural Heritage Ordinance makes no mention of concepts such as integrity or period of significance. Additionally, properties do not have to reach a minimum age, such as 45 to 50 years, to be designated as HCMs.

Historic Preservation Overlay Zone. The City has established 36 HPOZs, or historic districts. City Ordinance No. 175891 amended Section 12.20.3 of the City's municipal code regarding HPOZs. The purpose of the ordinance was stated as:

It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, and use of buildings, structures, Landscaping, natural features, and areas within the City of Los Angeles having Historic, architectural, cultural, or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment, and general welfare of the people.

Contributing elements are defined as any building, structure, landscape, or natural feature identified in a historic resource survey as contributing to the historic significance of the HPOZ, including a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the historic resources survey.

6.1 RECORD SEARCH

In accordance with South Central Coastal Information Center (SCCIC), located at California State University, Fullerton, current policies and procedures, an equivalent record search was conducted by reviewing the BERD for Los Angeles County, available from the California Office of Historic Preservation (updated March 3, 2020) on June 29, 2020, historic U.S. Geological Survey (USGS) 7.5-minute series topographic maps, and aerial photographs for the project site and adjacent properties. In addition to official maps and records, and published registers and reports for the geographic area were reviewed:

- National Register of Historic Places – Listed (2020);
- California Register of Historical Resources – Listed (2020);
- California State Historical Landmarks (1996 and updates);
- California Points of Historical Interest (1992 and updates);
- HistoricPlacesLA (2020); and
- SurveyLA (2013).

6.2 PREVIOUS EVALUATIONS/DESIGNATIONS SUMMARY

The subject property is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass CPA of the City. Historic Resources Group completed the Historic Resources Survey Report of the CPA in 2013.⁵ In this report, the subject property was not identified as eligible for listing in the National Register, California Register, or for designation as a City HCM. The area surrounding the subject property was also not identified as a potential HPOZ by the survey. Additionally, the subject property does not appear to have been previously evaluated other than the 2013 survey.

⁵ City of Los Angeles. January 2013. "Historic Resources Survey Report Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass," Prepared by: Historic Resources Group Available at:
http://preservation.lacity.org/sites/default/files/SO-SC-TL-CP%20Survey%20Report%202.26.13_HPLAEdit_0.pdf

SECTION 7

HISTORY AND DESCRIPTION OF SURROUNDING AREA

7.1 DEVELOPMENT HISTORY

Residential Development in the CPA

At the turn of the 20th century, what was once agricultural land in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass CPA began to be platted for residential development. The Pacific Electric Railway opened a line through the Cahuenga Pass making living in San Fernando Valley and working in Los Angeles much easier.⁶ The northeastern portion of the CPA was the earliest part of the area to be developed and at the beginning of the 20th century, large swaths of land was subdivided and platted for residential development. The entertainment industry perpetuated the growth into the central section of the CPA as movie studios moved in in search for more open land. The population of the San Fernando Valley ballooned between 1930 and 1940 from 51,000 residents to 112,000. The western most portion of the CPA was the last to be developed and was mainly infilled by the demand for post-World War II housing.⁷

Tract History

The subject property was developed as part of Tract No. 9500 which was recorded in 1926 for the owner, Title Insurance Trust Company.⁸ The Title Insurance and Trust Company was founded in 1893 and located in downtown Los Angeles. The company handled titles and trusts and eventually reorganized in 1977 to form TICOR, an international title insurance and financial services organization.⁹ The tract was bounded by Burbank Boulevard to the north, Van Nuys Boulevard to the east, Albers Street to the south, and Cedros Avenue to the west. It consisted of 90 parcels of roughly equal size, with the ten (10) parcels fronting Van Nuys Boulevard being slightly larger and dedicated for commercial use. The subject property was built the year following the establishment of the tract in 1927, but most of the tract, roughly 40 percent of the buildings, were built between 1940 and 1959. This later development was largely driven by the post-World War II housing boom with the Minimal Traditional style being a prominent type found in the tract. There is also concentration of Period Revival styles (Tudor and Spanish Colonial) present in the tract, and comprise the remaining approximately 60 percent of the buildings in the tract.

⁶ City of Los Angeles. January 2013. "Historic Resources Survey Report Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass," Prepared by: Historic Resources Group Available at: http://preservation.lacity.org/sites/default/files/SO-SC-TL-CP%20Survey%20Report%202.26.13_HPLAEdit_0.pdf

⁷ City of Los Angeles. January 2013. "Historic Resources Survey Report Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass," Prepared by: Historic Resources Group Available at: http://preservation.lacity.org/sites/default/files/SO-SC-TL-CP%20Survey%20Report%202.26.13_HPLAEdit_0.pdf

⁸ Los Angeles County Department of Public Works. March 1926. *Land Records Viewer*. Tract No. 9500. Available at: <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0131/TR0131-004.pdf>

⁹ Social Networks and Archival Context. "Ticor Title Insurance Company of California." Accessed October 2019. Available at: <https://snaccooperative.org/ark:/99166/w6t5259v>

SECTION 8

DESCRIPTION OF EVALUATED RESOURCE

8.1 ARCHITECTURAL DESCRIPTION

The subject property includes a single-family residence constructed in 1927. The 2-story Spanish Colonial Revival-style residence faces Killion Street, measures 2,437-square-feet, and features a roughly 'L'-shaped footprint. The building has a medium pitched cross-gabled roof clad in red clay tiles and the exterior is clad in stucco. Based upon the diminished window reveal, the building has been reclad in stucco (Figure 6, *View of Primary Façade [view facing northwest], 14353 Killion Street*). The building is in good condition (Attachment B, *DPR 523 Series Forms: DPR 523a form*).



Figure 6. View of Primary Façade (view facing northwest), 14535 Killion Street
SOURCE: *Sapphos Environmental, Inc., 2019*

Primary Façade

There is a porte-cochere to the west of the façade also clad in stucco and red clay tiles on the roof (Figure 7, *Sanborn Map Detail – 14535 Killion Street*; Figure 8, *View of Primary Façade [view facing north], 14535 Killion Street*).

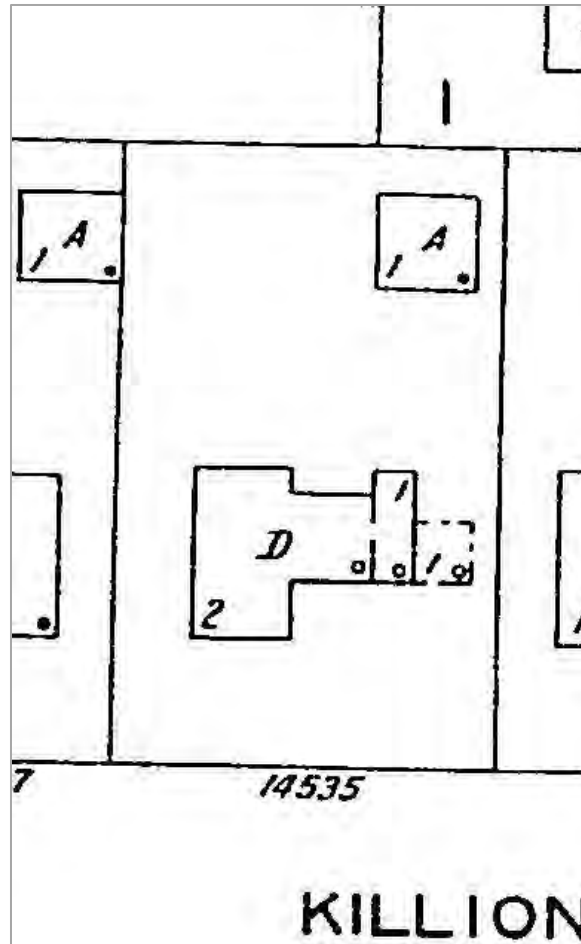


Figure 7. Sanborn Map Detail – 14535 Killion Street

SOURCE: Sanborn Fire Insurance Map Company, 1906-1952, Volume 42, Page 4329



Figure 8. View of Primary Façade (view facing north), 14535 Killion Street

SOURCE: Sapphos Environmental, Inc., 2019

Front Porch Detail

There is concrete fountain in the center of the entrance porch. The porch has a low wall along the southern edge and has metal gates on the southern and western edges. Based upon a review of Sanborn maps, this porch is not original to the building (Figure 9, *Entrance Detail [view facing east]*, 14535 Killion Street).



Figure 9. Entrance Detail (view facing east), 14535 Killion Street

SOURCE: Sapphos Environmental, Inc., 2019

Eastern Façade

The eastern façade of the building is clad in stucco and is split into two sections, under the porte-cochere and past the porte-cochere. The southern portion is situated under the porte-cochere and has one wood casement window. There is a metal gate at the end of the porte-cochere which allows access to the rear of the building. The façade past the porte-cochere has three wood double-hung windows. The driveway that leads up this façade consists of brick pavers (Figures 10A–B, *Eastern Façade*, 14535 Killion Street).



Figure 10A. Eastern Façade (view facing northwest), 14535 Killion Street
 SOURCE: Sapphos Environmental, Inc., 2019



Figure 10B. Eastern Façade (view facing southwest), 14535 Killion Street
 SOURCE: Sapphos Environmental, Inc., 2019

Northern Façade

The northern façade is clad in stucco. There is a porch with decorative tiles on the stairs and wall, and the resulting patio is covered by a wood trellis. Based upon a review of the Sanborn maps, this porch is also an alteration. The trellis also appears to be modern based upon materials. There is an entrance recessed at the center of the façade with wood French doors and a single-door entrance to the east. The second story on the western end protrudes out slightly. There are multiple double-hung wood windows on the western end of the façade. There is a band of wood casement windows on the second story above the wood trellis (Figure 11, *Northern Façade [view facing southwest], 14535 Killion Street*).



Figure 11. Northern Façade (view facing southwest), 14535 Killion Street
SOURCE: Sapphos Environmental, Inc., 2019

Western Façade

The western façade is clad in stucco. There are double-hung wood windows of varying sizes at different levels and fixed windows on this façade. There is a large concrete walkway that runs along the façade. The original use of the concrete walkway is unknown, but based upon visual scarring, the wing wall was extended to enclose this area as a courtyard (Figure 12, *Western Façade [view facing southeast], 14535 Killion Street*; Figure 13, *Wing wall detail, 14535 Killion Street*).



Figure 12. Western Façade (view facing southeast), 14535 Killion Street
 SOURCE: Sapphos Environmental, Inc., 2019



Figure 13. Wing Wall Detail, 14535 Killion Street
 SOURCE: Sapphos Environmental, Inc., 2020

Detached Garage

A detached garage sits in the northeast corner of the parcel. It is square in footprint, has a front-gabled roof clad in red clay tiles, and its exterior is clad in stucco. It is two stories with living space above. There are two sets of two-over-two casement windows above the wood garage door with is located on the southern façade. The garage door has vertical wood panels with multi-glass panes at the top. There is also a pedestrian wood access door on the western end of the southern façade. This garage is new construction, built in 2005 after the original garage was demolished. It is minimally visible from the street with a metal privacy gate shielding it at the end of the porte-cochere (Figure 14, *Detached Garage [view facing northeast], 14535 Killion Street*).



Figure 14. Detached Garage (view facing northeast), 14535 Killion Street
SOURCE: *Sapphos Environmental, Inc., 2019*

SECTION 9 PROPERTY HISTORY

9.1 CONSTRUCTION HISTORY

The subject property was developed as part of Tract No. 9500 which was recorded in September 1926 for owner Title Insurance Trust Company.¹⁰ The Title Insurance and Trust Company was founded in 1893 and located in downtown Los Angeles. The company handled titles and trusts and eventually reorganized in 1977 to form TICOR, an international title insurance and financial services organization.¹¹

The original building permits were pulled from the City Department of Building and Safety. The land was improved in 1927 and lists no architect and identifies the builder as Bert LaPlant.¹² In 2000, a permit was issued for repair to the chimney.¹³ In 2005, a permit was issued to demolish the existing detached garage and construct a new garage in its place.¹⁴ No other building permits have been issued for the subject property. Unpermitted alterations to the primary residence include the construction of front and rear porches, and construction of the upper balcony which includes the installation of a French door.

9.2 IDENTIFICATION OF ARCHITECTS/ BUILDERS

There is no listed architect for the construction of the subject property. The builder/contractor is listed as Bert LePlant. No information was found to convey Bert LePlant was a significant builder of the time based upon a review of historic issues of the *Los Angeles Times* and *Los Angeles Sentinel*.

9.3 OWNERSHIP/OCCUPANT HISTORY

Based upon a review of the Los Angeles County Assessor's parcel data, the property changed ownership multiple times between 1927 and 2019 (Table 1, *Assessor Data, 14535 Killion Street*).

¹⁰ Los Angeles County Department of Public Works. March 1926. *Land Records Viewer*. Tract No. 9500. Available at: <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0131/TR0131-004.pdf>

¹¹ Social Networks and Archival Context. "Ticor Title Insurance Company of California." Accessed October 2019. Available at <https://snaccooperative.org/ark:/99166/w6t5259v>

¹² City of Los Angeles. Issued 25 March 1927. Building Permit No. 8412.

¹³ City of Los Angeles. Issued 15 February 2000. Building Permit No. 02844.

¹⁴ City of Los Angeles. Issued 1 July 2005. Building Permit No. 02643; 01273.

TABLE 1
ASSESSOR DATA, 14535 KILLION STREET

Book	Page	Years	Names
671	32	1927–1940	Mary H. Doty Hugo C. Hatterscheid
671	32	1940–1947	Mary H. Doty Bonnie O. Emerson
986	26	1948–1952	Mary H. Doty Bonnie E. Emerson
986 pt. 1	26	1953–1957	Mary H. Doty
986 pt. 1	26	1958–1962	Mary H. Doty
N/A	N/A	1976*	Christine M. Thurman Malcom J. Thurman
N/A	N/A	1991*	Bruce A. Moss
N/A	N/A	2000*	Stephen E. Bures
N/A	N/A	2004*	Sydney Field Larry S. Field
N/A	N/A	2006*	Larry Field Tr.
N/A	N/A	2012*	Sydney Field Tr.
N/A	N/A	2014*	Lane Watson Luke Watson
N/A	N/A	2018*	Farbod Rezvani

Key: * denotes information obtained from the Los Angeles County Assessor public counter

Mary H. Doty and Bonnie O. Emerson were both widows.¹⁵ Hugo C. Hatterscheid was a banker from Nebraska who purchased an interest in the First National Bank of Arcadia, where he served as cashier.¹⁶ In 1926, the Bank of Van Nuys merged with the Security Trust and Savings Bank, and was known thereafter as the latter. The Bank of Van Nuys, once one of the largest financial institutions in the San Fernando Valley, was founded in November of 1921 by W.P. Whitsett.¹⁷ Although Hatterscheid is rumored to be associated with the Bank of Van Nuys, research in the historical issues of the *Los Angeles Times* and the *Los Angeles Sentinel* indicates there is no association. No information pertaining to the life and career was available in the historic issues of *Los Angeles Times* and the *Los Angeles Sentinel*, city directories, or census records for Christine M. Thurman, Malcom J. Thurman, Bruce A. Moss, Stephen E. Bures, Sydney Field, Larry S. Field, Lane Watson, or Luke Watson. The current owner of the property is Farbod Rezvani.

9.4 USE HISTORY

The property was built as a single-family residence and is currently being used as such.

¹⁵ Ancestry.com; Year: 1940; Census Place: Los Angeles, Los Angeles, California; Roll: m-t0627-00375; Page: 61A; Enumeration District: 60-33.

¹⁶ "Banker goes to Arcadia." 24 January 1922. *Los Angeles Times*, p. I9.

¹⁷ "Financial: Security Buys Van Nuys Bank Whitsett Institution." 25 August 1926. *Los Angeles Times*, p.11.

SECTION 10

HISTORIC CONTEXT

The subject property was evaluated using the Citywide Historic Context Statement developed for SurveyLA; specifically, the Residential Development and Suburbanization context and Early Residential Development theme, and the Architecture and Engineering context and the Spanish Colonial Revival Style subtheme.¹⁸

10.1 RESIDENTIAL DEVELOPMENT AND SUBURBANIZATION, 1880–1980

Context: Residential Development and Suburbanization, 1850–1980

Theme: Early Residential Development, 1880–1930

Sub Theme: Early Single-Family Residential Development, 1880–1930

Property Type: Residential

Property Sub Type: Single-Family Residence

Geographic Location: Citywide

Area of Significance: Settlement; Community Planning and Development

Criteria: A/1/1

Period of Significance: 1880–1930

Eligibility Standards:

- Dates from the period of significance
- Is a rare surviving example of the type in the neighborhood or community
- Represents a very early period of settlement/residential development in a neighborhood or community

Character-Defining/Associative Features:

- Has an important association with early settlement or residential development within a neighborhood or community
- May also be significant for its association with important early settlers
- May be within an area later subdivided and built out
- Often sited in a prominent location
- Retains most of the essential physical and character-defining features (CDFs) from the period of significance

¹⁸ City of Los Angeles Office of Historic Resources, Department of City Planning. 6 May 2014. "SurveyLA Historic Context Outline and Summary Tables." Accessed July 2019. Available at: <https://preservation.lacity.org/news/surveyla-historic-context-outline-and-summary-tables-published>

Integrity Considerations:

- Because of the rarity of the type there may be a greater degree of alterations or fewer extant features
- Should retain integrity of Location, Feeling, Association, and Materials from the period of significance

10.2 ARCHITECTURE AND ENGINEERING

Context: Architecture and Engineering

Theme: Mediterranean and Indigenous Revival, 1893–1948

Sub Theme: Spanish Colonial Revival, 1912–1948

Property Type: Residential – Single-Family Residence

Associated Property Types: Residential – Single-Family Residence

Property Type Description: The style was not limited to specific building types. Spanish Colonial Revival-style buildings may be residential, commercial, industrial, or institutional in type. They range from modest- to grand-scale in size.

Property Type Significance: A resource evaluated under this sub-theme is significant in the area of Architecture as an excellent example of the Spanish Colonial Revival style. Significant examples exemplify the character-defining features of the style and are often the work of noted architects/builders who made use of these features to give various building types an identification with the styles of Spain, specifically the southern region of Andalusia. Because of its flexibility the Spanish Colonial Revival was widely used for a range of building types and is therefore highly abundant in the parts of the city developed during the period of significance.

Geographic Location: Citywide, particularly in areas developed during the 1920s and 1930s

Areas of Significance: Architecture

Criteria: C/3/3

Period of Significance: 1912-1948

Eligibility Standards:

- Exemplifies the character-defining features of the Spanish Colonial Revival style
- Is an excellent example of the style and/or the work of a significant architect or builder
- Was constructed during the period of significance

Character Defining/Associative Features:

- Retains most of the essential character-defining features of the style
- Typically, asymmetrical horizontal assemblage of building masses
- Stucco or plastered exterior walls
- Distinctively shaped and capped chimneys
- Low sloped clay tile roofs or roof trim

- Arched openings, individually serving doors and windows or arranged in arcades
- Towers used as vertical accents to horizontal assemblages
- Patios, courtyards, and loggias or covered porches and or/balconies
- Spare detailing making use of wrought iron, wood, cast stone, terra cotta, polychromatic tile
- Grilles, or rejas, of cast iron or wood over windows and other wall openings
- Attic vents of clay tiles or pipe

Integrity Considerations:

- Should retain integrity of Design, Materials, Workmanship, and Feeling
- Stucco repair or replacement must duplicate the original in texture and appearance
- Roof replacement should duplicate original in materials, color, texture, dimension, and installation pattern
- New additions should be appropriately scaled and located so as to not overwhelm the original design and massing
- Evolution of plant materials is expected, but significant designed landscapes should be retained
- Original use may have changed
- Setting may have changed (surrounding buildings and land uses)
- Limited window replacement may be acceptable
- Commercial storefronts alterations may be acceptable if most of the original architectural detailing is retained and proportions are not substantially altered
- For residential properties alterations to garages may be permissible
- Security bars may have been added

SECTION 11

EVALUATION OF ELIGIBILITY

11.1 NATIONAL REGISTER OF HISTORIC PLACES

National Register Criterion A

Sherman Oaks was established in 1911 and annexed by the City in 1915 in anticipation of the Los Angeles Aqueduct coming online. The Cahuenga Pass streetcar line opened in 1911 which ushered suburban development into the valley. The subject property was developed 16 years after the establishment of the streetcar system in the valley and is located roughly 5 miles from this line, and thus is not associated with early streetcar development in the northeastern section of Sherman Oaks. Therefore, the subject property does not represent a very early period of settlement/residential development in a neighborhood or community. The property was developed as part of Tract No. 9500, which was subdivided in 1926, more than 10 years after these events occurred. Numerous residential tracts in the northeastern section of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass CPA were developed at the start of the 20th century when the streetcar lines were developed. Based upon a review of the County of Los Angeles Department of Public Works Land Records Viewer, numerous tracts on both sides of Van Nuys Boulevard date to 1920s. The subject property was developed in 1927, just a year after the development of the tract, yet the majority of the properties within Tract No. 9500 were also constructed in the late 1920s through the 1940s. The buildings surrounding the subject property generally reflect the Tudor and Spanish Colonial Revival styles of architecture. Although constructed during the period of significance for early residential development, the subject property is not a rare surviving example of the type in the neighborhood or community. Of the older tracts flanking Van Nuys Boulevard, many feature Period Revival styles of architecture. Other buildings located within Tract No. 9500 and neighboring tracts were constructed in the late 1920s. The subject property is also not associated with a significant real estate developer or the development of a significant tract as described above. The buildings do not convey integrity of association, feeling, setting, or materials due to substantial alterations. The subject property, nor its surrounding area, was not identified by SurveyLA as an early example of residential development within the CPA. Therefore, the subject property is ineligible for listing in the National Register under Criterion A.

National Register Criterion B

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is ineligible for listing in the National Register under Criterion B.

National Register Criterion C

The subject property is a Spanish Colonial-style single-family residence. The original building permit pulled from the City Department of Building and Safety lists no architect and Bert LePlant was identified as the builder/contractor. No information was found to suggest that Bert LePlant was a significant builder of the period. The subject property was not identified by SurveyLA in the 2013 survey of the CPA as individually eligible for listing on the National Register due to its architecture nor was it identified as a contributor to a potential historic district as the surrounding buildings do not convey a cohesive pattern of style. The original detached garage in the northeast corner of the parcel was demolished in 2005 and a new detached garage was constructed in its place.

The property located at 14608 Killion Street is located within Tract No. 9500. The building reflects the Spanish Colonial Revival style of architecture and possess almost all of the character-defining features of this style of architecture:

- Typically, asymmetrical horizontal assemblage of building masses
- Stucco or plastered exterior walls
- Distinctively shaped and capped chimneys
- Low sloped clay tile roofs or roof trim
- Arched openings, individually serving doors and windows or arranged in arcades
- Towers used as vertical accents to horizontal assemblages
- Patios, courtyards, and loggias or covered porches and or/balconies
- Spare detailing making use of wrought iron, wood, cast stone, terra cotta, polychromatic tile
- Grilles, or rejas, of cast iron or wood over windows and other wall openings
- Attic vents of clay tiles or pipe

Based upon a review of the City's building permits, 14608 Killion Street was improved in 1927 and the primary facades have not been altered (Figure 15, *14608 Killion Street*). Therefore, other better examples of this style exist within the tract and general area of Sherman Oaks.



Figure 15. 14608 Killion Street
SOURCE: *Google Earth, 2019*

The buildings on the subject property have been substantially altered, and do not retain integrity of materials, design, and workmanship. The subject property is not an excellent example of Spanish Colonial Revival architecture, it does not embody the distinctive characteristic of a type of architecture, and does not possess high artistic value. Therefore, the subject property is ineligible for listing in the National Register under Criterion C.

National Register Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

11.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

11.3 CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS

Similarly, the HCM criteria are similar to the National Register and California Register criteria. Therefore, the subject property is not eligible for designation as an HCM for the same reasons outlined above.

SECTION 12

CONCLUSIONS

Based upon research and analysis, the subject property located at 14535 Killion Street does not appear to be individually eligible for listing in the National Register, California Register, or for designation as an HCM due to its lack of integrity of design, materials, workmanship, association, feeling, and setting and its lack of association with the early residential growth of the CPA. Moreover, the property is not a contributor to a potential HPOZ due to substantial loss of integrity. Therefore, the property is not a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Therefore, the proposed project would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines.

SECTION 13 SOURCES

Ancestry.com; Year: 1940; Census Place: *Los Angeles, Los Angeles, California*; Roll: m-t0627-00375; Page: 61A; Enumeration District: 60-33.

"Banker goes to Arcadia." 24 January 1922. *Los Angeles Times*, p. 19.

California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), p. 66.

City of Los Angeles Office of Historic Resources, Department of City Planning. 6 May 2014. "SurveyLA Historic Context Outline and Summary Tables." Accessed July 2019. Available at: <https://preservation.lacity.org/news/surveyla-historic-context-outline-and-summary-tables-published>

City of Los Angeles. Issued 1 July 2005. Building Permit No. 02643; 01273.

City of Los Angeles. Issued 15 February 2000. Building Permit No. 02844.

City of Los Angeles. Issued 25 March 1927. Building Permit No. 8412.

City of Los Angeles. January 2013. "Historic Resources Survey Report Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass," Prepared by: Historic Resources Group Available at: http://preservation.lacity.org/sites/default/files/SO-SC-TL-CP%20Survey%20Report%202.26.13_HPLAEdit_0.pdf

"Financial: Security Buys Van Nuys Bank Whitsett Institution." 25 August 1926. *Los Angeles Times*, p.11.

Los Angeles County Department of Public Works. March 1926. *Land Records Viewer*. Tract No. 9500. Available at: <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0131/TR0131-004.pdf>

Los Angeles County Department of Public Works. March 1926. *Land Records Viewer*. Tract No. 9500. Available at: <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0131/TR0131-004.pdf>

National Park Service, U.S. Department of the Interior. 2017. "How to Apply the National Register Criteria for Evaluation." *National Register Bulletin*. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>

Social Networks and Archival Context. "Ticor Title Insurance Company of California." Accessed October 2019. Available at <https://snaccooperative.org/ark:/99166/w6t5259v>

ATTACHMENT A
RESUMES OF KEY PERSONNEL

Carrie E. Chasteen, MS

Historic Resources Manager

Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida

- Cultural resource management and legal compliance
- History of California
- Architectural History
- Cultural History
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation
- Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Historic Preservation Commissioner, City of Pasadena
- Phi Alpha Theta National Honor Society

Years of Experience: 18+

Relevant Experience:

- *Historic Evaluation for 54 Parks, Golf Course, and Arboreta Project*
- *Historic Evaluation and Design Review for Fries Avenue Elementary School*
- *Los Angeles Union Station Forecourt and Esplanade Project*
- *Los Angeles Music Center*

Ms. Carrie Chasteen has more than 16 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement/Environmental Impact Report (EIS/EIR) sections, Mitigated Negative Declaration (MND) and Initial Study (IS) sections, peer review, and regulatory compliance. She has served as Principal Investigator / Principal Architectural Historian on projects throughout Los Angeles County. Ms. Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. She has extensive experience with the City of Los Angeles Office of Historic Resources (OHR), California Office of Historic Preservation, California Department of Transportation (Caltrans), County of Los Angeles Department of Parks and Recreation, and various other state, county, and local government agencies.

On behalf of the County of Los Angeles (County) Department of Parks and Recreation, Ms. Chasteen is managing the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the standards provided in CEQA, and the County Register of Landmarks and Historic Districts. The results documented in the historic evaluations were used by the County to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training.

On behalf of the Los Angeles Unified School District (LAUSD), Ms. Chasteen prepared a historical evaluation of the Fries Avenue Elementary School. The evaluation tiered off the historic context and registration criteria developed for the award-winning LAUSD Historic Context Statement, 1870 to 1969. The property was determined to be a historical resource pursuant to CEQA. As a result, Ms. Chasteen also reviewed the design of the proposed campus revisions to determine if the proposed project complied with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

On behalf of the County of Los Angeles, Ms. Chasteen reviewed plans for the proposed renovation of the plaza at the Los Angeles Music Center. Design refinements were suggested and implemented in order to reduce impacts to the plaza and its character-defining features.

Ms. Chasteen is a member of the Society of Architectural Historians, National Trust, California Preservation Foundation, Los Angeles Conservancy, Pasadena Heritage, and currently serves as a City of Pasadena Historic Preservation Commissioner.

Kasey M. Conley, MHC

Architectural Historian

Master of Heritage

Conservation, USC, Los Angeles, CA

- *Identification and evaluation of built environment*
- *Cultural history*
- *History of California*
- *Archival documentation*
- *Historic preservation*

Years of Experience: 3

Relevant Experience:

- *CEQA documentation for Exposition Park and Descanso Master Plans*
- *Descanso Garden Historic District National Register Nomination*
- *Jane's Village Historic District Survey and Evaluation*
- *Manhattan Beach Context Statement*

Ms. Kasey Conley has three years of experience in the field of cultural resources management and the built environment, including archival research, district and resource surveys, preparation of National Register of Historic Places nominations, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualifications Standards* in the fields of History and Architectural History.

Ms. Conley has served on projects in Los Angeles County and has experience with the California Office of Historic Preservation; the County of Los Angeles Department of Parks and Recreation; the City of Los Angeles; and various other state, county, and local government agencies.

Ms. Conley has prepared National Register nomination forms for historic districts such as Leimert Park in South Los Angeles and the Descanso Gardens Historic District in Pasadena and individual resources such as Engine Co. 54 in Hyde Park. Ms. Conley has supported the preparation of CEQA documents for the Exposition Park Master Plan and the Descanso Gardens Master Plan. Ms. Conley has worked on several historic resource assessment reports within the cities of Los Angeles, Glendale, San Marino, and Rancho Cucamonga. Ms. Conley has also worked with the County of Los Angeles in the survey and evaluation of the Jane's Village Historic District.

ATTACHMENT B
DPR 523 SERIES FORMS

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 11

*Resource Name or # (Assigned by recorder): 14535 Killion Street

P1. Other Identifier: None

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Van Nuys Date: 1972 T1N; R15W; ___ of ___ of Sec ; ___ B.M.

c. Address: 14535 Killion Street City: Los Angeles Zip: 91411

d. UTM (Give more than one for large and/or linear resources) Zone: ___, ___ mE/ ___ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 2249-001-009

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The subject property includes a single-family residence constructed in 1927. The 2-story Spanish Colonial Revival-style residence faces Killion Street, measures 2,437-square-feet, and features a roughly 'L'-shaped footprint. The building has a medium pitched cross-gabled roof clad in red clay tiles and the exterior is clad in stucco. Based upon the diminished window reveal, the building has been reclad in stucco. The building is in good condition.

Primary Façade

The primary façade is asymmetrical with two bays and is clad in stucco. The western bay protrudes south creating an 'L'-shaped footprint into which the entrance is set. The entrance is accessed through the center of the façade via a raised porch and is covered by a balcony on the second story which has a metal railing. Based upon a review of the Sanborn maps, the front porch and upper level balcony are an alteration constructed at an unknown date. There is a metal railing detail in front of the window above the arched picture window and a circular vent in the gable above that. Other vents on the building are rectangular and are likely not original to the building. (See Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP2 Single-Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #): Facing north; October 1, 2019

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
1927 LA County Assessor

*P7. Owner and Address:

Farbod Rezvana
N/A

*P8. Recorded by (Name, affiliation, and address):

Kasey Conley
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: March 18, 2020

*P10. Survey Type (Describe): Intensive

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2020. Historic Resource Assessment Report for 14535 Killion Street, Los Angeles, California.

Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 14535 Killion Street
Page 2 of 11

*NRHP Status Code: 6Z

B1. Historic Name: 14535 Killion Street

B2. Common Name: 14535 Killion Street

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The original building permits were pulled from the City Department of Building and Safety. The land was improved in 1927 and lists no architect and identifies the builder as Bert LaPlant. In 2000, a permit was issued for repair to the chimney. In 2005, a permit was issued to demolish the existing detached garage and construct a new garage in its place. No other permits have been issued for the subject property and no unpermitted alterations can be seen.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: Bert LaPlant

*B10. Significance: Theme: Residential Architecture

Area: Sherman Oaks

Period of Significance: 1927 Property Type: Single-family residence Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

National Register Criterion A

Sherman Oaks was established in 1911 and annexed by the City in 1915 in anticipation of the Los Angeles Aqueduct coming online. The Cahuenga Pass streetcar line opened in 1911 which ushered suburban development into the valley. The subject property was developed 16 years after the establishment of the streetcar system in the valley and is located roughly 5 miles from this line, and thus is not associated with early streetcar development in the northeastern section of Sherman Oaks. Therefore, the subject property does not represent a very early period of settlement/residential development in a neighborhood or community. The property was developed as part of Tract No. 9500, which was subdivided in 1926, more than 10 years after these events occurred. Numerous residential tracts in the northeastern section of the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass CPA were developed at the start of the 20th century when the streetcar lines were developed. Based upon a review of the County of Los Angeles Department of Public Works Land Records Viewer, numerous tracts on both sides of Van Nuys Boulevard date to 1920s. (See Continuation Sheet page 9)

B11. Additional Resource Attributes (List attributes and codes): N/A

*B12. References: See Continuation Sheet page 11.

*B13. Remarks: N/A

*B14. Evaluator:

Kasey Conley
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*Date of Evaluation: March 18, 2020

(This space reserved for official comments.)



State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

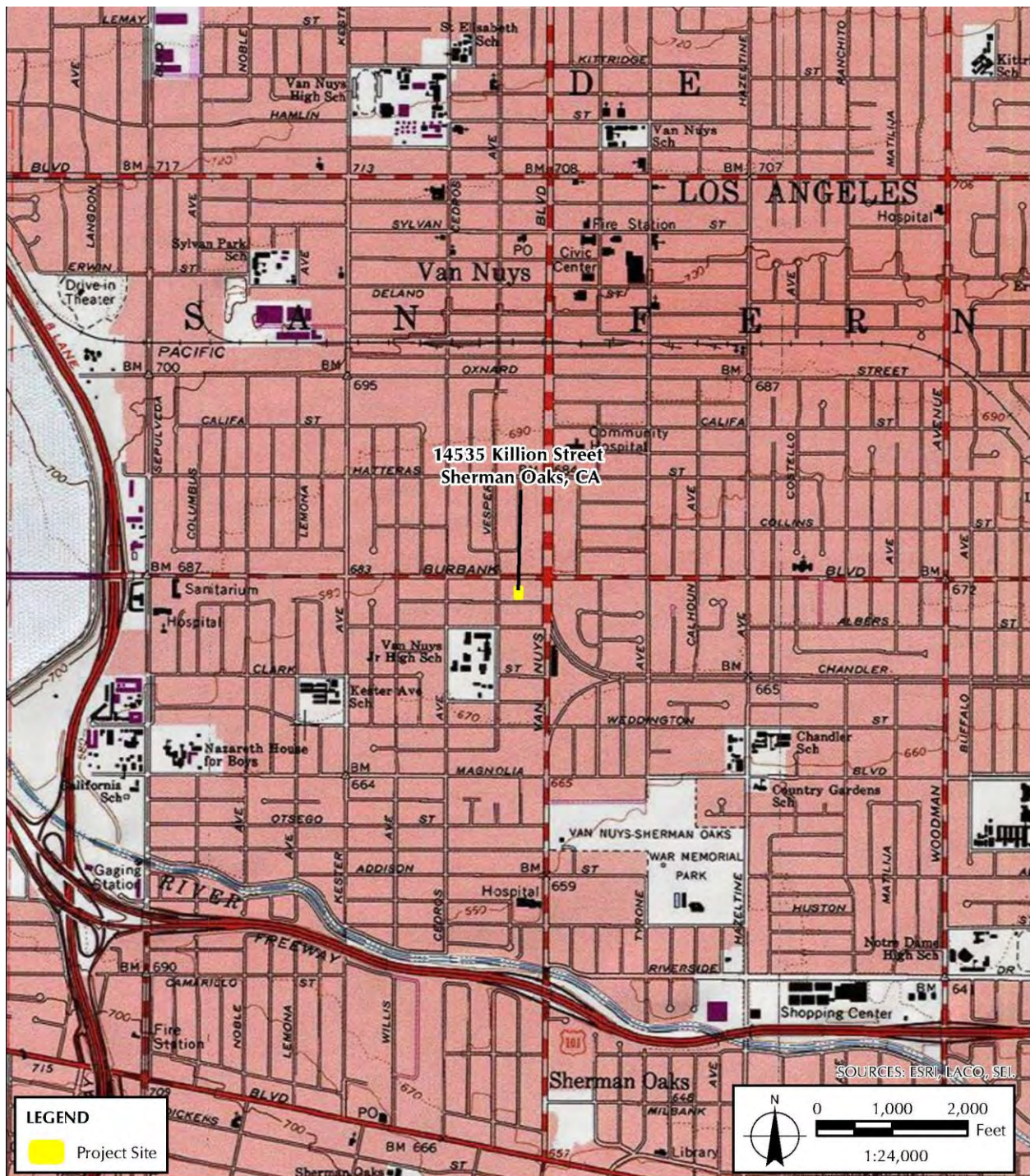
Page 3 of 11

*Map Name: Van Nuys

*Resource Name or # (Assigned by recorder): 14535 Killion Street

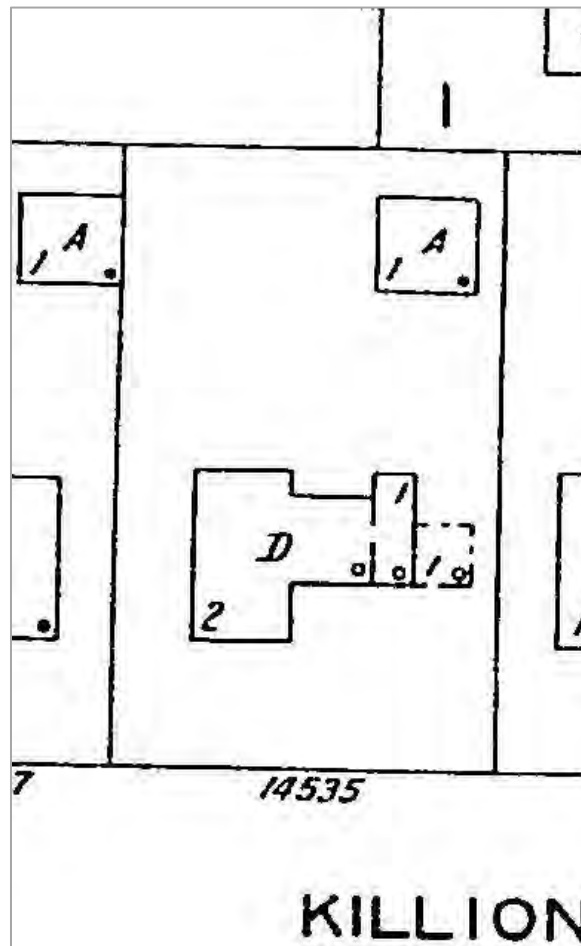
*Scale: 1:24,000

*Date of map: 1972



***P3a. Description:** (Continued from Primary Record page 1)

The entrance porch extends to the east and is uncovered. The fenestration pattern consists of multi-light wood casement windows on the first and second story and a large arched picture window on the protruding western bay. The window facing the upper balcony features amber-tinted pebble glass, which was likely installed in the 1960s or 1970s based up the prevalence of this material dating to those time periods. Additionally, the French doors on the upper balcony do not match those of the ground floor and are an alteration.



Sanborn Map Detail

Front Porch Detail

There is concrete fountain in the center of the entrance porch. The porch has a low wall along the southern edge and has metal gates on the southern and western edges. Based upon a review of Sanborn maps, this porch is not original to the building.

*P3a. Description: (Continued from Continuation Sheet page 4)



Entrance Detail

Eastern Façade

The eastern façade of the building is clad in stucco and is split into two sections, under the porte-cochère and past the porte-cochère. The southern portion is situated under the porte-cochère and has one wood casement window. There is a metal gate at the end of the porte-cochère which allows access to the rear of the building. The façade past the porte-cochère has three wood double-hung windows. The driveway that leads up this façade consists of brick pavers.

*P3a. Description: (Continued from Continuation Sheet page 5)



Eastern Façade (view facing northwest)



Eastern Façade (view facing southwest)

*P3a. Description: (Continued from Continuation Sheet page 6)

Northern Façade

The northern façade is clad in stucco. There is a porch with decorative tiles on the stairs and wall, and the resulting patio is covered by a wood trellis. Based upon a review of the Sanborn maps, this porch is also an alteration. The trellis also appears to be modern based upon materials. There is an entrance recessed at the center of the façade with wood French doors and a single-door entrance to the east. The second story on the western end protrudes out slightly. There are multiple double-hung wood windows on the western end of the façade. There is a band of wood casement windows on the second story above the wood trellis.



Northern Façade (view facing southwest)

Western Façade

The western façade is clad in stucco. There are double-hung wood windows of varying sizes at different levels and fixed windows on this façade. There is a large concrete walkway that runs along the façade. The original use of the concrete walkway is unknown, but based upon visual scarring, the wing wall was extended to enclose this area as a courtyard.

*P3a. Description: (Continued from Continuation Sheet page 7)



Western Façade (view facing southeast)



Wing wall detail

*P3a. Description: (Continued from Continuation Sheet page 8)

Detached Garage

A detached garage sits in the northeast corner of the parcel. It is square in footprint, has a front-gabled roof clad in red clay tiles, and its exterior is clad in stucco. It is two stories with living space above. There are two sets of two-over-two casement windows above the wood garage door with is located on the southern façade. The garage door has vertical wood panels with multi-glass panes at the top. There is also a pedestrian wood access door on the western end of the southern façade. This garage is new construction, built in 2005 after the original garage was demolished. It is minimally visible from the street with a metal privacy gate shielding it at the end of the porte-cochère.



Detached Garage (view facing northeast)

*B10. Significance: (Continued from Building, Structure, and Object Record page 2)

The subject property was developed in 1927, just a year after the development of the tract, yet the majority of the properties within Tract No. 9500 were also constructed in the late 1920s through the 1940s. The buildings surrounding the subject property generally reflect the Tudor and Spanish Colonial Revival styles of architecture. Although constructed during the period of significance for early residential development, the subject property is not a rare surviving example of the type in the neighborhood or community. Of the older tracts flanking Van Nuys Boulevard, many feature Period Revival styles of architecture. Other buildings located within Tract No. 9500 and neighboring tracts were constructed in the late 1920s. The subject property is also not associated with a significant real estate developer or the development of a significant tract as described above. The buildings do not convey integrity of association, feeling, setting, or materials due to substantial alterations. The subject property, nor its surrounding area, was not identified by SurveyLA as an early example of residential development within the CPA. Therefore, the subject property is ineligible for listing in the National Register under Criterion A.

*B10. Significance: (Continued from Continuation Sheet page 9)

National Register Criterion B

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is ineligible for listing in the National Register under Criterion B.

National Register Criterion C

The subject property is a Spanish Colonial-style single-family residence. The original building permit pulled from the City Department of Building and Safety lists no architect and Bert LePlant was identified as the builder/contractor. No information was found to suggest that Bert LePlant was a significant builder of the period. The subject property was not identified by SurveyLA in the 2013 survey of the CPA as individually eligible for listing on the National Register due to its architecture nor was it identified as a contributor to a potential historic district as the surrounding buildings do not convey a cohesive pattern of style. The original detached garage in the northeast corner of the parcel was demolished in 2005 and a new detached garage was constructed in its place.

The property located at 14608 Killion Street is located within Tract No. 9500. The building reflects the Spanish Colonial Revival style of architecture and possess almost all of the character-defining features of this style of architecture:

- Typically, asymmetrical horizontal assemblage of building masses
- Stucco or plastered exterior walls
- Distinctively shaped and capped chimneys
- Low sloped clay tile roofs or roof trim
- Arched openings, individually serving doors and windows or arranged in arcades
- Towers used as vertical accents to horizontal assemblages
- Patios, courtyards, and loggias or covered porches and or/balconies
- Spare detailing making use of wrought iron, wood, cast stone, terra cotta, polychromatic tile
- Grilles, or rejas, of cast iron or wood over windows and other wall openings
- Attic vents of clay tiles or pipe

Based upon a review of the City's building permits, 14608 Killion Street was improved in 1927 and the primary facades have not been altered.



14608 Killion Street

***B10. Significance:** *(Continued from Continuation Sheet page 10)*

The buildings on the subject property have been substantially altered, and do not retain integrity of materials, design, and workmanship. The subject property is not an excellent example of Spanish Colonial Revival architecture, it does not embody the distinctive characteristic of a type of architecture, and does not possess high artistic value. Therefore, the subject property is ineligible for listing in the National Register under Criterion C.

National Register Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS

Similarly, the HCM criteria are similar to the National Register and California Register criteria. Therefore, the subject property is not eligible for designation as an HCM for the same reasons outlined above.

***B12. References:** *(Continued from Building, Structure, and Object Record page 2)*

City of Los Angeles. Issued 25 March 1927. Building Permit No. 8412.

City of Los Angeles. Issued 15 February 2000. Building Permit No. 02844.

City of Los Angeles. Issued 1 July 2005. Building Permit No. 02643; 01273.

ATTACHMENT C

February 18, 2021
Job Number: 2489-001
14535 Killion Street, Los Angeles, CA

Mr. William Delvac
Armbruster Goldsmith & Delvac LLP
12100 Wilshire Blvd, Suite 1600
Los Angeles, CA 90025

SUBJECT: 14535 Killion Street, Los Angeles, California Appeal

Dear Mr. Delvac:

The proposed project is in keeping with the character of the Bliss Park neighborhood because, although a contemporary design, the design is in keeping with the Period Revival style of architecture which is the predominant style found in this area of Sherman Oaks. Several Spanish Colonial Revival residences were noted in the Bliss Park neighborhood and the proposed design reflects many of the character-defining features of that style: smooth textured stucco, arched doorways, Spanish tile, and corbel accents. The façades facing Killion Street are the narrow faces of the rectangular footprints of the proposed buildings in order to maintain the scale of the streetwall rhythm, and these façades are articulated to further reduce the feel of the massing. Additionally, the setback of the proposed buildings is in keeping with the prevailing setback of neighboring buildings which is complimentary to the neighborhood. Therefore, the proposed project fits the character of the neighborhood.

Should there be any questions regarding the contents of this letter or should additional information be required, please contact Ms. Carrie Chasteen at (626) 683-3547, extension 102.

Respectfully submitted,

SAPPHOS ENVIRONMENTAL, INC.



Carrie Chasteen
Cultural Resources Manager

Corporate Office:

430 North Halstead Street
Pasadena, CA 91107
TEL 626.683.3547
FAX 626.628.1745

Billing Address:

P.O. Box 655
Sierra Madre, CA 91025

Web site:

www.sapphosenvironmental.com

ATTACHMENT D

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE

HELEN LEUNG

KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

12/13/2019

Transmitted via email and U.S. Postal Service

Applicant

Farbod Rezvani
4508 Ethel, LLC
9055 Alcott Street, unit 1
Los Angeles Ca 90035

Owner

Same as Applicant

Representative

Hoa "Sean" Nguyen
EZ Permits, LLC
7251 N Owensmouth Avenue #2
Canoga Park Ca 91303

Case Number: VTT-82510

CEQA Number: ENV-2018-7518-EAF

Related Case: ADM-2018-7517-SLD

Application Type: Project Permit Compliance,
Vested Tentative Track Map

Location: 14535 W Killion Street

Plan Area: Van Nuys-North Sherman Oaks

Specific Plan: none

Council District: 4-Ryu

Status of Project Review: Application Deemed Complete

The above referenced cases, filed on December 18, 2018, was submitted to the Department of City Planning Development Services Center, and forwarded to the Valley Project Planning Division for review.

I am your assigned Project Planner, and I determined that the case file materials are complete. Additional information or clarification of materials may be requested as we proceed with processing the application.

No further action on your part is necessary at this time. The next major milestones will be:

1. Completion of Environmental Review
 - a. In the next 30 days, our Division will determine the appropriate environmental analysis for the proposed project. Such analysis will be conducted in accordance with the California Environmental Quality Act (CEQA).
 - b. I will contact you regarding additional information if it is necessary.
2. Public Notice Requirement and subsequent Public Hearing
3. Case was distributed to City Departments on October 24, 2019.
4. Review of Project for Compliance with Regulations and Issuance of Determination Letter

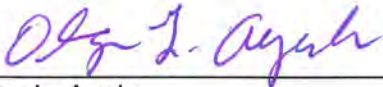
A future decision on this matter will be issued in the form of a Determination Letter, and is subject to an appeal period.

Please note that acceptance of your application and deeming the case application "complete" does not constitute an approval of your request; there is no guarantee that a request will be granted. Additionally, the Department, in the course of reviewing your request and processing your case, may request that you clarify, correct or otherwise supplement the information provided for the application in accordance with Government Code Section 65944.

A decision on this matter will be issued in the form of a Determination Letter, and is subject to an appeal period.

Additional information on processes, new announcements, and upcoming policies is available on the Department's webpage at cityplanning.lacity.org.

The Case file is located at my office location noted below, and arrangements to review the case file can be made.



Olga L. Ayala
Valley Project Planning Division
Department of City Planning
200 N. Spring Street, Rm. 721
Los Angeles CA 90012

Phone: 818-374-5042

E-mail: Olga.Ayala@lacity.org

The subject property at 14535 Killion Street is located on the eastern edge of a residential neighborhood. The proposed project is a three-story multi-family residential building. The subject project site is located two parcels west of Van Nuys Boulevard, which is a commercial corridor, with the parcel—a three-story multi-family residential building—between the subject property and Van Nuys Boulevard (14527 Killion Street). It is immediately west of a new three-story multi-family residential building. The parcels on Van Nuys Boulevard in the immediate area of the subject property are characterized by large-scale one- and two-story commercial development. North of the subject property, along Burbank Boulevard, the parcels are characterized by two- and three-story multi-family residential buildings (including parcels on the north and south sides of Burbank Boulevard between Van Nuys Boulevard and Vesper Avenue). The neighborhood to the west is characterized predominantly by one- and two-story single- and multi-family residential development (including parcels on the north and south sides of Killion Street, from the subject property to Vesper Avenue). With the proximity of the project site close to Van Nuys Boulevard and Burbank Boulevard and the larger commercial and apartment buildings, the proposed project height is in keeping with that surrounding area. The project site does not intrude mid-block in the one- and two-story area to the west.

The proposed three-story multi-family residential building would reach a maximum height of 33.6 feet with intermittent roof height and style changes (flat and hipped), breaking up the massing and scale of the building. The setback of the proposed project is in line with the current development to the west, and the central portion of the façade is recessed further creating void space and a break in the massing and scale. The viewshed from the subject property facing east towards Van Nuys Boulevard is currently characterized by a three-story multi-family building to the east and a two-story multi-family building to the southeast of the subject property. Both buildings have much smaller setbacks than the proposed project and the site that is closer to Killion Street, dominating the eastern view. Beyond these multi-family residences, the viewshed is dominated by large-scale commercial development along Van Nuys Boulevard (Figure 1, *View facing northeast on Killion Street*; Figure 2, *View facing east on Killion Street*).



Figure 1. View facing northeast on Killion Street
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 2. View facing east on Killion Street
SOURCE: *Sapphos Environmental, Inc., 2021*

The viewshed to the west of the subject property is characterized by residences that are set back on the parcels approximately 25 feet and mostly obscured with heavy street trees. As the height of the proposed building is broken up in massing and scale by intermittent roof height and style changes (flat and hipped) and the setback of the proposed building is in line with the current single- and multi-family development to the west, the height of the proposed building is compatible with the viewshed of Killion Street to the west. As the parcels east and south of the subject property have already been infilled with two- and three-story multi-family development, the viewshed of Killion Street will not be further impacted by the height of the building (Figure 3, *View facing northwest on Killion Street*; Figure 4, *View facing west on Killion Street*).



Figure 3. View facing northwest on Killion Street
SOURCE: Sapphos Environmental, Inc., 2021



Figure 4. View facing west on Killion Street
SOURCE: *Sapphos Environmental, Inc.*, 2021

The bulk, massing, height, and setbacks vary in the immediate area surrounding the subject property and therefore, the proposed three-story height of the building would not alter a consistent visual height of the area. Thus, the height of the proposed building, coupled with the massing and scale, is compatible with the height of the surrounding area. Additionally, the height of the proposed building will have no impact on the viewsheds of Killion Street east or west of the subject property.

OVERVIEW OF SURROUNDING PARCEL HEIGHTS

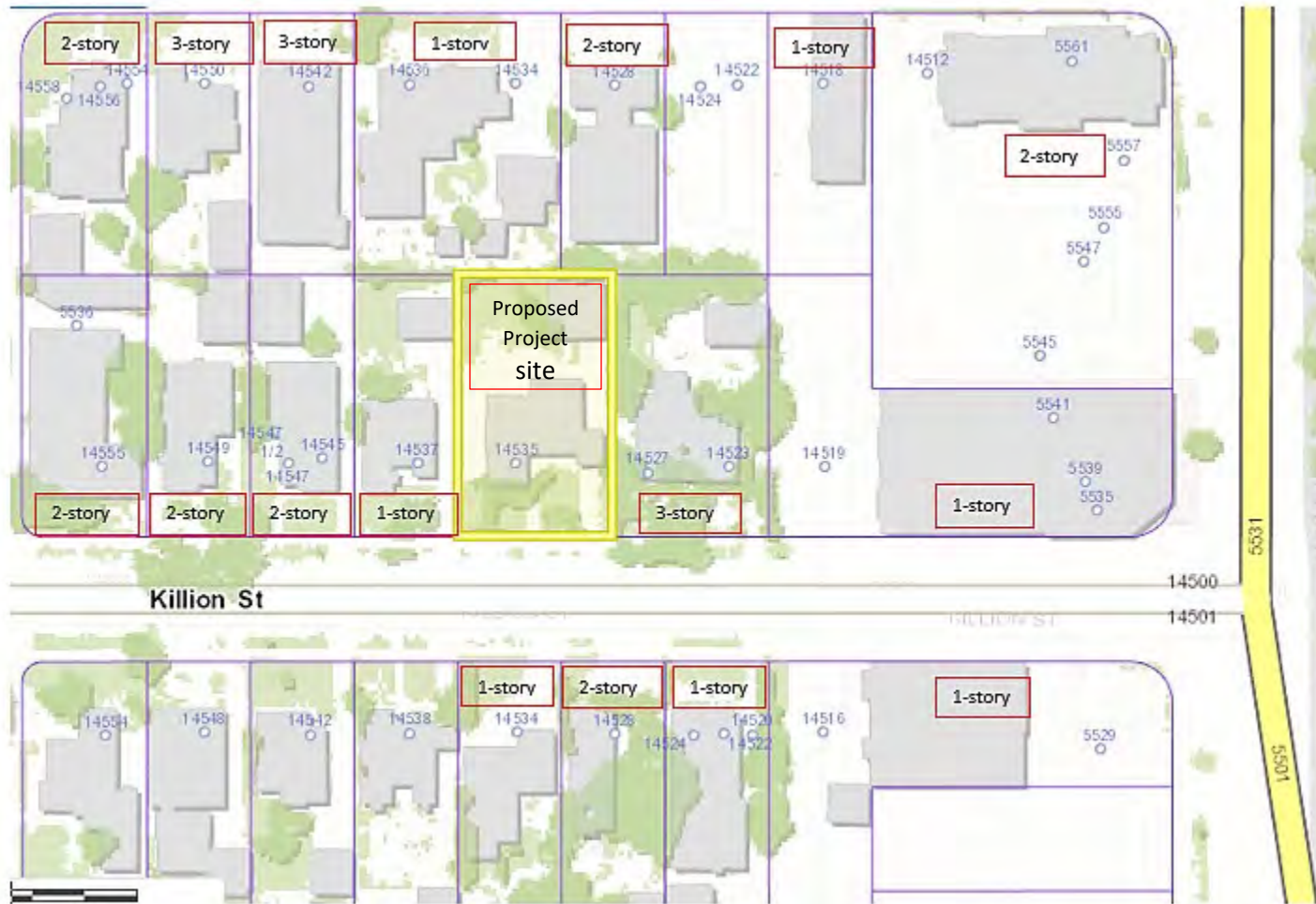


Figure 1. Overview of Surrounding Parcel Heights
SOURCE: Sapphos Environmental, Inc., 2021

NORTH SIDE OF KILLION STREET
Moving west from Van Nuys Boulevard to Vesper Avenue



Figure 2. North Side of Killion Street (view north)
SOURCE: Sapphos Environmental, Inc., 2021



Figure 3. North Side of Killion Street (view north)
SOURCE: *Sapphos Environmental, Inc.*, 2021



Figure 4. North Side of Killion Street (view north)
SOURCE: *Sapphos Environmental, Inc.*, 2021



Figure 5. North Side of Killion Street (view northeast)
SOURCE: *Sapphos Environmental, Inc.*, 2021

SOUTH SIDE OF KILLION STREET

Moving west from Van Nuys Boulevard to the parcel south of the subject property



Figure 6. South Side of Killion Street (view south)
SOURCE: Sapphos Environmental, Inc., 2021



Figure 7. South Side of Killion Street (view south)
SOURCE: *Sapphos Environmental, Inc.*, 2021

EAST SIDE OF VAN NUYS BOULEVARD

Moving north from the southeast corner of Killion Street and Van Nuys Boulevard, to the southeast corner of Van Nuys Boulevard and Burbank Boulevard



Figure 8. Southeast Corner of Killion Street and Van Nuys Boulevard (view southwest)

SOURCE: Sapphos Environmental, Inc., 2021



Figure 9. Northeast Corner of Killion Street and Van Nuys Boulevard (view northwest)
SOURCE: *Sapphos Environmental, Inc.*, 2021



Figure 10. Southeast Corner of Van Nuys Boulevard and Burbank Boulevard (view northwest)
SOURCE: *Sapphos Environmental, Inc.*, 2021

SOUTH SIDE OF BURBANK BOULEVARD
Moving west from Van Nuys Boulevard to Vesper Avenue



Figure 11. South Side of Burbank Boulevard (view south)
SOURCE: Sapphos Environmental, Inc., 2021



Figure 12. South Side of Burbank Boulevard (view south)
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 13. South Side of Burbank Boulevard (view south)
SOURCE: *Sapphos Environmental, Inc., 2021*



Figure 14. South Side of Burbank Boulevard (view south)
SOURCE: *Sapphos Environmental, Inc.*, 2021



Figure 15. South Side of Burbank Boulevard (view south)
SOURCE: *Sapphos Environmental, Inc.*, 2021



Figure 16. South Side of Burbank Boulevard (view south)
SOURCE: *Sapphos Environmental, Inc., 2021*

Los Angeles Unified School District

Office of Environmental Health and Safety

AUSTIN BEUTNER
Superintendent of Schools

CARLOS A. TORRES
Director, Environmental Health and Safety

JENNIFER FLORES
Deputy Director, Environmental Health and Safety

January 29, 2021

Olga Ayala
Los Angeles Department of City Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

PROJECT LOCATION: 14535 W. Killion Street
PROJECT: 6 lot subdivision

Presented below are comments submitted on behalf of the Los Angeles Unified School District (LAUSD) regarding the subject project located at 14535 W. Killion Street. LAUSD is concerned about the potential negative impacts of the project on our students, staff and parents traveling to and from Van Nuys Middle School since the project site is approximately 560 feet from the school. While COVID-19 has caused LAUSD to implement remote learning for the time being, we request that these comments apply when LAUSD clears students to return to campus.

Based on the extent/location of the proposed development, it is our opinion that environmental impacts on the surrounding community (traffic, pedestrian safety) may occur. Since the project may have an environmental impact on LAUSD schools, recommended conditions designed to help reduce or eliminate potential impacts are included in this response.

Traffic/Transportation

LAUSD's Transportation Branch **must be contacted** at (213) 580-2950 regarding the potential impact 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 project that may affect traffic within nearby school areas. To ensure that effective conditions are employed to reduce construction and operation related transportation impacts on District sites, including the net increase of 1000 or more daily vehicle trips, we ask that the following language be included in the recommended conditions for traffic impacts:

- School buses must have unrestricted access to schools.
- During the construction phase, truck traffic and construction vehicles may not cause traffic delays for our 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.

333 South Beaudry Avenue, 21st Floor, Los Angeles, CA 90017 • Telephone (213) 241-3199 • Fax (213) 241-6816

The Office of Environmental Health and Safety is dedicated to providing a safe and healthy environment for the students and employees of the Los Angeles Unified School District.

- 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.

Pedestrian Safety

Construction activities that include street closures, the presence of heavy equipment and increased truck trips to haul materials on and off the project site can lead to safety hazards for people walking in the vicinity of the construction site. To ensure that effective conditions are employed to reduce construction and operation related pedestrian safety impacts on District sites, we ask that the following language be included in the recommended conditions for pedestrian safety impacts:

- 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 your 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.

The District's charge is to protect the health and safety of students and staff, and the integrity of the learning environment. The comments presented above identify potential environmental impacts related to the proposed project that must be addressed to ensure the welfare of the students Van Nuys Middle School, their teachers and the staff, as well as to assuage the concerns of the parents of these students. However, due to COVID - 19 the school is currently closed, and health and safety concerns are minimized. Therefore, the recommended conditions set forth in these comments should be adopted as conditions of project approval to offset environmental impacts on the affected school students and staff when school is in session.

Thank you for your attention to this matter. If you need additional information, please contact me at (323) 286-7377.

Regards,

A handwritten signature in blue ink, appearing to read 'Alex Campbell', is positioned above the printed name.

Alex Campbell
Assistant CEQA Project Manager

HISTORICAL RESOURCES ASSESSMENT REPORT FOR
14535 KILLION STREET
LOS ANGELES, CALIFORNIA 91411

PREPARED FOR:

MR. PHIL REZVANI
C/O SEAN NGUYEN
SEAN@EZPERMITSLLC.COM
(213) 880-6289

PREPARED BY:

SAPPHOS ENVIRONMENTAL, INC.
430 NORTH HALSTEAD STREET
PASADENA, CALIFORNIA 91107

REVISED JUNE 30, 2020
OCTOBER 17, 2019

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ATTACHMENTS

A	Resumes of Key Personnel
B	DPR 523 Series Forms

SECTION 1 EXECUTIVE SUMMARY

This report presents the results of a Historic Resources Assessment Report for the buildings located at 14535 Killion Street (APN 2249-001-009), City of Los Angeles (City), Los Angeles County, California. The purpose of the report is to determine if the buildings, individually or collectively, constitute a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. This determination will be used by the City to determine the appropriate level of environmental review for consideration of the requested demolition and construction of multi-family housing. Sapphos Environmental, Inc. architectural historians (Ms. Kasey Conley and Ms. Carrie Chasteen; Attachment A, *Resumes of Key Personnel*) were retained to serve as the principal investigator to complete the Historic Resource Assessment Report. Ms. Conley and Ms. Chasteen meet the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

The property is located on a residential street within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan Area (CPA) of the City. One 2,467-square-foot building and one detached garage are located at 14535 Killion Street.

Historic Resources Group completed the Historic Resources Survey Report of the CPA in 2013.¹ In this report, the subject property was not identified as eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or for designation as a City of Los Angeles Historic-Cultural Monument (HCM). The area surrounding the subject property was also not identified as eligible for listing as a City of Los Angeles Historic Preservation Overlay Zone (HPOZ). The project would demolish the existing buildings to make way for new multi-family housing. The buildings on this parcel were evaluated in this report using the eligibility criteria for listing in the National Register and California Register, for designation as an HCM, and to determine if the subject property would contribute to a potential Historic Preservation Overlay Zone (HPOZ).

After careful research and evaluation, Sapphos Environmental, Inc. (Ms. Conley and Ms. Chasteen) concluded that the buildings do not appear to be individually eligible for listing in the National Register, the California Register, or as an HCM and would not contribute to a potential HPOZ. Therefore, the subject property does not meet the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines.

¹ City of Los Angeles. January 2013. "Historic Resources Survey Report Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass," Prepared by: Historic Resources Group Available at: http://preservation.lacity.org/sites/default/files/SO-SC-TL-CP%20Survey%20Report%202.26.13_HPLAEdit_0.pdf

SECTION 2

PROJECT SUMMARY AND LOCATION AND DESCRIPTION

2.1 BRIEF PROJECT DESCRIPTION

The project would demolish the existing buildings to make way for new multi-family housing.

2.2 PROJECT LOCATION AND CURRENT SETTING

The subject property consists of one parcel located at 14535 Killion Street (APN 2249-001-009), in the City, Los Angeles County, California. The property is located on a residential street within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass CPA of the City.² This is an area with both single and multi-family residential development and dense commercial development to the east (Figure 1, *Sketch Map, 14535 Killion Street*; Figure 2, *Project Location Map, 14535 Killion Street*).

² City of Los Angeles. January 2013. "Historic Resources Survey Report Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass," Prepared by: Historic Resources Group Available at: http://preservation.lacity.org/sites/default/files/SO-SC-TL-CP%20Survey%20Report%202.26.13_HPLAEdit_0.pdf

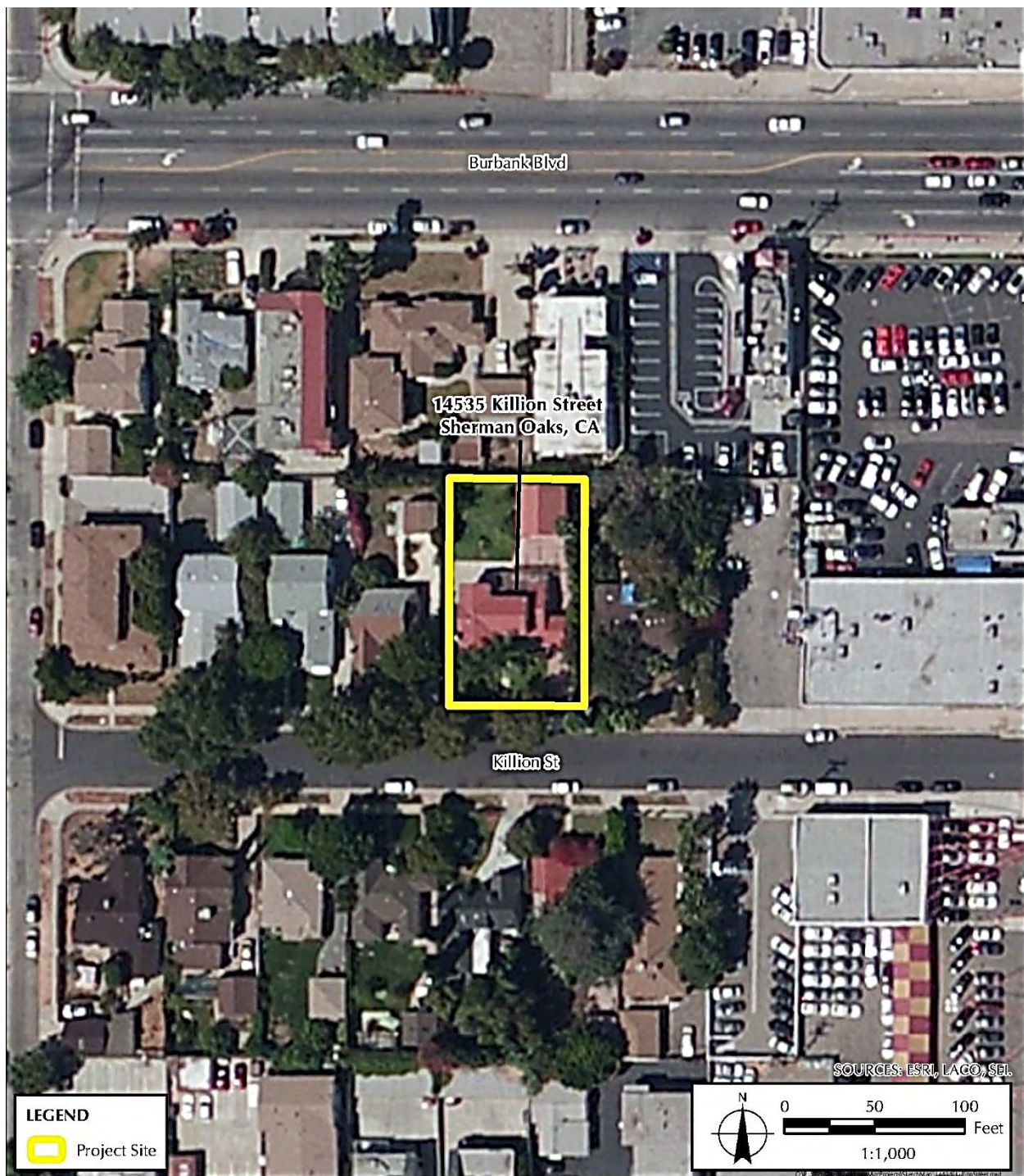


Figure 1. Sketch Map, 14535 Killion Street
 SOURCE: Sapphos Environmental, 2019

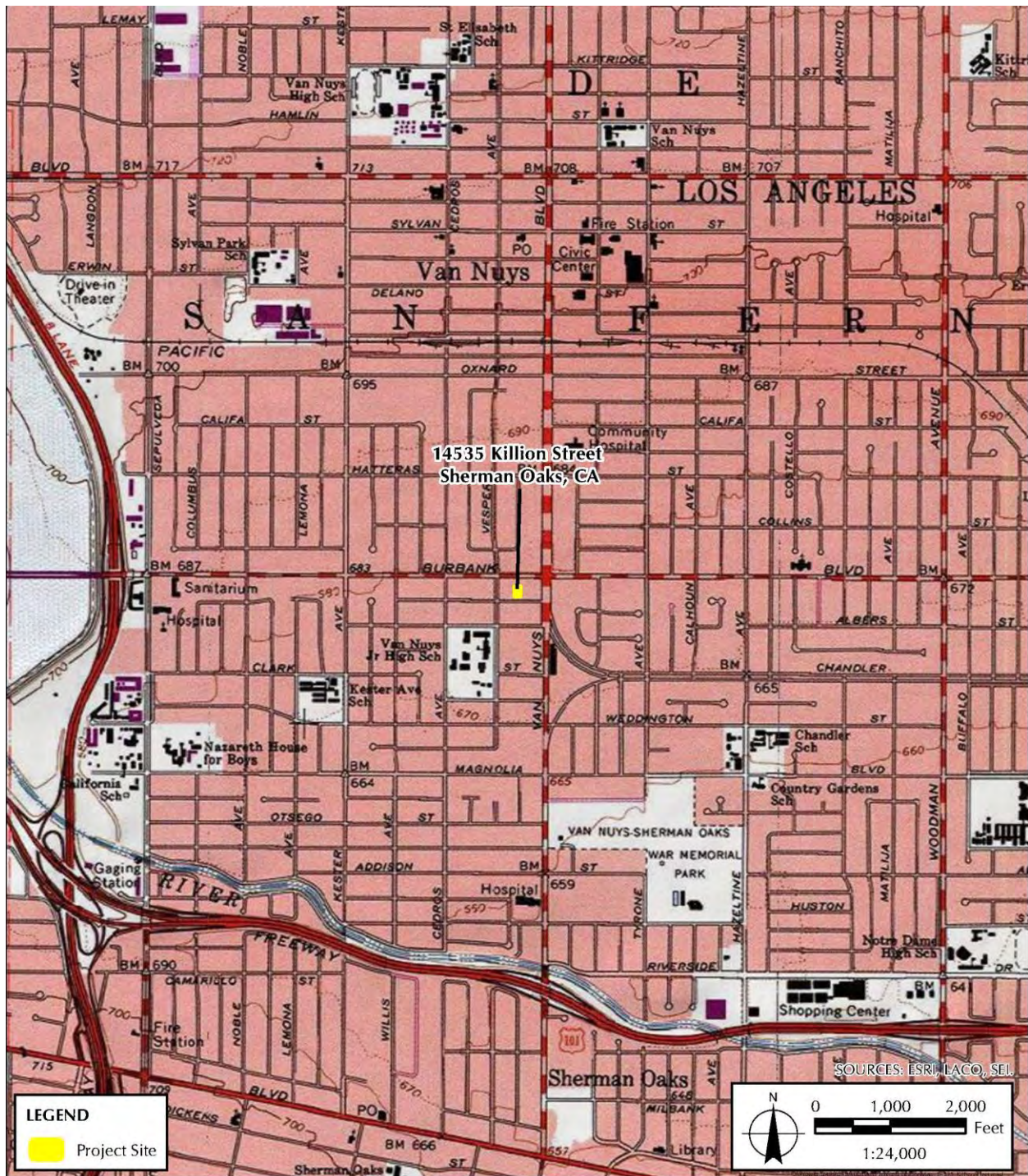


Figure 2. Project Location Map, 14535 Killion Street
 SOURCE: U.S. Geological Survey, 1991

SECTION 3

CURRENT SETTING

The setting surrounding the parcel is single-family residential and commercial buildings located within the Sherman Oaks neighborhood of the CPA. The subject property is located west of Van Nuys Boulevard, a prominent commercial street. The buildings surrounding the parcel range in date from the 1920s to the 1950s along Killion Street and contemporary commercial infill along Van Nuys Boulevard. Architectural styles present include Craftsman, Minimal Traditional, and Period Revival. Contemporary commercial and multi-family residential buildings are located to the east along Van Nuys Boulevard (Figure 3, *View facing east of Setting, Killion Street*; Figure 4, *View facing west of Setting, Killion Street*).



Figure 3. View facing east of Setting, Killion Street
SOURCE: Sapphos Environmental, Inc., 2019



Figure 4. View facing west of Setting, Killion Street
SOURCE: *Sapphos Environmental, Inc., 2019*

SECTION 4

METHODOLOGY

The assessment methodology consisted of research and field assessment of the structures and buildings located on the subject property and on neighboring properties.

Research Conducted

1. Obtained and reviewed the building permits for the parcel from the City Department of Building and Safety. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional resources, such as the field inspection, Sanborn maps, and historic aerial photographs.
2. Researched the project site and surrounding area at local libraries and archives to establish the general history and context of the project site, including a review of the Built Environment Resource Directory (BERD) for Los Angeles County, newspapers, City directories, books, and articles.
3. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the City's Historic Context Statement to identify the appropriate CTP under which to evaluate the buildings on the project site.
4. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the buildings on the project site.

Field Methods

5. Conducted a field inspection of the project site on October 1, 2019 and June 10, 2020, to ascertain the general condition and physical integrity of the buildings thereon. Digital photographs were taken during the site inspections, which included only the exterior of the buildings. Field notes were made.
6. It was concluded during the field inspection that the residential building located at 14535 Killion Street is not located within a potential HPOZ because the buildings do not reflect a sufficient cohesive pattern of design and development and many of the neighboring buildings do not retain integrity. A majority of the buildings surrounding the subject property were built between 1930 and 1959 and were a result of the housing boom following World War II that occurred throughout Southern California. Though many were built around the same time period, they do not convey a cohesive pattern of development with varied architectural styles and thus do not comprise a potential historic district. Accordingly, the parcel was evaluated individually as a potential historical resource under federal, state, and local eligibility criteria according to the National Park Service, California Office of Historic Preservation, and Los Angeles Office of Historic Resources standards.

SECTION 5 REGULATORY FRAMEWORK

The buildings associated with the subject property were evaluated to determine if they constitute a historical resource as defined by the CEQA, using the eligibility criteria for listing in applicable federal, State, and local statutes and regulations.

5.1 FEDERAL

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- A. *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).*

According to *National Register Bulletin No. 15*, “to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity.” Integrity is defined in *National Register Bulletin No. 15* as “the ability of a property to convey its significance.”³ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: location, design, setting, materials, workmanship, feeling, and association.

5.2 STATE OF CALIFORNIA

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:

³ National Park Service, U.S. Department of the Interior. 2017. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin*. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>

1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
2. *Is associated with the lives of persons important in our past;*
3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

Section 4852(C) of the California Code of Regulations⁴ defines integrity as follows:

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

5.3 CITY OF LOS ANGELES

Historic-Cultural Monument. Section 22.171.7 of the City Cultural Heritage Ordinance defines a HCM:

For purposes of this article, a Historic-Cultural Monument (HCM) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles. A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it meets at least one of the following criteria:

1. *Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;*
2. *Is associated with the lives of historic personages important to national, state, city, or local history; or*
3. *Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.*

⁴ California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), p. 66.

Unlike the National and California Registers, the City Cultural Heritage Ordinance makes no mention of concepts such as integrity or period of significance. Additionally, properties do not have to reach a minimum age, such as 45 to 50 years, to be designated as HCMs.

Historic Preservation Overlay Zone. The City has established 36 HPOZs, or historic districts. City Ordinance No. 175891 amended Section 12.20.3 of the City's municipal code regarding HPOZs. The purpose of the ordinance was stated as:

It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, and use of buildings, structures, Landscaping, natural features, and areas within the City of Los Angeles having Historic, architectural, cultural, or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment, and general welfare of the people.

Contributing elements are defined as any building, structure, landscape, or natural feature identified in a historic resource survey as contributing to the historic significance of the HPOZ, including a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the historic resources survey.

6.1 RECORD SEARCH

In accordance with South Central Coastal Information Center (SCCIC), located at California State University, Fullerton, current policies and procedures, an equivalent record search was conducted by reviewing the BERD for Los Angeles County, available from the California Office of Historic Preservation (updated March 3, 2020) on June 29, 2020, historic U.S. Geological Survey (USGS) 7.5-minute series topographic maps, and aerial photographs for the project site and adjacent properties. In addition to official maps and records, and published registers and reports for the geographic area were reviewed:

- National Register of Historic Places – Listed (2020);
- California Register of Historical Resources – Listed (2020);
- California State Historical Landmarks (1996 and updates);
- California Points of Historical Interest (1992 and updates);
- HistoricPlacesLA (2020); and
- SurveyLA (2013).

6.2 PREVIOUS EVALUATIONS/DESIGNATIONS SUMMARY

The subject property is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass CPA of the City. Historic Resources Group completed the Historic Resources Survey Report of the CPA in 2013.⁵ In this report, the subject property was not identified as eligible for listing in the National Register, California Register, or for designation as a City HCM. The area surrounding the subject property was also not identified as a potential HPOZ by the survey. Additionally, the subject property does not appear to have been previously evaluated other than the 2013 survey.

⁵ City of Los Angeles. January 2013. "Historic Resources Survey Report Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass," Prepared by: Historic Resources Group Available at:
http://preservation.lacity.org/sites/default/files/SO-SC-TL-CP%20Survey%20Report%202.26.13_HPLAEdit_0.pdf

SECTION 7

HISTORY AND DESCRIPTION OF SURROUNDING AREA

7.1 DEVELOPMENT HISTORY

Residential Development in the CPA

At the turn of the 20th century, what was once agricultural land in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass CPA began to be platted for residential development. The Pacific Electric Railway opened a line through the Cahuenga Pass making living in San Fernando Valley and working in Los Angeles much easier.⁶ The northeastern portion of the CPA was the earliest part of the area to be developed and at the beginning of the 20th century, large swaths of land was subdivided and platted for residential development. The entertainment industry perpetuated the growth into the central section of the CPA as movie studios moved in in search for more open land. The population of the San Fernando Valley ballooned between 1930 and 1940 from 51,000 residents to 112,000. The western most portion of the CPA was the last to be developed and was mainly infilled by the demand for post-World War II housing.⁷

Tract History

The subject property was developed as part of Tract No. 9500 which was recorded in 1926 for the owner, Title Insurance Trust Company.⁸ The Title Insurance and Trust Company was founded in 1893 and located in downtown Los Angeles. The company handled titles and trusts and eventually reorganized in 1977 to form TICOR, an international title insurance and financial services organization.⁹ The tract was bounded by Burbank Boulevard to the north, Van Nuys Boulevard to the east, Albers Street to the south, and Cedros Avenue to the west. It consisted of 90 parcels of roughly equal size, with the ten (10) parcels fronting Van Nuys Boulevard being slightly larger and dedicated for commercial use. The subject property was built the year following the establishment of the tract in 1927, but most of the tract, roughly 40 percent of the buildings, were built between 1940 and 1959. This later development was largely driven by the post-World War II housing boom with the Minimal Traditional style being a prominent type found in the tract. There is also concentration of Period Revival styles (Tudor and Spanish Colonial) present in the tract, and comprise the remaining approximately 60 percent of the buildings in the tract.

⁶ City of Los Angeles. January 2013. "Historic Resources Survey Report Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass," Prepared by: Historic Resources Group Available at: http://preservation.lacity.org/sites/default/files/SO-SC-TL-CP%20Survey%20Report%202.26.13_HPLAEdit_0.pdf

⁷ City of Los Angeles. January 2013. "Historic Resources Survey Report Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass," Prepared by: Historic Resources Group Available at: http://preservation.lacity.org/sites/default/files/SO-SC-TL-CP%20Survey%20Report%202.26.13_HPLAEdit_0.pdf

⁸ Los Angeles County Department of Public Works. March 1926. *Land Records Viewer*. Tract No. 9500. Available at: <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0131/TR0131-004.pdf>

⁹ Social Networks and Archival Context. "Ticor Title Insurance Company of California." Accessed October 2019. Available at: <https://snaccooperative.org/ark:/99166/w6t5259v>

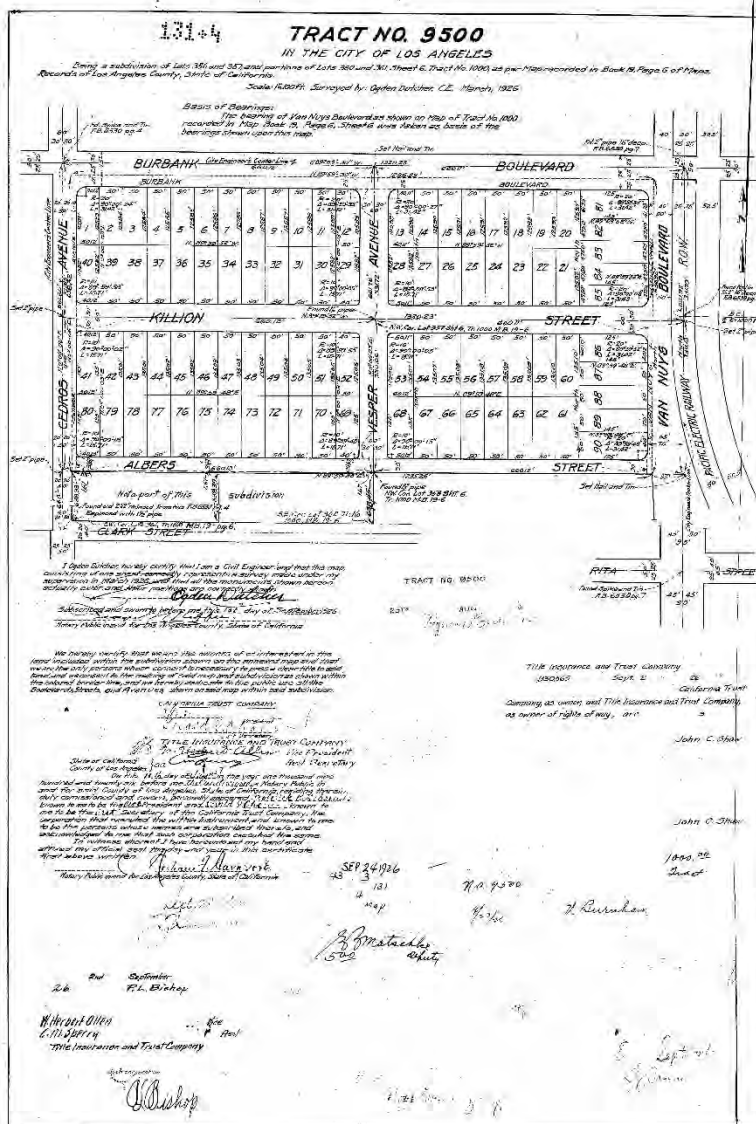


Figure 5. Tract No. 9500 Map
SOURCE: County of Los Angeles, September 24, 1926

SECTION 8

DESCRIPTION OF EVALUATED RESOURCE

8.1 ARCHITECTURAL DESCRIPTION

The subject property includes a single-family residence constructed in 1927. The 2-story Spanish Colonial Revival-style residence faces Killion Street, measures 2,437-square-feet, and features a roughly 'L'-shaped footprint. The building has a medium pitched cross-gabled roof clad in red clay tiles and the exterior is clad in stucco. Based upon the diminished window reveal, the building has been reclad in stucco (Figure 6, *View of Primary Façade [view facing northwest], 14353 Killion Street*). The building is in good condition (Attachment B, *DPR 523 Series Forms: DPR 523a form*).



Figure 6. View of Primary Façade (view facing northwest), 14535 Killion Street
SOURCE: Sapphos Environmental, Inc., 2019

Primary Façade

There is a porte-cochere to the west of the façade also clad in stucco and red clay tiles on the roof (Figure 7, *Sanborn Map Detail – 14535 Killion Street*; Figure 8, *View of Primary Façade [view facing north], 14535 Killion Street*).

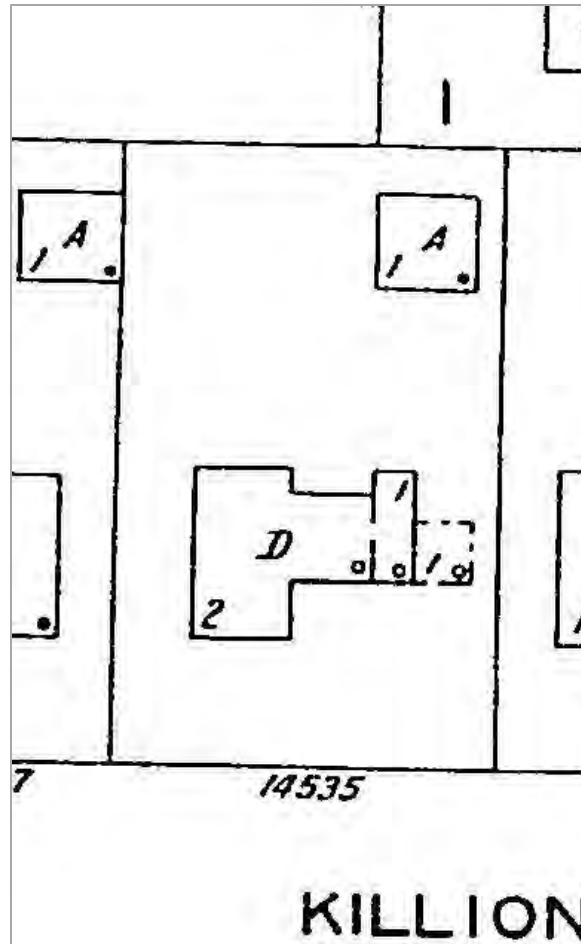


Figure 7. Sanborn Map Detail – 14535 Killion Street

SOURCE: Sanborn Fire Insurance Map Company, 1906-1952, Volume 42, Page 4329



Figure 8. View of Primary Façade (view facing north), 14535 Killion Street

SOURCE: Sapphos Environmental, Inc., 2019

Front Porch Detail

There is concrete fountain in the center of the entrance porch. The porch has a low wall along the southern edge and has metal gates on the southern and western edges. Based upon a review of Sanborn maps, this porch is not original to the building (Figure 9, *Entrance Detail [view facing east]*, 14535 Killion Street).



Figure 9. Entrance Detail (view facing east), 14535 Killion Street

SOURCE: Sapphos Environmental, Inc., 2019

Eastern Façade

The eastern façade of the building is clad in stucco and is split into two sections, under the porte-cochere and past the porte-cochere. The southern portion is situated under the porte-cochere and has one wood casement window. There is a metal gate at the end of the porte-cochere which allows access to the rear of the building. The façade past the porte-cochere has three wood double-hung windows. The driveway that leads up this façade consists of brick pavers (Figures 10A–B, *Eastern Façade*, 14535 Killion Street).



Figure 10A. Eastern Façade (view facing northwest), 14535 Killion Street
 SOURCE: Sapphos Environmental, Inc., 2019



Figure 10B. Eastern Façade (view facing southwest), 14535 Killion Street
 SOURCE: Sapphos Environmental, Inc., 2019

Northern Façade

The northern façade is clad in stucco. There is a porch with decorative tiles on the stairs and wall, and the resulting patio is covered by a wood trellis. Based upon a review of the Sanborn maps, this porch is also an alteration. The trellis also appears to be modern based upon materials. There is an entrance recessed at the center of the façade with wood French doors and a single-door entrance to the east. The second story on the western end protrudes out slightly. There are multiple double-hung wood windows on the western end of the façade. There is a band of wood casement windows on the second story above the wood trellis (Figure 11, *Northern Façade [view facing southwest], 14535 Killion Street*).



Figure 11. Northern Façade (view facing southwest), 14535 Killion Street
SOURCE: Sapphos Environmental, Inc., 2019

Western Façade

The western façade is clad in stucco. There are double-hung wood windows of varying sizes at different levels and fixed windows on this façade. There is a large concrete walkway that runs along the façade. The original use of the concrete walkway is unknown, but based upon visual scarring, the wing wall was extended to enclose this area as a courtyard (Figure 12, *Western Façade [view facing southeast], 14535 Killion Street*; Figure 13, *Wing wall detail, 14535 Killion Street*).



Figure 12. Western Façade (view facing southeast), 14535 Killion Street
 SOURCE: Sapphos Environmental, Inc., 2019



Figure 13. Wing Wall Detail, 14535 Killion Street
 SOURCE: Sapphos Environmental, Inc., 2020

Detached Garage

A detached garage sits in the northeast corner of the parcel. It is square in footprint, has a front-gabled roof clad in red clay tiles, and its exterior is clad in stucco. It is two stories with living space above. There are two sets of two-over-two casement windows above the wood garage door with is located on the southern façade. The garage door has vertical wood panels with multi-glass panes at the top. There is also a pedestrian wood access door on the western end of the southern façade. This garage is new construction, built in 2005 after the original garage was demolished. It is minimally visible from the street with a metal privacy gate shielding it at the end of the porte-cochere (Figure 14, *Detached Garage [view facing northeast], 14535 Killion Street*).



Figure 14. Detached Garage (view facing northeast), 14535 Killion Street
SOURCE: *Sapphos Environmental, Inc., 2019*

9.1 CONSTRUCTION HISTORY

The subject property was developed as part of Tract No. 9500 which was recorded in September 1926 for owner Title Insurance Trust Company.¹⁰ The Title Insurance and Trust Company was founded in 1893 and located in downtown Los Angeles. The company handled titles and trusts and eventually reorganized in 1977 to form TICOR, an international title insurance and financial services organization.¹¹

The original building permits were pulled from the City Department of Building and Safety. The land was improved in 1927 and lists no architect and identifies the builder as Bert LaPlant.¹² In 2000, a permit was issued for repair to the chimney.¹³ In 2005, a permit was issued to demolish the existing detached garage and construct a new garage in its place.¹⁴ No other building permits have been issued for the subject property]. Unpermitted alterations to the primary residence include the construction of front and rear porches, and construction of the upper balcony which includes the installation of a French door.

9.2 IDENTIFICATION OF ARCHITECTS/ BUILDERS

There is no listed architect for the construction of the subject property. The builder/contractor is listed as Bert LePlant. No information was found to convey Bert LePlant was a significant builder of the time based upon a review of historic issues of the *Los Angeles Times* and *Los Angeles Sentinel*.

9.3 OWNERSHIP/OCCUPANT HISTORY

Based upon a review of the Los Angeles County Assessor's parcel data, the property changed ownership multiple times between 1927 and 2019 (Table 1, *Assessor Data, 14535 Killion Street*).

¹⁰ Los Angeles County Department of Public Works. March 1926. *Land Records Viewer*. Tract No. 9500. Available at: <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0131/TR0131-004.pdf>

¹¹ Social Networks and Archival Context. "Ticor Title Insurance Company of California." Accessed October 2019. Available at <https://snaccooperative.org/ark:/99166/w6t5259v>

¹² City of Los Angeles. Issued 25 March 1927. Building Permit No. 8412.

¹³ City of Los Angeles. Issued 15 February 2000. Building Permit No. 02844.

¹⁴ City of Los Angeles. Issued 1 July 2005. Building Permit No. 02643; 01273.

TABLE 1
ASSESSOR DATA, 14535 KILLION STREET

Book	Page	Years	Names
671	32	1927–1940	Mary H. Doty Hugo C. Hatterscheid
671	32	1940–1947	Mary H. Doty Bonnie O. Emerson
986	26	1948–1952	Mary H. Doty Bonnie E. Emerson
986 pt. 1	26	1953–1957	Mary H. Doty
986 pt. 1	26	1958–1962	Mary H. Doty
N/A	N/A	1976*	Christine M. Thurman Malcom J. Thurman
N/A	N/A	1991*	Bruce A. Moss
N/A	N/A	2000*	Stephen E. Bures
N/A	N/A	2004*	Sydney Field Larry S. Field
N/A	N/A	2006*	Larry Field Tr.
N/A	N/A	2012*	Sydney Field Tr.
N/A	N/A	2014*	Lane Watson Luke Watson
N/A	N/A	2018*	Farbod Rezvani

Key: * denotes information obtained from the Los Angeles County Assessor public counter

Mary H. Doty and Bonnie O. Emerson were both widows.¹⁵ Hugo C. Hatterscheid was a banker from Nebraska who purchased an interest in the First National Bank of Arcadia, where he served as cashier.¹⁶ In 1926, the Bank of Van Nuys merged with the Security Trust and Savings Bank, and was known thereafter as the latter. The Bank of Van Nuys, once one of the largest financial institutions in the San Fernando Valley, was founded in November of 1921 by W.P. Whitsett.¹⁷ Although Hatterscheid is rumored to be associated with the Bank of Van Nuys, research in the historical issues of the *Los Angeles Times* and the *Los Angeles Sentinel* indicates there is no association. No information pertaining to the life and career was available in the historic issues of *Los Angeles Times* and the *Los Angeles Sentinel*, city directories, or census records for Christine M. Thurman, Malcom J. Thurman, Bruce A. Moss, Stephen E. Bures, Sydney Field, Larry S. Field, Lane Watson, or Luke Watson. The current owner of the property is Farbod Rezvani.

9.4 USE HISTORY

The property was built as a single-family residence and is currently being used as such.

¹⁵ Ancestry.com; Year: 1940; Census Place: Los Angeles, Los Angeles, California; Roll: m-t0627-00375; Page: 61A; Enumeration District: 60-33.

¹⁶ "Banker goes to Arcadia." 24 January 1922. *Los Angeles Times*, p. 19.

¹⁷ "Financial: Security Buys Van Nuys Bank Whitsett Institution." 25 August 1926. *Los Angeles Times*, p.11.

SECTION 10

HISTORIC CONTEXT

The subject property was evaluated using the Citywide Historic Context Statement developed for SurveyLA; specifically, the Residential Development and Suburbanization context and Early Residential Development theme, and the Architecture and Engineering context and the Spanish Colonial Revival Style subtheme.¹⁸

10.1 RESIDENTIAL DEVELOPMENT AND SUBURBANIZATION, 1880–1980

Context: Residential Development and Suburbanization, 1850–1980

Theme: Early Residential Development, 1880–1930

Sub Theme: Early Single-Family Residential Development, 1880–1930

Property Type: Residential

Property Sub Type: Single-Family Residence

Geographic Location: Citywide

Area of Significance: Settlement; Community Planning and Development

Criteria: A/1/1

Period of Significance: 1880–1930

Eligibility Standards:

- Dates from the period of significance
- Is a rare surviving example of the type in the neighborhood or community
- Represents a very early period of settlement/residential development in a neighborhood or community

Character-Defining/Associative Features:

- Has an important association with early settlement or residential development within a neighborhood or community
- May also be significant for its association with important early settlers
- May be within an area later subdivided and built out
- Often sited in a prominent location
- Retains most of the essential physical and character-defining features (CDFs) from the period of significance

¹⁸ City of Los Angeles Office of Historic Resources, Department of City Planning. 6 May 2014. "SurveyLA Historic Context Outline and Summary Tables." Accessed July 2019. Available at: <https://preservation.lacity.org/news/surveyla-historic-context-outline-and-summary-tables-published>

Integrity Considerations:

- Because of the rarity of the type there may be a greater degree of alterations or fewer extant features
- Should retain integrity of Location, Feeling, Association, and Materials from the period of significance

10.2 ARCHITECTURE AND ENGINEERING

Context: Architecture and Engineering

Theme: Mediterranean and Indigenous Revival, 1893–1948

Sub Theme: Spanish Colonial Revival, 1912–1948

Property Type: Residential – Single-Family Residence

Associated Property Types: Residential – Single-Family Residence

Property Type Description: The style was not limited to specific building types. Spanish Colonial Revival-style buildings may be residential, commercial, industrial, or institutional in type. They range from modest- to grand-scale in size.

Property Type Significance: A resource evaluated under this sub-theme is significant in the area of Architecture as an excellent example of the Spanish Colonial Revival style. Significant examples exemplify the character-defining features of the style and are often the work of noted architects/builders who made use of these features to give various building types an identification with the styles of Spain, specifically the southern region of Andalusia. Because of its flexibility the Spanish Colonial Revival was widely used for a range of building types and is therefore highly abundant in the parts of the city developed during the period of significance.

Geographic Location: Citywide, particularly in areas developed during the 1920s and 1930s

Areas of Significance: Architecture

Criteria: C/3/3

Period of Significance: 1912-1948

Eligibility Standards:

- Exemplifies the character-defining features of the Spanish Colonial Revival style
- Is an excellent example of the style and/or the work of a significant architect or builder
- Was constructed during the period of significance

Character Defining/Associative Features:

- Retains most of the essential character-defining features of the style
- Typically, asymmetrical horizontal assemblage of building masses
- Stucco or plastered exterior walls
- Distinctively shaped and capped chimneys
- Low sloped clay tile roofs or roof trim

- Arched openings, individually serving doors and windows or arranged in arcades
- Towers used as vertical accents to horizontal assemblages
- Patios, courtyards, and loggias or covered porches and or/balconies
- Spare detailing making use of wrought iron, wood, cast stone, terra cotta, polychromatic tile
- Grilles, or rejas, of cast iron or wood over windows and other wall openings
- Attic vents of clay tiles or pipe

Integrity Considerations:

- Should retain integrity of Design, Materials, Workmanship, and Feeling
- Stucco repair or replacement must duplicate the original in texture and appearance
- Roof replacement should duplicate original in materials, color, texture, dimension, and installation pattern
- New additions should be appropriately scaled and located so as to not overwhelm the original design and massing
- Evolution of plant materials is expected, but significant designed landscapes should be retained
- Original use may have changed
- Setting may have changed (surrounding buildings and land uses)
- Limited window replacement may be acceptable
- Commercial storefronts alterations may be acceptable if most of the original architectural detailing is retained and proportions are not substantially altered
- For residential properties alterations to garages may be permissible
- Security bars may have been added

SECTION 11

EVALUATION OF ELIGIBILITY

11.1 NATIONAL REGISTER OF HISTORIC PLACES

National Register Criterion A

Sherman Oaks was established in 1911 and annexed by the City in 1915 in anticipation of the Los Angeles Aqueduct coming online. The Cahuenga Pass streetcar line opened in 1911 which ushered suburban development into the valley. The subject property was developed 16 years after the establishment of the streetcar system in the valley and is located roughly 5 miles from this line, and thus is not associated with early streetcar development in the northeastern section of Sherman Oaks. Therefore, the subject property does not represent a very early period of settlement/residential development in a neighborhood or community. The property was developed as part of Tract No. 9500, which was subdivided in 1926, more than 10 years after these events occurred. Numerous residential tracts in the northeastern section of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass CPA were developed at the start of the 20th century when the streetcar lines were developed. Based upon a review of the County of Los Angeles Department of Public Works Land Records Viewer, numerous tracts on both sides of Van Nuys Boulevard date to 1920s. The subject property was developed in 1927, just a year after the development of the tract, yet the majority of the properties within Tract No. 9500 were also constructed in the late 1920s through the 1940s. The buildings surrounding the subject property generally reflect the Tudor and Spanish Colonial Revival styles of architecture. Although constructed during the period of significance for early residential development, the subject property is not a rare surviving example of the type in the neighborhood or community. Of the older tracts flanking Van Nuys Boulevard, many feature Period Revival styles of architecture. Other buildings located within Tract No. 9500 and neighboring tracts were constructed in the late 1920s. The subject property is also not associated with a significant real estate developer or the development of a significant tract as described above. The buildings do not convey integrity of association, feeling, setting, or materials due to substantial alterations. The subject property, nor its surrounding area, was not identified by SurveyLA as an early example of residential development within the CPA. Therefore, the subject property is ineligible for listing in the National Register under Criterion A.

National Register Criterion B

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is ineligible for listing in the National Register under Criterion B.

National Register Criterion C

The subject property is a Spanish Colonial-style single-family residence. The original building permit pulled from the City Department of Building and Safety lists no architect and Bert LePlant was identified as the builder/contractor. No information was found to suggest that Bert LePlant was a significant builder of the period. The subject property was not identified by SurveyLA in the 2013 survey of the CPA as individually eligible for listing on the National Register due to its architecture nor was it identified as a contributor to a potential historic district as the surrounding buildings do not convey a cohesive pattern of style. The original detached garage in the northeast corner of the parcel was demolished in 2005 and a new detached garage was constructed in its place.

The property located at 14608 Killion Street is located within Tract No. 9500. The building reflects the Spanish Colonial Revival style of architecture and possess almost all of the character-defining features of this style of architecture:

- Typically, asymmetrical horizontal assemblage of building masses
- Stucco or plastered exterior walls
- Distinctively shaped and capped chimneys
- Low sloped clay tile roofs or roof trim
- Arched openings, individually serving doors and windows or arranged in arcades
- Towers used as vertical accents to horizontal assemblages
- Patios, courtyards, and loggias or covered porches and or/balconies
- Spare detailing making use of wrought iron, wood, cast stone, terra cotta, polychromatic tile
- Grilles, or rejas, of cast iron or wood over windows and other wall openings
- Attic vents of clay tiles or pipe

Based upon a review of the City's building permits, 14608 Killion Street was improved in 1927 and the primary facades have not been altered (Figure 15, *14608 Killion Street*). Therefore, other better examples of this style exist within the tract and general area of Sherman Oaks.



Figure 15. 14608 Killion Street
SOURCE: *Google Earth, 2019*

The buildings on the subject property have been substantially altered, and do not retain integrity of materials, design, and workmanship. The subject property is not an excellent example of Spanish Colonial Revival architecture, it does not embody the distinctive characteristic of a type of architecture, and does not possess high artistic value. Therefore, the subject property is ineligible for listing in the National Register under Criterion C.

National Register Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

11.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

11.3 CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS

Similarly, the HCM criteria are similar to the National Register and California Register criteria. Therefore, the subject property is not eligible for designation as an HCM for the same reasons outlined above.

SECTION 12

CONCLUSIONS

Based upon research and analysis, the subject property located at 14535 Killion Street does not appear to be individually eligible for listing in the National Register, California Register, or for designation as an HCM due to its lack of integrity of design, materials, workmanship, association, feeling, and setting and its lack of association with the early residential growth of the CPA. Moreover, the property is not a contributor to a potential HPOZ due to substantial loss of integrity. Therefore, the property is not a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Therefore, the proposed project would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines.

SECTION 13 SOURCES

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ATTACHMENT A
RESUMES OF KEY PERSONNEL

Carrie E. Chasteen, MS

Historic Resources Manager

Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida

- Cultural resource management and legal compliance
- History of California
- Architectural History
- Cultural History
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation
- Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Historic Preservation Commissioner, City of Pasadena
- Phi Alpha Theta National Honor Society

Years of Experience: 18+

Relevant Experience:

- *Historic Evaluation for 54 Parks, Golf Course, and Arboreta Project*
- *Historic Evaluation and Design Review for Fries Avenue Elementary School*
- *Los Angeles Union Station Forecourt and Esplanade Project*
- *Los Angeles Music Center*

Ms. Carrie Chasteen has more than 16 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement/Environmental Impact Report (EIS/EIR) sections, Mitigated Negative Declaration (MND) and Initial Study (IS) sections, peer review, and regulatory compliance. She has served as Principal Investigator / Principal Architectural Historian on projects throughout Los Angeles County. Ms. Chasteen meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. She has extensive experience with the City of Los Angeles Office of Historic Resources (OHR), California Office of Historic Preservation, California Department of Transportation (Caltrans), County of Los Angeles Department of Parks and Recreation, and various other state, county, and local government agencies.

On behalf of the County of Los Angeles (County) Department of Parks and Recreation, Ms. Chasteen is managing the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the standards provided in CEQA, and the County Register of Landmarks and Historic Districts. The results documented in the historic evaluations were used by the County to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training.

On behalf of the Los Angeles Unified School District (LAUSD), Ms. Chasteen prepared a historical evaluation of the Fries Avenue Elementary School. The evaluation tiered off the historic context and registration criteria developed for the award-winning LAUSD Historic Context Statement, 1870 to 1969. The property was determined to be a historical resource pursuant to CEQA. As a result, Ms. Chasteen also reviewed the design of the proposed campus revisions to determine if the proposed project complied with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

On behalf of the County of Los Angeles, Ms. Chasteen reviewed plans for the proposed renovation of the plaza at the Los Angeles Music Center. Design refinements were suggested and implemented in order to reduce impacts to the plaza and its character-defining features.

Ms. Chasteen is a member of the Society of Architectural Historians, National Trust, California Preservation Foundation, Los Angeles Conservancy, Pasadena Heritage, and currently serves as a City of Pasadena Historic Preservation Commissioner.

Kasey M. Conley, MHC

Architectural Historian

Master of Heritage

Conservation, USC, Los Angeles, CA

- *Identification and evaluation of built environment*
- *Cultural history*
- *History of California*
- *Archival documentation*
- *Historic preservation*

Years of Experience: 3

Relevant Experience:

- *CEQA documentation for Exposition Park and Descanso Master Plans*
- *Descanso Garden Historic District National Register Nomination*
- *Jane's Village Historic District Survey and Evaluation*
- *Manhattan Beach Context Statement*

Ms. Kasey Conley has three years of experience in the field of cultural resources management and the built environment, including archival research, district and resource surveys, preparation of National Register of Historic Places nominations, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualifications Standards* in the fields of History and Architectural History.

Ms. Conley has served on projects in Los Angeles County and has experience with the California Office of Historic Preservation; the County of Los Angeles Department of Parks and Recreation; the City of Los Angeles; and various other state, county, and local government agencies.

Ms. Conley has prepared National Register nomination forms for historic districts such as Leimert Park in South Los Angeles and the Descanso Gardens Historic District in Pasadena and individual resources such as Engine Co. 54 in Hyde Park. Ms. Conley has supported the preparation of CEQA documents for the Exposition Park Master Plan and the Descanso Gardens Master Plan. Ms. Conley has worked on several historic resource assessment reports within the cities of Los Angeles, Glendale, San Marino, and Rancho Cucamonga. Ms. Conley has also worked with the County of Los Angeles in the survey and evaluation of the Jane's Village Historic District.

ATTACHMENT B
DPR 523 SERIES FORMS

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 11

*Resource Name or # (Assigned by recorder): 14535 Killion Street

P1. Other Identifier: None

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Van Nuys Date: 1972 T1N; R15W; ___ of ___ of Sec ; ___ B.M.

c. Address: 14535 Killion Street City: Los Angeles Zip: 91411

d. UTM (Give more than one for large and/or linear resources) Zone: ___, ___ mE/ ___ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 2249-001-009

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The subject property includes a single-family residence constructed in 1927. The 2-story Spanish Colonial Revival-style residence faces Killion Street, measures 2,437-square-feet, and features a roughly 'L'-shaped footprint. The building has a medium pitched cross-gabled roof clad in red clay tiles and the exterior is clad in stucco. Based upon the diminished window reveal, the building has been reclad in stucco. The building is in good condition.

Primary Façade

The primary façade is asymmetrical with two bays and is clad in stucco. The western bay protrudes south creating an 'L'-shaped footprint into which the entrance is set. The entrance is accessed through the center of the façade via a raised porch and is covered by a balcony on the second story which has a metal railing. Based upon a review of the Sanborn maps, the front porch and upper level balcony are an alteration constructed at an unknown date. There is a metal railing detail in front of the window above the arched picture window and a circular vent in the gable above that. Other vents on the building are rectangular and are likely not original to the building. (See Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP2 Single-Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession #): Facing north; October 1, 2019

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
1927 LA County Assessor

*P7. Owner and Address:

Farbod Rezvana
N/A

*P8. Recorded by (Name, affiliation, and address):

Kasey Conley
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: March 18, 2020

*P10. Survey Type (Describe): Intensive

*P11. Report Citation (Cite survey report and other sources, or enter "none"): Sapphos Environmental, Inc. 2020. Historic Resource Assessment Report for 14535 Killion Street, Los Angeles, California.

Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 14535 Killion Street
Page 2 of 11

*NRHP Status Code: 6Z

B1. Historic Name: 14535 Killion Street

B2. Common Name: 14535 Killion Street

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The original building permits were pulled from the City Department of Building and Safety. The land was improved in 1927 and lists no architect and identifies the builder as Bert LaPlant. In 2000, a permit was issued for repair to the chimney. In 2005, a permit was issued to demolish the existing detached garage and construct a new garage in its place. No other permits have been issued for the subject property and no unpermitted alterations can be seen.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: Bert LaPlant

*B10. Significance: Theme: Residential Architecture

Area: Sherman Oaks

Period of Significance: 1927 Property Type: Single-family residence Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

National Register Criterion A

Sherman Oaks was established in 1911 and annexed by the City in 1915 in anticipation of the Los Angeles Aqueduct coming online. The Cahuenga Pass streetcar line opened in 1911 which ushered suburban development into the valley. The subject property was developed 16 years after the establishment of the streetcar system in the valley and is located roughly 5 miles from this line, and thus is not associated with early streetcar development in the northeastern section of Sherman Oaks. Therefore, the subject property does not represent a very early period of settlement/residential development in a neighborhood or community. The property was developed as part of Tract No. 9500, which was subdivided in 1926, more than 10 years after these events occurred. Numerous residential tracts in the northeastern section of the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass CPA were developed at the start of the 20th century when the streetcar lines were developed. Based upon a review of the County of Los Angeles Department of Public Works Land Records Viewer, numerous tracts on both sides of Van Nuys Boulevard date to 1920s. (See Continuation Sheet page 9)

B11. Additional Resource Attributes (List attributes and codes): N/A

*B12. References: See Continuation Sheet page 11.

*B13. Remarks: N/A

*B14. Evaluator:

Kasey Conley
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*Date of Evaluation: March 18, 2020

(This space reserved for official comments.)



State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

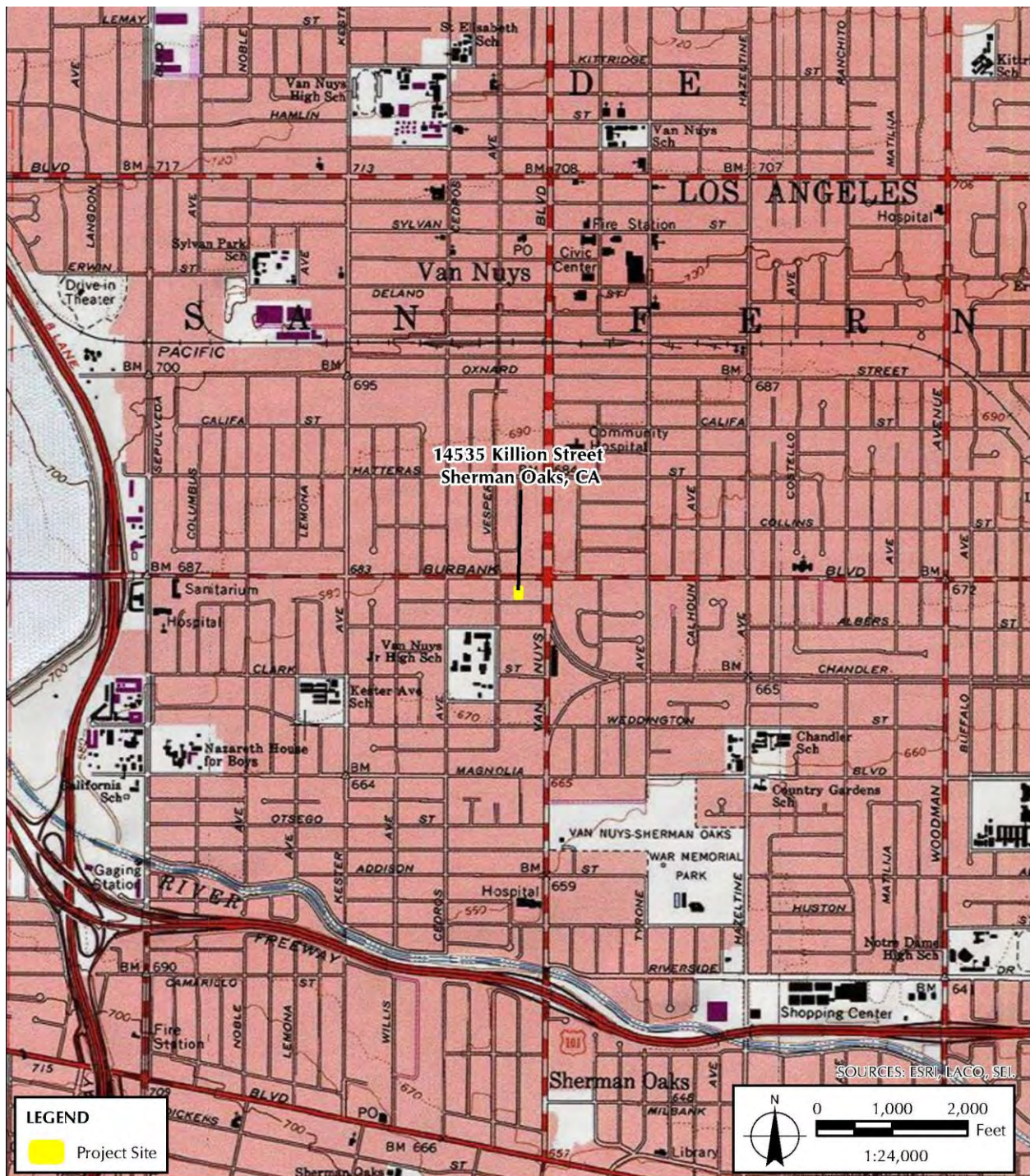
Page 3 of 11

*Map Name: Van Nuys

*Resource Name or # (Assigned by recorder): 14535 Killion Street

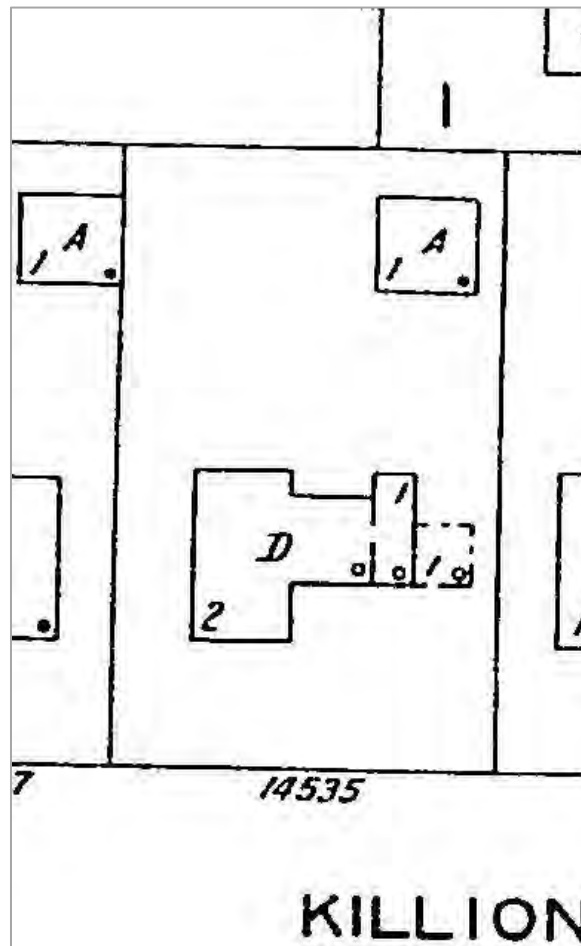
*Scale: 1:24,000

*Date of map: 1972



***P3a. Description:** (Continued from Primary Record page 1)

The entrance porch extends to the east and is uncovered. The fenestration pattern consists of multi-light wood casement windows on the first and second story and a large arched picture window on the protruding western bay. The window facing the upper balcony features amber-tinted pebble glass, which was likely installed in the 1960s or 1970s based up the prevalence of this material dating to those time periods. Additionally, the French doors on the upper balcony do not match those of the ground floor and are an alteration.



Sanborn Map Detail

Front Porch Detail

There is concrete fountain in the center of the entrance porch. The porch has a low wall along the southern edge and has metal gates on the southern and western edges. Based upon a review of Sanborn maps, this porch is not original to the building.

*P3a. Description: (Continued from Continuation Sheet page 4)



Entrance Detail

Eastern Façade

The eastern façade of the building is clad in stucco and is split into two sections, under the porte-cochère and past the porte-cochère. The southern portion is situated under the porte-cochère and has one wood casement window. There is a metal gate at the end of the porte-cochère which allows access to the rear of the building. The façade past the porte-cochère has three wood double-hung windows. The driveway that leads up this façade consists of brick pavers.

*P3a. Description: (Continued from Continuation Sheet page 5)



Eastern Façade (view facing northwest)



Eastern Façade (view facing southwest)

*P3a. Description: (Continued from Continuation Sheet page 6)

Northern Façade

The northern façade is clad in stucco. There is a porch with decorative tiles on the stairs and wall, and the resulting patio is covered by a wood trellis. Based upon a review of the Sanborn maps, this porch is also an alteration. The trellis also appears to be modern based upon materials. There is an entrance recessed at the center of the façade with wood French doors and a single-door entrance to the east. The second story on the western end protrudes out slightly. There are multiple double-hung wood windows on the western end of the façade. There is a band of wood casement windows on the second story above the wood trellis.



Northern Façade (view facing southwest)

Western Façade

The western façade is clad in stucco. There are double-hung wood windows of varying sizes at different levels and fixed windows on this façade. There is a large concrete walkway that runs along the façade. The original use of the concrete walkway is unknown, but based upon visual scarring, the wing wall was extended to enclose this area as a courtyard.

*P3a. Description: (Continued from Continuation Sheet page 7)



Western Façade (view facing southeast)



Wing wall detail

*P3a. Description: (Continued from Continuation Sheet page 8)

Detached Garage

A detached garage sits in the northeast corner of the parcel. It is square in footprint, has a front-gabled roof clad in red clay tiles, and its exterior is clad in stucco. It is two stories with living space above. There are two sets of two-over-two casement windows above the wood garage door with is located on the southern façade. The garage door has vertical wood panels with multi-glass panes at the top. There is also a pedestrian wood access door on the western end of the southern façade. This garage is new construction, built in 2005 after the original garage was demolished. It is minimally visible from the street with a metal privacy gate shielding it at the end of the porte-cochère.



Detached Garage (view facing northeast)

*B10. Significance: (Continued from Building, Structure, and Object Record page 2)

The subject property was developed in 1927, just a year after the development of the tract, yet the majority of the properties within Tract No. 9500 were also constructed in the late 1920s through the 1940s. The buildings surrounding the subject property generally reflect the Tudor and Spanish Colonial Revival styles of architecture. Although constructed during the period of significance for early residential development, the subject property is not a rare surviving example of the type in the neighborhood or community. Of the older tracts flanking Van Nuys Boulevard, many feature Period Revival styles of architecture. Other buildings located within Tract No. 9500 and neighboring tracts were constructed in the late 1920s. The subject property is also not associated with a significant real estate developer or the development of a significant tract as described above. The buildings do not convey integrity of association, feeling, setting, or materials due to substantial alterations. The subject property, nor its surrounding area, was not identified by SurveyLA as an early example of residential development within the CPA. Therefore, the subject property is ineligible for listing in the National Register under Criterion A.

*B10. Significance: (Continued from Continuation Sheet page 9)

National Register Criterion B

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is ineligible for listing in the National Register under Criterion B.

National Register Criterion C

The subject property is a Spanish Colonial-style single-family residence. The original building permit pulled from the City Department of Building and Safety lists no architect and Bert LePlant was identified as the builder/contractor. No information was found to suggest that Bert LePlant was a significant builder of the period. The subject property was not identified by SurveyLA in the 2013 survey of the CPA as individually eligible for listing on the National Register due to its architecture nor was it identified as a contributor to a potential historic district as the surrounding buildings do not convey a cohesive pattern of style. The original detached garage in the northeast corner of the parcel was demolished in 2005 and a new detached garage was constructed in its place.

The property located at 14608 Killion Street is located within Tract No. 9500. The building reflects the Spanish Colonial Revival style of architecture and possess almost all of the character-defining features of this style of architecture:

- Typically, asymmetrical horizontal assemblage of building masses
- Stucco or plastered exterior walls
- Distinctively shaped and capped chimneys
- Low sloped clay tile roofs or roof trim
- Arched openings, individually serving doors and windows or arranged in arcades
- Towers used as vertical accents to horizontal assemblages
- Patios, courtyards, and loggias or covered porches and or/balconies
- Spare detailing making use of wrought iron, wood, cast stone, terra cotta, polychromatic tile
- Grilles, or rejas, of cast iron or wood over windows and other wall openings
- Attic vents of clay tiles or pipe

Based upon a review of the City's building permits, 14608 Killion Street was improved in 1927 and the primary facades have not been altered.



14608 Killion Street

***B10. Significance:** *(Continued from Continuation Sheet page 10)*

The buildings on the subject property have been substantially altered, and do not retain integrity of materials, design, and workmanship. The subject property is not an excellent example of Spanish Colonial Revival architecture, it does not embody the distinctive characteristic of a type of architecture, and does not possess high artistic value. Therefore, the subject property is ineligible for listing in the National Register under Criterion C.

National Register Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENTS

Similarly, the HCM criteria are similar to the National Register and California Register criteria. Therefore, the subject property is not eligible for designation as an HCM for the same reasons outlined above.

***B12. References:** *(Continued from Building, Structure, and Object Record page 2)*

City of Los Angeles. Issued 25 March 1927. Building Permit No. 8412.

City of Los Angeles. Issued 15 February 2000. Building Permit No. 02844.

City of Los Angeles. Issued 1 July 2005. Building Permit No. 02643; 01273.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-4788-HCM
ENV-2020-4789-CE

HEARING DATE: September 3, 2020
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 14535 West Killion Street
Council District: 4 – Ryu
Community Plan Area: Van Nuys – North Sherman Oaks
Area Planning Commission: South Valley
Neighborhood Council: Sherman Oaks
Legal Description: Tract 9500, Arb 1, Lot 23 and Lot 24

EXPIRATION DATE: The original 30-day expiration date of September 12, 2020 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

PROJECT: Historic-Cultural Monument Application for the HATTERSCHEID RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Farbod Rezvani
325 North Oakhurst Drive, Unit 202
Beverly Hills, CA 90210

4508Ethel, LLC
FARBOD REZVANI
9055 Alcott Street #1
Los Angeles, CA 90035

APPLICANT: Thelma Mericle
Bliss Park Heritage Association
14538 Killion Street
Los Angeles, CA 91411

PREPARER: Charles J. Fisher
140 South Avenue 57
Los Angeles, CA 90042

RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Hatterscheid Residence is a two-story single-family residence and detached garage located on the north side of West Killion Street between North Vesper Avenue and North Van Nuys Boulevard in the Sherman Oaks neighborhood of Los Angeles. Built in 1927 for banker Hugo C. Hatterscheid (1878-1939), who served as Vice President of the Bank of Van Nuys. The subject property was designed in the Spanish Colonial Revival architectural style by builder Bert La Plant (1888-1986). The residence was constructed as part of the Bliss Park subdivision in the San Fernando Valley, one of the first subdivisions in Van Nuys.

Irregular in plan, the subject property is of wood-frame construction with smooth stucco cladding and a cross-gabled roof with clay tile. The primary, south-facing elevation consists of two volumes, one projecting and the second recessed, and is asymmetrically composed. The primary entrance is recessed and consists of a single, unglazed panel door. There is a balcony on the second-floor of the south-facing elevation, directly above the primary entrance. A porte-cochere is attached to the east-facing facade. On the rear, north-facing elevation there is an open patio covered by a wood trellis, which is supported by square columns. Fenestration consists of double-hung wood windows, wood casement windows, and fixed wood windows. Interior features include hardwood floors, arched doorways, a fireplace, and wrought iron detailing. The detached garage is located to the east of the residence and is accessed by a brick-paved driveway.

Birdine "Bert" La Plant was born in Fredericktown, Missouri on December 12, 1888. In 1914, he relocated to California with his wife and daughters, and began to work as a carpenter. During World War I, when carpentry work was slow, La Plant worked as a conductor for the Pacific Electric railway. By 1924, he returned to construction, establishing his own construction business, and continued to work in the building industry for the rest of his career. La Plant passed away in 1986 at the age of 98.

The subject property has experienced several alterations that include the installation of security bars on several windows in 1989; the replacement of the original garage after a fire in 2004; and the addition of sliding glass entry doors on the front balcony at an unknown date.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

BACKGROUND

On August 13, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-day expiration date of September 12, 2020 per Los Angeles Administrative Code Section 22.171.10(e)¹ is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Hatterscheid Residence		First Owner/Tenant	
Other Associated Names: None			
Street Address: 14535 Killion Street		Zip: 91411	Council District: 4
Range of Addresses on Property: 14531-14535 Killion Street		Community Name: Sherman Oaks	
Assessor Parcel Number: 2249-001-009	Tract: Tract No. 9500 (Bliss Park)	Block: N/A	Lot: 24
Identification cont'd:			
Proposed Monument Property Type:	☒ Building	☐ Structure	☐ Object
		☐ Site/Open Space	☐ Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1927	☒ Factual ☐ Estimated	Threatened? Private Development
Architect/Designer: Bert La Plant (possibly)	Contractor: Bert La Plant	
Original Use: Single Family Residence	Present Use: Single Family Residence	
Is the Proposed Monument on its Original Site?	☒ Yes	☐ No (explain in section 7) ☐ Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Spanish Colonial Revival		Stories: 2	Plan Shape: T-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Stucco, smooth	Material: Select	
ROOF	Type: Hipped	Type: Select	
	Material: Clay tile, rounded	Material: Select	
WINDOWS	Type: Casement	Type: Fixed	
	Material: Wood	Material: Wood	
ENTRY	Style: Off-center	Style: Select	
DOOR	Type: Paneled, unglazed	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

1989	Burglar bars installed on several windows
2004	Garage rebuilt after fire.
Unknown	Sliding glass entry door installed to front balcony.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

☐ Listed in the National Register of Historic Places	
☐ Listed in the California Register of Historical Resources	
☐ Formally determined eligible for the National and/or California Registers	
☐ Located in an Historic Preservation Overlay Zone (HPOZ)	☐ Contributing feature ☐ Non-contributing feature
☐ Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

☒	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
☐	2. Is associated with the lives of historic personages important to national, state, city, or local history.
☒	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Thelma Mericle		Company: Bliss Park Heritage Association	
Street Address: 14538 Killion Street		City: Los Angeles	State: CA
Zip: 91411	Phone Number: 818-989-5279	Email: thelma914@sbcglobal.net	

Property Owner

Is the owner in support of the nomination? ☐ Yes ☒ No ☐ Unknown

Name: Farbod Rezvani		Company: Dinali Design & Construction	
Street Address: 9055 Alcott Street Unit 1		City: Los Angeles	State: CA
Zip: 90035-3346	Phone Number: 866-534-6254	Email: info@dinaliconstruction.com	

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher		Company:	
Street Address: 140 S. Avenue 57		City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com	

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

☒	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
☒	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
☒	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher

06-25-2020

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

Hatterscheid Residence

Architectural Description

The Hatterscheid Residence is a Spanish Colonial Revival residence in a T-Shaped building plan for the two-story main portion of the house, with asymmetrical arrangement of windows and center front porch set to the right of the front wing. The clay tile roof radiates into four low gables, with a small one slightly offset facing to the West, with the main gable facing to the East. A single story gabled section is on the East façade, reaching to the rear, as that portion is wider than the main wing. A porte-cochere is over the driveway at the East side of the house, and a lattice covered patio is at the rear.

The windows are multi-light casements and double hung, as well as a large arched fixed pane single light living room picture window at the front of the wing. A tall multi-light casement window with a wrought iron window box is directly above the arched window. A bar, possibly for an awning, is directly above the second-story window, with a circular attic vent with a lattice grid in the pediment for the forward facing roof of the wing.

A low wall encloses an open patio to the East of the front porch, with a small concrete fountain at its center. Decorative wrought iron gates give entry to the porch and the front patio.

A second low stucco wall also encloses the rear porch and supports the lattice trellis atop it. The porch wall has a band of decorative tiles with additional tiles on the stairs and wall where it flanks the steps. The recessed rear entrance is at the center of the facade with multi-light wood French doors and a single-door entrance set to the East of the French doors. The Western end of the second story protrudes out slightly. There are multiple double-hung wood windows on the Western end of the façade. A band of wood casement windows is located on the second story, above the wood trellis.

A two-story garage (built in 2005 to replace the fire damaged original, which was demolished at that time) is set to the rear of the property. The garage has a forward facing gable with two pairs of multi-light windows for the accessory dwelling unit on the second floor over a four bay row of wooden garage doors with vertical insets topped by horizontal windows consisting of eight square lights. A multi light wooden door is set to the left of the facade.

Interior features of the house include hardwood flooring, fireplace with a plaster covered mantle that slopes to the coved ceiling, with brown tile (possibly Batchelder) surrounding the fire box, along with a square-tiled hearth. The living room is set two steps down from the remainder of the first floor. The formal dining room has a coved ceiling.

Hatterscheid Residence

14535 Killion Street

Significance Statement

The Hatterscheid Residence is notable as one of early residences to be built in what is now the Sherman Oaks community, an example of Spanish Colonial Revival architecture and the home of one of the San Fernando Valley's important early bankers. Built in 1927 in a subdivision known as "Bliss Park", the Hatterscheid Residence was the first two-story house to be constructed in the 80 lot subdivision, which had been filed on September 24, 1926 as Tract No. 9500 by the California Trust Company.

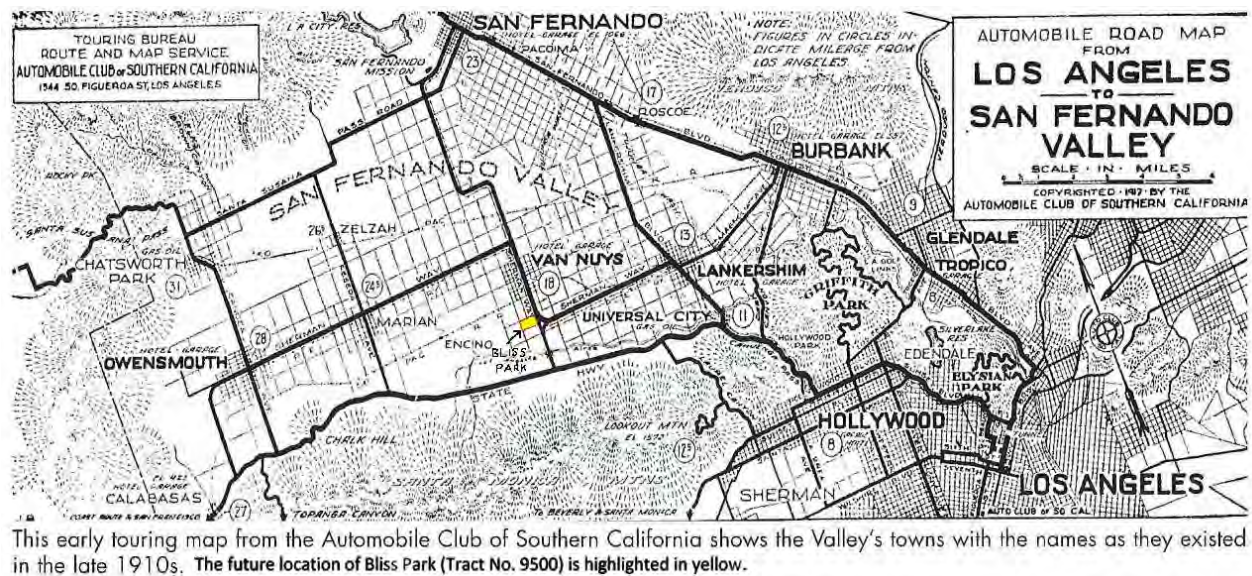
The San Fernando Valley was historically a dry grassland, dotted with oak trees when it was settled by the Spaniards in the late 18th Century commencing with the building of the Mission San Fernando Rey de España was established in 1797, starting a process that would forever change the lives of the native Tongva that had made the valley their home for centuries. After Mexico's secularization of the missions in 1833, led to the granting of the land, known as Rancho Ex-Mission de San Fernando to Andres Pico, the land was further partitioned after California's annexation to the United States and subsequent statehood in 1850. The land in the valley remained mostly unsettled until the land boom of the late 1880s brought about several large subdivisions, such as the Lankershim Ranch in the East, including the town of Lankershim (now North Hollywood), to the Porter Ranch in the Northwest. The land was used for grazing cattle and some dry farming of crops such as wheat, barley and other crops.

On July 29, 1905, the City announced its plans to bring water south from the Owens Valley—water that would only be made available to city residents. Construction began in 1908 and water from the Los Angeles Aqueduct that would reach the San Fernando Valley in November, 1913.

This announcement soon resulted in what was known as the "biggest land transaction ever recorded in Los Angeles County", when the Los Angeles

Suburban Homes Company, a syndicate led by Harry Chandler, business manager of the *Los Angeles Times*, along with his father-in-law, *Times* publisher Harrison Grey Otis, with Hobart Johnstone Whitley, Isaac Van Nuys, Moses Hazeltine Sherman and James Boon Lankershim and several other investors acquired the remaining 47,500 acres of the southern half of the former Mission lands—everything west of the Lankershim town limits and south of the old furrow excepting the Rancho Encino in two transactions recorded on December 28, 1910. On March 14, 1911, they filed the maps for Tract No. 1000 and laid out plans for the towns of Van Nuys, Marion (now Reseda) and Owensmouth (now Canoga Park, West Hills, and Winnetka), a system of highways, and eventual incorporation into the city of Los Angeles.

Sherman Way was opened in 1912, with the original route being along roughly the present day route of Burbank Boulevard, East of Van Nuys, turning North along North Sherman Way (now Van Nuys Boulevard) and then West along its current route making By 1913, the Pacific Electric Red Car had also reached Van Nuys, bringing yet another transportation link to the town.



Much of the land was used for farming. The bringing of water to the valley meant the planting of fruit orchards and other crops that required more water. The large acreage lots in Tract 1000 were well suited for these farming ventures. Lots 356

(4.19 Acres) and 357 (4.51 Acres) along with the North halves of Lots 360 (4.235 Acres) and 361 (4.545 Acres) were part of the farm of Freeman D. Harding, a native of Michigan. The 67 year old Harding passed away on October 2, 1922 and his son, John, deeded the land to Jerrimia J. Morgan, who passed away on Halloween in 1925, at the age of 83. His heirs sold the land to the California Trust Company that was to subdivide Bliss Park the following year.

Named after local banker, Lewis Edward Bliss, Bliss Park was the first subdivision filed in the Southern portion of what was then part of the community of Van Nuys. A native of Iowa Falls, Iowa, Bliss was born on November 16, 1885. He was living for a time with his uncle in Jennings, Louisiana, where he worked as the cashier for the Calcasiey National Bank. He married Edith Ellen Steese in Hancock, Iowa on July 14, 1910 and the couple then relocated to California, where he began work as a banker, and bought land in the Van Nuys area. By 1912, he was the Cashier for the First National Bank of Van Nuys, which included San Fernando Valley pioneers Harry Chandler, Moses Hazeltine Sherman and William Paul Whitsett on its board of directors. That bank merged into the California Bank in 1922, and he became Vice President and director for that institution. He held memberships in the California Club and the Los Angeles Athletic Club, as well as being a charter member of Van Nuys Masonic Lodge No. 450, which was initially organized at his bank. He also served as the president of the California Trust Company, which was owned by the bank, and was noted as being instrumental for many of the earliest houses constructed in Van Nuys, especially in his namesake subdivision. A consummate workaholic, Bliss suffered a heart attack in 1931 and passed away on January 8, 1932, at the age of 46. He was credited in his Los Angeles Times obituary as being “a leader in the development of the San Fernando Valley”.

The original subdivision map for Tract No. 9500 was filed on September 24, 1926 by Title Insurance and Trust Company which actually did the recording for the owners. As a title company, it frequently did the filing of the tract maps for the actual land owner, which doesn't always show on the map. In this case, however, the California Trust Company name does show on the map as the land owner.

Bliss Park was strategically located just West of the original Northward turn of Sherman Way, being also adjacent to a significant intersection of the Red Car lines, it was to be the first significant neighborhood to spring up in the Southern portion of Van Nuys. The proximity to the street rail line was an important aspect of the early sales in the new tract. Home building began in 1926 with many being constructed by contractor Bert La Plant for the various early buyers in Bliss Park, most in the Spanish Colonial Revival style.

One of these early homes was that of Hugo C. Hatterscheid, a fellow banker. Hatterscheid was born on July 27, 1878 in the Alsace-Lorraine area of France, where German is still the dominant language. His family immigrated to Iowa when he was three years old. He met his wife, Margaret Hinkley, while working for a bank in Corwith, Iowa, and they were married on April 20, 1904. The couple moved to Cedar Bluffs, Nebraska, where he ran a grain business with his father, but he ultimately sold that business and bought a bank in that town and ran it for 12 years. In 1921, the Hatterscheids and their three children came to Glendale, but soon went to Van Nuys to become Vice President of the new Bank of Van Nuys, which has been founded by Bliss' former boss, William Paul Whitsett. He soon purchased Lot 23 in Bliss Park and hired Bert La Plant to build his two-story Spanish Colonial Revival house for \$6,850, according to the original building permit issued on March 26, 1927. A biography of Hatterscheid in John Steven McGroaty's History of Los Angeles County is attached.

Birdine "Bert" La Plant was born in Fredericktown, Missouri on December 12, 1888, the son of a French born farmer. Records show that on July 1, 1907, he married Mabel Suzie Lillis. They had two daughters, Ethel and Lucille, but the marriage ended in a divorce in the early 1920s. The family moved from Missouri to California around 1914 and Bert began to work as a carpenter. During World War I, when carpentry work was slow, he worked as a conductor for the Pacific Electric. La Plant married his second wife, Mary J. Davis, in Los Angeles, on June 24, 1924. By this time he appears to have a good income from his construction business. He continued working in construction for the rest of his career, passing away in Hemet, California on May 29, 1986, at the age of 98. In a 1934

advertisement in the Los Angeles Times, he referred to himself as a “builder of fine homes” with 20 years of experience.

The Spanish Colonial Revival style was commonly used during the 1920s and 1930s, as well as other revival styles, including Mediterranean, Chateausque, English Tudor, French Normandy and Colonial. The subject house displays many of the best attributes of the Spanish Colonial Revival style

California became the major location for the design and construction in the Spanish Colonial Revival style, especially in the coastal cities. In 1915 the San Diego Panama-California Exposition, with master architects Bertram Goodhue and Carleton Winslow Sr., popularized the style in the state and nation. It is best exemplified in the California Quadrangle, built as the grand entrance to that Exposition. In the early 1920s, architect Lilian Jeannette Rice designed the style in the development of the town of Rancho Santa Fe in San Diego County. The city of Santa Barbara adopted the style to give it a unified Spanish character after widespread destruction in the 1925 Santa Barbara earthquake. Its County Courthouse, designed by William Mooser III, is a prime example of the style. Real estate developer Ole Hanson favored the Spanish Colonial Revival style in his founding and development of San Clemente, California in 1928. The Pasadena City Hall by John Bakewell, Jr. and Arthur Brown, Jr., and the Beverly Hills City Hall by Harry G Koerner and William J. Gage are other notable civic examples in California.

Spanish Colonial Revival architecture shares some elements with the earlier Mission Revival style derived from the architecture of the California missions, and Pueblo Revival style from the traditional Puebloan peoples in New Mexico. Both precedents were popularized in the Western United States by the Fred Harvey and his Atchison, Topeka and Santa Fe Railway Depots and Hotels. The Spanish Colonial Revival style is also influenced by the American Craftsman style and Arts and Crafts Movement.

Spanish Colonial Revival architecture is characterized by a combination of detail from several eras of Spanish Baroque, Spanish Colonial, Moorish Revival and

Mexican Churrigueresque architecture. The style is marked by the prodigious use of smooth plaster (stucco) wall and chimney finishes, low-pitched clay tile, shed, or flat roofs, and terracotta or cast concrete ornaments. Other characteristics typically include patios, arched or wood casement windows and decorative iron work, as found on the subject building.

Although common in other parts of Los Angeles, it is rare in the Central San Fernando Valley, which remained relatively undeveloped until hit by the building boom that came after World War II, which was to be dominated by the California Ranch Style.

The Hatterscheids only lived in the house for about four years. The Bank of Van Nuys was acquired by the Security Trust and Saving Bank and Hugo Hatterscheid became the manager of the Van Nuys branch. He retired in 1930 and bought a house in the Rossmoyne section of Glendale. He passed away on December 12, 1939, at the age of 61.

The Hatterscheids sold their Van Nuys home to Mary (Mamie) H. Doty. Doty was a widow whose husband, Chauncey, who died in 1926 at the age of 55, had left her a good estate from being a livestock broker in Illinois. On December 19, 1945, Doty added her widowed sister, Bonnie O. Emerson, to the title and they lived together until 1949, when Bonnie was removed from the title. Mary Doty was to remain in the house until April 25, 1968, when she deeded the house to Hollis O. and Leticia S. Dyer. Doty passed away on April 9, 1972, at the age of 95. Her sister died on July 18th of the same year, at the age of 91.

Hollis O'Dell Dyer was born in Stevens, Minnesota on July 12, 1933. After serving in the Marines during the Korean War, he settled in San Antonio, Texas, where he married Nieves Moreno on November 26, 1960. That marriage ended in divorce and he moved to Los Angeles, where he married Leticia A. Sevilla on May 8, 1965. Leticia Aurora Sevilla Mora was born in Puerto Cabezos, Nicaragua on August 13, 1933 and was naturalized as a United State citizen on December 4, 1964. After arriving in California, Hollis Dyer earned a BA from California State College (now University) at Los Angeles and then enrolled in the Southwestern

school of Law, and was admitted to the Bar on June 9, 1964. He currently practicing law in Glendale, California. The Dyers sold the house to Malcolm J. and Christine M. Thurman on November 29, 1976.

Malcolm Joseph “Joe” Thurman was born in Mulvine, Kansas, on August 26, 1928. He joined the Merchant Marine after High School and served mostly in the Middle East. He then joined the Army and served as a page at the trials of the Japanese War criminals. He was to remain in the army for 29 years, retiring at the time he bought the house on Killion Street. He wrote a book with his daughter, Christine A. Sherman, on his experiences in Japan, “War Crimes: Japan’s World War II Atrocities”, which was published in 2001.

He met and married his wife, Christine M. Langer, while stationed in Berlin and their daughter, Christine, was born there on February 11, 1955. The couple also had a son, Joseph Edward Thurman, born on August 24, 1956. While living at the subject property, he worked for Litton Industries and Teledyne. After Malcolm retired in 1991, the Thurmans moved to Scottsdale, Arizona, where he passed away on July 15, 1997. They sold the house to Bruce A. Moss on August 2, 1991.

Bruce Alan Moss was a Los Angeles native, born on May 30, 1953. He married 23 year old Michelle S. Oken the day after his 26th birthday, on May 31, 1980. Like Dyer, Moss is also an attorney, admitted to the Bar on November 29, 1979 after graduating from the San Fernando Valley School of Law. Moss lived in the house for almost nine years, selling it to Victor E. Cole Jr. and his wife Leslie M. Cole on August 16, 2000.

Records are thin on the Coles, but they indicate that he was born around 1959 and she was born Leslie M. Baer in Los Angeles, on May 22, 1959. They were married in Los Angeles on June 26, 1983. The Coles were the first of two short term owners for the house, deeding it to Stephen E. Bures, then the personal assistant to actor Nicholas Cage, on May 25, 2002.

Born on February 8, 1967, records show that Bures moved frequently, a common practice for those behind the scenes in the entertainment business. Like the Coles, his ownership was brief, selling the house on November 15, 2004, to Larry S. and Sydney Field.

According to public records that have been located, Larry Stuart Field was born on July 16, 1944. He and his wife lived in the house until 2012, when the marriage ended in a divorce and Larry moved to Tucson, Arizona. The Fields replaced the garage with a larger two-story building with an upstairs guest unit, after the original building was gutted by fire in 2005. On September 24, 2014, Sydney Field deeded the property to Luke and Jane Watson.

Luke Ogden Watson was born in San Diego County on July 5, 1981. He and his wife had been working on the house, spending a great deal of time and money to restore its historic elements. When selling the house, they turned down a number of offers from developers hoping to sell to a family that would live in the house. They eventually sold it to Farbod Rezvani, who had three young daughters, on August 14, 2018.

Rezvani appears to be the first owner not to live in the house, renting it out while making plans to replace it with a six unit small lot subdivision. As part of that process, he commissioned a historic resources assessment report from Sapphos Environmental, Inc., which is presently in its draft form.

The Hatterscheid Residence was the first two story house in the early years of Bliss Park, where many of the other houses were also built in the Spanish Colonial Revival style, but single story. Due to its prominence in the neighborhood, it has frequently been referred to as the “crown jewel of Bliss Park” by those who live around it. The house fully retains its integrity and is one of the most visible homes in Bliss Park.

The Hattercheid Residence is an excellent example of the type of custom homes that appeared during the first wave of housing development in the central San Fernando Valley, the period between the two World Wars. Tract No. 9500, aka

Bliss Park, was the only subdivision in its immediate area until the housing boom that occurred after World War II. Most of the lots in Bliss Park were developed with single family homes before World War II, with the majority of those predating 1930. The Hatterscheid Residence was a prominent part of the early development period, being built as the personal home of one of Van Nuy's prominent local bankers, it remains a visible reminder of that early time in Modern San Fernando Valley history.

Hatterscheid Residence

Bibliography

Books:

Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books
McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf
McGroarty, John S.....History of Los Angeles County, Vol III....©1923, American Historical Society
Roderick, Kevin...The San Fernando Valley, America's Suburb....©2001, Los Angeles Times Books

Reports:

Historical Resources Assessment Report for 14535 Killion Street.....Sapphos Environmental 2019

Los Angeles Times Articles:

Who Owns the San Fernando Valley Lands?.....November 19, 1911, Page II1
Singed But Indomitable.....August 25, 1913, Page I11
Bank For Owensmouth.....August 7, 1914, Page II3
Security Buys Van Nuys Bank.....August 25, 1926, Page 11
Our Customers Tell Us, California Bank (Advertisement).....October 5, 1927, Page 12
Bank Names Board.....November 7, 1927, Page 10
Changes in Bank Staff Announced.....April 25, 1929, Page 14
Bliss Park, Van Nuys, Cal. Properties.....July 14, 1929, Page 10
California Group Profits Advance.....January 14, 1930, Page 12
L. E. Bliss, Financier, Succumbs.....January 9, 1932, Page A2
National Housing Register *with Bert La Plant ad*.....December 9, 1934, Page K4

Van Nuys News Articles:

Buy and Build in Bliss Park (Advertisement).....1927
More New Homes For Bliss Park Planned, Von Glahn to Build.....March 1, 1927
Bliss Park Important Development.....May 24, 1927





Additional Data Sources:

California Birth Index

California Death Index

Find a Grave

Los Angeles City Building Permits (Attached)

Los Angeles City Directories

Los Angeles County Assessors Records

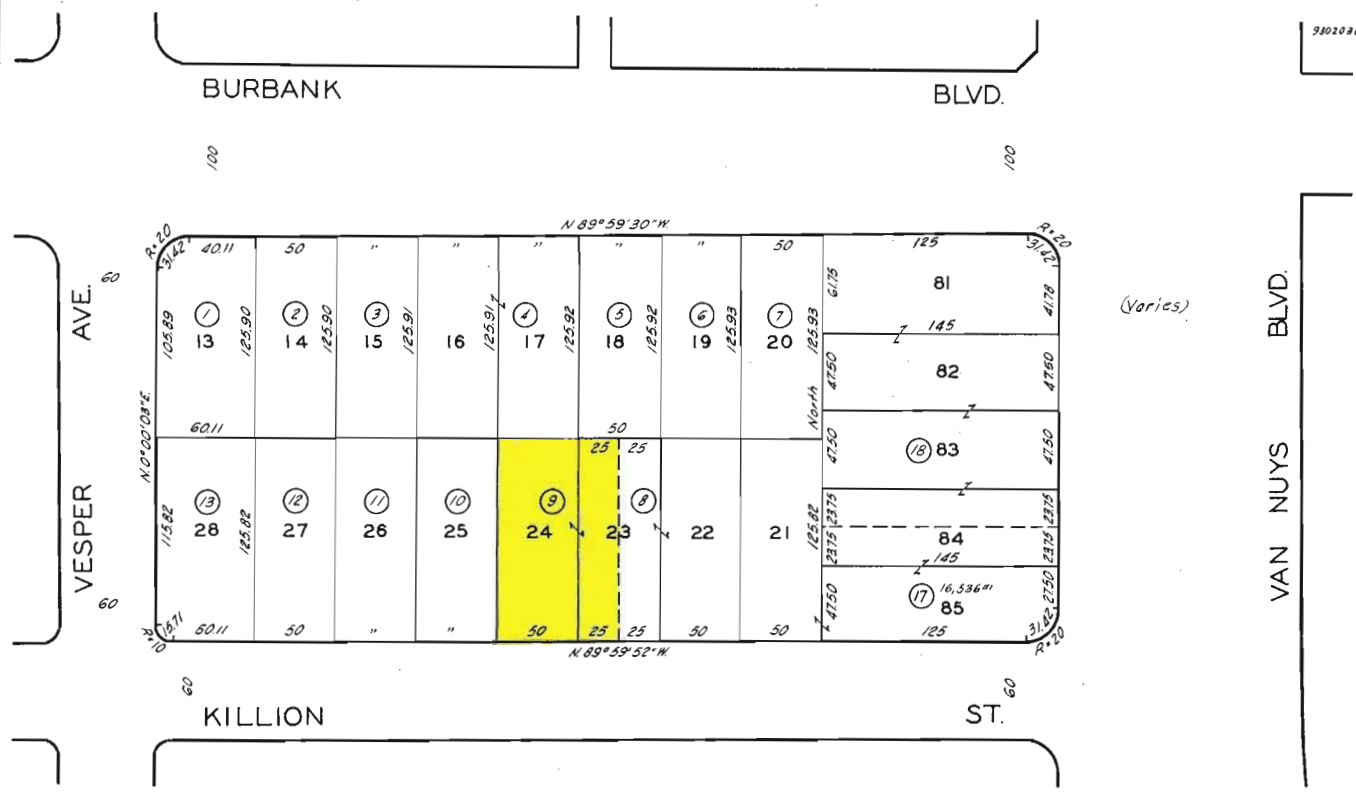
Los Angeles County Subdivision Maps

Social Security Death Index

United States Census Records (1900-1940)

World War I Draft Registration Records

1993



TRACT NO. 9500
M.B. 131-4

CODE
13

FOR PREV. ASSMT. SEE: 986-26

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

HUGO C. HATTERSCHEID. Not yet a dozen years old, Van Nuys is one of the most prosperous of the smaller cities of Los Angeles County, but this expansion has been brought about by the whole-hearted efforts of those men who have its best interests at heart, and working together, produce results that are really remarkable and inspiring. Standing back of these improvements and increased production is the Bank of Van Nuys, which carries a number of the leading citizens as its depositors, and receives from them an unqualified support. This bank is owned by seventy-two stockholders, all residents of the San Fernando, so it is essentially a local concern, officered by local men, whose interests are centered in this district. Its president, William Paul Whitsett, founded it by securing the co-operation of the above-mentioned stockholders, and its vice president, **Hugo C. Hatterscheid**, whose name heads this review, is one of the most experienced bankers in the county. The Bank of Van Nuys opened its doors for business February 19, 1921, and is capitalized at \$100,000, with a surplus and undivided profits of \$21,000. It has resources of over \$600,000. The bank occupies the first floor of a modern bank building that is fully equipped for banking purposes, including a safety deposit vault of large proportions. Ten persons are employed in the bank. Mr. H. C. Sorgenfrey as cashier ably cooperates with the other two officials of the bank in rendering a very efficient service to the people of the Van Nuys District.

Hugo C. Hatterscheid was born in Alsace-Lorraine, France, July 27, 1878, and was brought to the United States when he was three years old by his parents, who located in Iowa. He was educated in the public schools of Corwith, Iowa, and this was supplemented by a course in Northwestern University of Illinois. For several years thereafter he and his father were in the grain business, operating in the vicinity of Chicago, but he later left that field for the banking one, and conducted a bank at Corwith, Iowa, for five years. Selling this business, he then bought a bank at Cedar Bluffs, Nebraska, and conducted it for twelve years. Then, in 1921, he came to California, and after a short connection with Glendale, came to Van Nuys.

On April 20, 1904, Mr. **Hatterscheid** married Miss Margaret Hinkey, of Corwith, Iowa, and they have three children, Margaret, **Hugo**, Junior, and Harriet, all bright young people at home. Mrs. **Hatterscheid** was born in Nevada, but was educated in the public schools of Iowa. A practical banker, Mr. **Hatterscheid** is well qualified for his present responsibilities, and his connection with the bank gives it added solidity. Although one of the new comers to Van Nuys, he has already earned a position in its business and social life, and has won appreciation from its best people. His wife is also popular, and they are very enthusiastic about California, and especially about that portion of it in and about Van Nuys.



Photo of a young Hugo Hatterscheid on the right.

131.4

TRACT NO. 9500

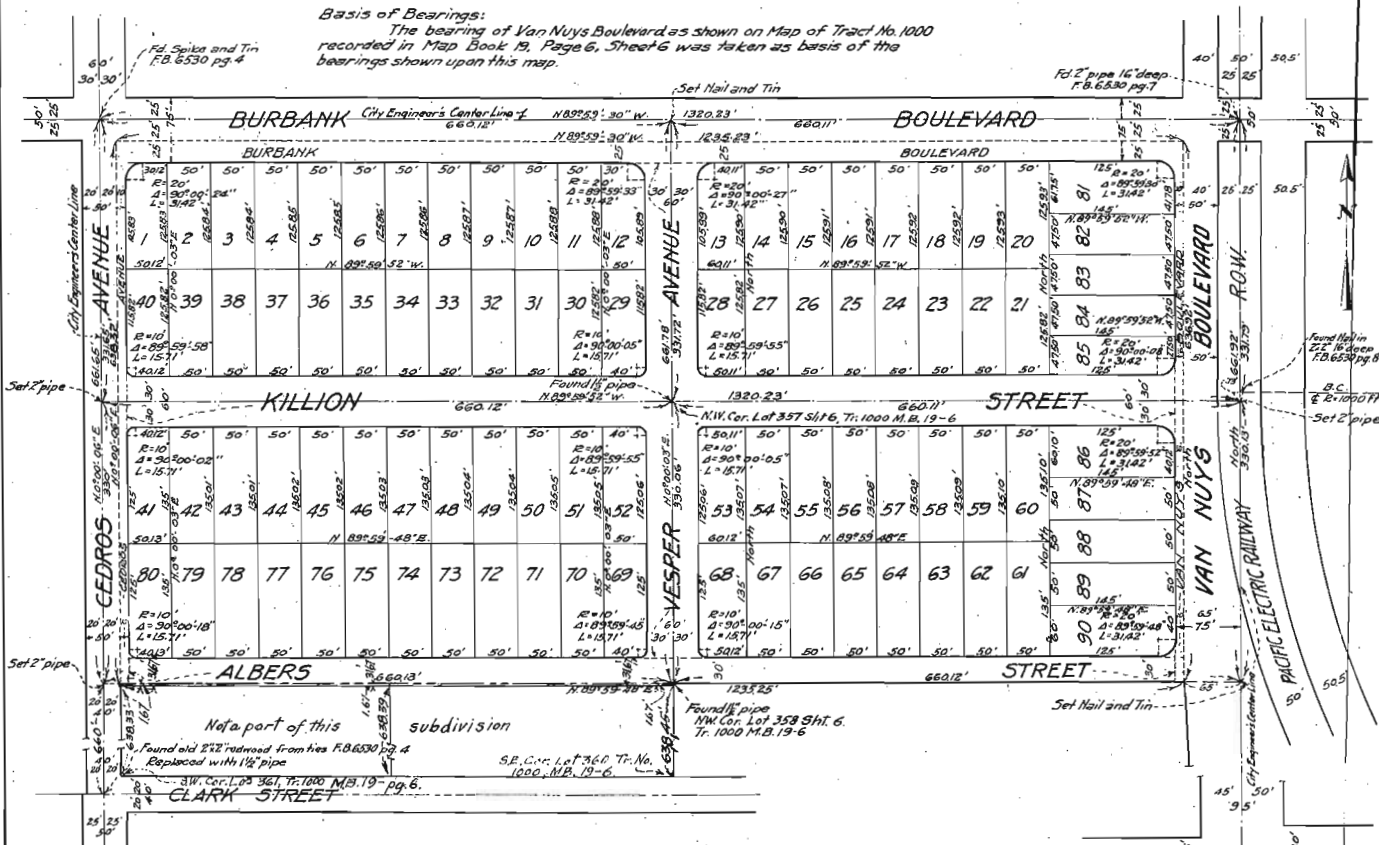
IN THE CITY OF LOS ANGELES

Being a subdivision of Lots 356 and 357, and portions of Lots 360 and 361, Sheet 6, Tract No. 1000, as per Map recorded in Book 19, Page 6 of Maps, Records of Los Angeles County, State of California.

Scale: 1"=40.0ft. Surveyed by: Ogden Dutcher, C.E. March, 1926

Basis of Bearings:

The bearing of Van Nuys Boulevard as shown on Map of Tract No. 1000 recorded in Map Book 19, Page 6, Sheet 6 was taken as basis of the bearings shown upon this map.



I, Ogden Dutcher, hereby certify that I am a Civil Engineer, and that this map, consisting of one sheet, correctly represents a survey made under my supervision in March 1926, and that all the monuments shown hereon actually exist, and their positions are correctly shown.

Ogden Dutcher

Subscribed and sworn to before me, this 1st day of September 1926
Notary Public in and for Los Angeles County, State of California

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the colored border line, and we hereby dedicate to the public use all the Boulevard's, Streets, and Avenues shown on said map within said subdivision.

CALIFORNIA TRUST COMPANY

President

Secretary

Vice President

Asst. Secretary

State of California

County of Los Angeles

On this 11th day of August, in the year one thousand nine hundred and twenty six before me, J. L. Bishop, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared, J. L. Bishop, known to me to be the President and Secretary of the California Trust Company, the corporation that executed the within instrument, and known to me to be the persons whose names are subscribed thereto, and acknowledged to me that such corporation executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal, this day and year in this certificate first above written.

J. L. Bishop
Notary Public in and for Los Angeles County, State of California

TRACT NO. 9500

25TH

AUG.

Title Insurance and Trust Company

930565

Sept 2

26

California Trust

Company, as owner, and Title Insurance and Trust Company, as owner of rights of way, are

5

John C. Shaw

John C. Shaw

1000.00

Duct

SEP 24 1926

43 3

131

Map

Tr. 9500

9/26

J. Burroughs

26

2nd September

P. L. Bishop

W. Herbert Allen
C. M. Sperry

Title Insurance and Trust Company

Just corporal on

J. Bishop

Sept 26
J. Bishop



The Bank of Van Nuys building is the center (to the right of the railroad station) of this February 22, 1911 photo of the opening of the Town of Van Nuys. The building was damaged by fire two years later, but was repaired and is still on the same site today as the Country General Store, per the Google Earth screenshot below.



Who Own San Fernando Valley Lands ?

Protest Against Misrepresentations of
Socialist Campaigners in
Los Angeles.

Home and Property Owners and Residents Sign
Statement Showing that Lankershim-Van
Nuys Tract Has Been Divided into
Small Holdings and Has Water
Supply of Its Own.

Van Nuys, Cal. Nov. 18, 1911.

To the People of Los Angeles:

The undersigned, home and property owners and residents in the Lankershim-Van Nuys tract in the San Fernando Valley, protest against being dragged into any political campaign, and more particularly do we protest against the misrepresentations which have been made almost daily and nightly as to the owners' in of these lands.

Two-thirds of this property has been sold, mostly in small tracts. We have bought these pieces of property for our homes, and have located here as settlers and as producers. We have built houses, barns, stores, shops, etc., and are about to erect churches, schools, etc.

We ask of Los Angeles no privileges (Owens River or otherwise) that are not conceded to other surrounding towns. As for water, it is piped to us fourteen miles, along the Boulevard, sufficient for domestic use for 20,000 people. This water comes from Canoga, 26 miles from the center of Los Angeles. There are also numerous other fine wells. Moreover, the composition of the soil is such that it retains moisture to a remarkable degree, enabling us, without any irrigation whatever, to grow the finest peach, apricot, walnut and other orchards, also melons, sugar beets, etc. This makes us independent of any outside water supply. If Los Angeles should have any water to sell and should any one in this tract wish to buy it, we would expect to pay the same as others outside the city limits.

A large portion of the profits from the sale of these lands is now being generously expended for an electric line and for other public uses, among which is the most magnificent boulevard on the Pacific Coast and perhaps in America. This boulevard will add much to the attractiveness of Los Angeles.

The development of this vast, fertile valley is of great interest to every one interested in Los Angeles, for its settlement means the greater growth of the Coming Metropolis of the Pacific Coast:

James Lyon,
J. H. Heinen,
C. J. Forbes,
T. T. Waters,
Cecil Forbes,
B. W. Dunn,
D. L. Comen,
W. F. Clark,
G. I. Taylor,
A. E. Nordvold,
L. A. Walker,
Geo. B. Jess,
C. E. Thurston,
G. A. Huffaker,
Mrs. F. D. Haddock,
Mrs. C. E. Thurston,
J. R. Cunningham,
C. T. Miller,
Catherine Cunningham,
Minnie S. Heath,
Curg James,
Mabel P. Meyer,
J. W. Ruby,
Marie G. Ruby,
Geo. Turner,
Wm. Campbell,
Ella Lehman,
K. Campbell,
Wm. R. Lehman,
Edwin Lehman,
Noah Luginbill,
Clinton Luginbill,
Mrs. John Imbach,
W. W. Wiemott,
Robt. P. Biggart,
J. H. Calhoun,
Wm. Rendall.

J. W. Donnelly,
Geo. C. Parsons,
Geo. W. Hunter,
T. D. Newman,
W. Thomas,
W. P. Whitsett,
M. Rodriguez,
J. Grandin,
*F. B. Donnelly,
G. M. O'Connor,
Elry Keithly,
Dr. E. E. Patten,
H. G. Owens,
J. P. Hey,
J. W. Eaton,
J. C. Lennox,
H. J. Lindeman,
H. O. Jett,
Mrs. Sadie Pores,
Mrs. G. H. Graves,
A. M. Cowen,
E. W. Heiwtz,
P. V. St. Clair,
H. F. Leslie,
Joseph Gilbert,
F. J. Eddy,
W. J. Cunningham,
L. S. Moranda,
A. R. Kurtz,
I. W. Forbes,
O. S. S. Stevens,
R. A. Hoskins,
John T. Russell,
C. E. Richardson,
F. D. Harding,
Sam Gasell, Jr.,
A. H. Casselberry,

G. H. Graves,
D. H. Pores.
Susie Cunningham.
I. W. Lawson,
Mrs. I. W. Lawson.
J. B. Langum, Postmaster,
S. J. Meyer,
C. F. Heath.
Mrs. Mabel James.
D. M. Gibson,
F. D. Haddock,
W. E. Bethelheimer,
H. R. Chandler,
G. L. Bower,
E. D. Gibson,
Joe O'Toole.
C. Robinson.
P. S. Carr,
Mrs. M. J. Hunter,
W. G. Leming.
H. S. Trotter.
William Andrew
Lucile O. Orr.
Edith Prescott
W. H. Dwyer,
E. J. Wills.
John A. ...

Lewis E. Bliss,
J. T. Coleman,
Frank M. Keffer,
Mrs. D. M. Gibson.
Kathryn Gibson,
Geo. G. Hunter,
W. R. McWilliams,
Edgar A. Pack.
Joseph L. Belle ,
P. S. Lindsay,
W. Thurman,
S. Woodyard,
M. F. Whelan,
E. Morris,
Ben Zenler,
A. Bernhart,
J. R. Jones.
Geo. Barnett.
E. O. Cunningham,
Wm. E. Young,
W. N. Derby,
Arthur Walsh.
W. V. Sackett.
E. K. Eikin
Edward Scherman.
L. O. T. Ellington.
John F. May.

Victor.

SINGED BUT INDOMITABLE.

*Van Nuys Wins Over Odds of
Wind and Fire.*

*Valley Turns Out to Help:
Good Water Pressure.*

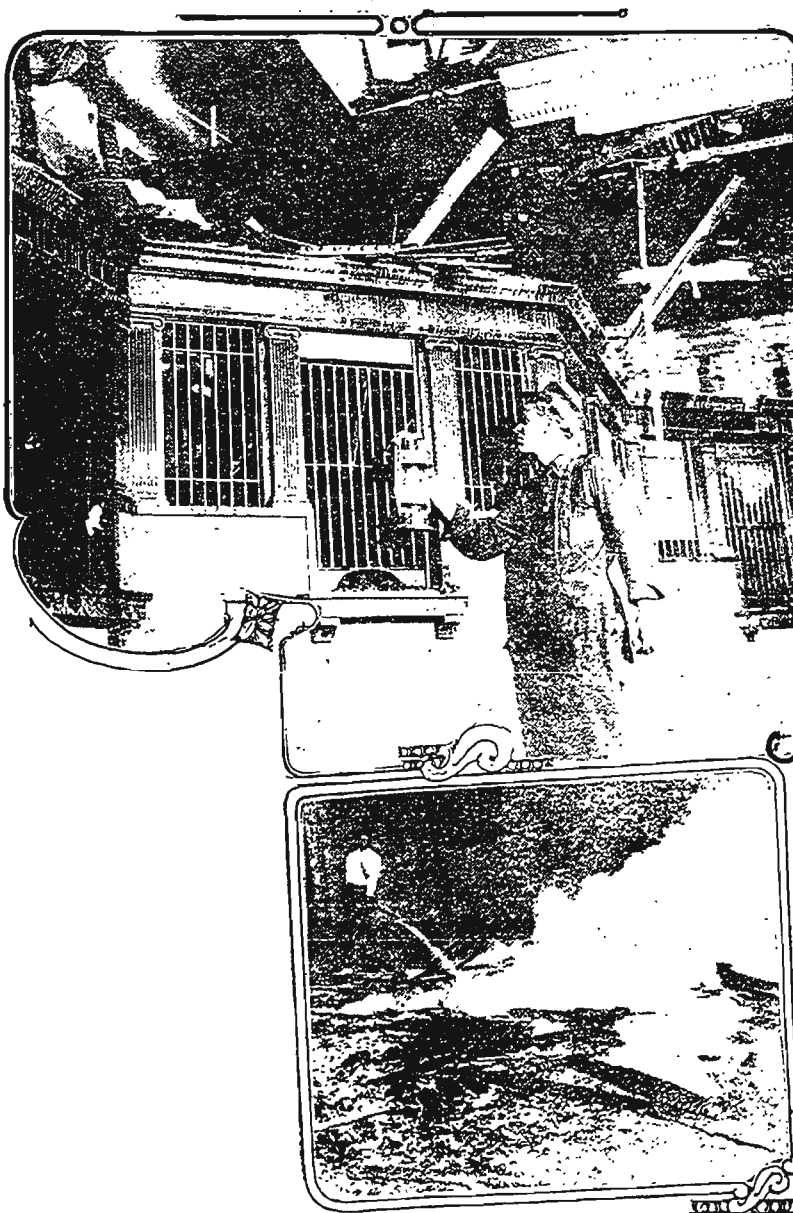
*Bank and Stores Partially
Burned; Loss Small.*

Van Nuys, the gem city of the San Fernando Valley, fought a good fight yesterday afternoon against odds of fire and wind, and Van Nuys-like, won the battle—thanks to a fine water force and adequate supply.

The entire population, aided by large delegations from Lankershim, Owensmouth, San Fernando and even Los Angeles, turned to with buckets, garden hose and engines, determined that the city, which has risen so splendidly, should not be lost. Hundreds could not find room upon the fire line and these formed a picturesque "gallery" seated in chairs carried from a moving picture theater and the Masonic Hall and watched and cheered the ebb and flow of the battle from a vantage point across the street. Auto parties stopped and did what they could. Hose Company No. 7 made the longest and fastest run of its career from Hollywood and did valiant service, backed by the good water service and, three hours after Mrs. H. E. Foley sounded the alarm, the fire was under control and the town was safe.

The indomitable spirit of the place was manifested at once, for by the light of lanterns a force of men was set to work cleaning up the ruins, and the work of rebuilding the First National Bank building and the Whitley block will begin immediately. The bank will be open for business at the usual hour this morning in a room farther down the street, and the other burned-out tenants will recommence business as soon as they can secure stock. "It takes more than a little blister like this to make even a dent in Van Nuys," said H. J. Whitley, president of the bank, as he directed the work of removal last evening.

The First National Bank building.
(Continued on Fifth Page.)



At yesterday's fire at Van Nuys.

Which partially burned the First National Bank and the Davis block. The top picture is a view of the interior of the bank and the lower an exterior view.

Van Nuys Fire.

(Continued from First Page.)

the first to be built and the largest in town, is damaged to the extent of \$8000, but the bank furniture is safe and the vault will be cool enough to open this morning. The bulk of the water was placed here, and at no time did the fire become hot enough in the vicinity of the big iron depository to endanger the papers and funds stored there. The bank was insured.

On the second floor of the building was located the Masonic hall and the offices of Drs. Patton and Callender. A quantity of furniture and equipment was saved from each of these places, and their actual loss is nominal and covered by insurance.

Next to the bank a moving picture theater conducted by Nelson and Van Patten is gutted, but the machine and the chairs were carried to safety by the willing volunteers, and a few hundred dollars will cover the theater manager's loss.

Adjoining the bank building the one-story Whitley block in which were the furnishing goods store of Harry K. Kleiburn, and the hardware store of William Andrews, is badly damaged. Kleiburn lost most of his stock and when he reached the scene and saw the destruction of his business he fainted and remained in a serious condition for some time. Mrs. Kleiburn refused to estimate the loss, which is partly covered by insurance, she said. Some stock was saved from the hardware store. The loss between Kleiburn and Andrews is about \$5000 and the building loss as much more. Insured.

CAUSE UNCERTAIN.

The fire started in Kleiburn's establishment from a cause not determined last night, but thought to have come from a clothes cleaning department of the establishment. The first alarm was sounded at 2:45 and a few minutes later help was summoned from Lankershim, where there is a little chemical "two-wheeler," and from the Los Angeles department.

Combination auto truck No. 7, under command of Lieut. T. A. Stembridge, made the run of twelve miles over a heavy grade part of the way in twenty-five minutes. The hose connections had to be reduced half an inch to meet local conditions, but in spite of these disadvantages, Stembridge's crew of four men, aided by the volunteers, stopped the fire in its tracks at H. S. Trotter's grocery store, saved the bank vaults and even prevented the breaking of the big plate glass windows in the front of the building.

When it was determined by a group of men with vision to make Van Nuys something more than a dream, the bank building was the first concrete evidence of their faith in the town and its future. This was in the spring of 1911. The building was of pressed brick, and was speedily followed by the Davis and other blocks of the same general style of architecture. H. J. Whitley is president of the banking institution; A. I. Smith, and O. J. Widgal, vice-presidents, and Lewis E. Bliss, cashier. Besides these men the directorate consists of M. H. Sherman, Harry Chandler, George Hanna, D. F. Hill, R. P. Sherman, F. N. Pfaffinger, S. O. Houghton, Jr., William T. Hopper, Ross E. Whitley, A. J. Pickrell and W. P. Whitsett.

BANK FOR OWENSMOUTH.

San Fernando Valley Town Soon to Have Its First Financial Institution—Now Incorporated.

Owensmouth, the growing center of activities in the upper end of the San Fernando Valley, is soon to acquire its first bank. Incorporation papers were taken out yesterday for the State Bank of Owensmouth, which is capitalized at \$50,000, of which \$40,000 is paid up.

The incorporators are H. J. Whitley, R. J. Whitley, O. J. Wigdal, R. S. Padget, William T. Hopper, Lewis E. Bliss, William T. Hopper, F. X. Pfaffinger, A. I. Smith, W. P. Whittsett, R. J. Wigdal, M. H. Sherman, R. P. Sherman, George W. Scott, Harry Chandler, George W. Burch, S. O. Houghton, Jr., A. T. Brant, George Hanna, L. E. Rankin and L. W. Ketchum.

The bank will fill an important function in the growing community in which it is located. At present, residents in the neighborhood of Owensmouth and Chatsworth Pass, as well as in the vicinity of Calabasas, are doing their banking in the city, but it is believed that the new institution will draw the most of the trade of this important farming section.

The bank will open in the course of a few weeks.

TO STOP "HOLY ROLLERS."

District Attorney Petitioned to Prohibit Meetings, and Leaders of Sect Are Warned.

A petition containing 500 names was sent to the District Attorney's office yesterday asking that a contemplated series of meetings to be conducted by the "Holy Rollers" in Belvedere be prohibited. Several of the leaders of the sect have figured in sensational episodes, during the last four years as a result of their peculiar form of worship. Deputy District Attorney Richardson notified the leaders of the sect that should there be any violations of the county or city ordinances, prosecutions would follow.



FINANCIAL



SECURITY BUYS VAN NUYS BANK

*Whitsett Institution Will
Become Fiftieth Unit*

*State and Federal Approval
Now Only Lacking*

*Resources of Concern More
Than \$1,250,000*

Merger of the Bank of Van Nuys with the Security Trust and Savings Bank to form the forty-ninth branch



W. P.
WHITSETT.

and the fiftieth unit of the Security chain was unanimously approved by the board of directors of the former institution yesterday. As soon as the action is approved by the State and Federal banking authorities the Bank of Van Nuys will become a part of the Security and its stockholders will

become Security shareholders.

The Bank of Van Nuys, one of the largest of the San Fernando Valley, was founded by W. P. Whitsett November 10, 1921, with a capital of \$100,000, and more than that amount was on the books of the bank as deposits at the close of the first day of business. The bank has grown until its resources are now in excess of \$1,250,000. It occupies its own build-

ing at the corner of Van Nuys Boulevard and Sylvan street and provides adequate escrow and safe-deposit service in addition to the usual banking functions.

SARTORI REPRESENTED

J. F. Sartori, president of the Security, was represented in the merger negotiations by Charles H. Toll, vice-president, who is also a stockholder and director of the Bank of Van Nuys, and by Herbert H. Smock, vice-president and cashier.

"The decision to formally join forces with the Security was but the natural outcome of the situation in which the valley finds itself," Mr. Whitsett said. "The growth of that section of Los Angeles since the waters of the Owens River were turned onto its land has been so rapid that it is beyond the power of a local bank to fully finance it. By this consolidation, we will be able to raise our legal loaning limit 240 times through the huge reservoir of resources made available through the Security."

EXECUTIVE BOARD

The board of directors of the Bank of Van Nuys, which will become known as the executive board of the Security following the merger, is composed of the following business men and ranchers: William Andrew, Charles A. Bevis, Carter R. Bishop, L. S. Blenkiron, A. M. Harrison, H. C. Hatterscheid, F. N. High, D. E. Kibbe, Walter Mendenhall, R. L. Owens, George E. Platt, J. W. Palswater, Charles H. Toll, C. F. Walker and W. P. Whitsett.

Officers are W. P. Whitsett, president; H. C. Hatterscheid, vice-president; F. N. High, cashier; W. F. Newcomer, assistant cashier; Jay D. Carter, assistant cashier, and A. J. Zenmon, escrow officer.

Bank Names Board

Los Angeles Times (1923-1995); Nov 7, 1927; ProQuest Historical Newspapers: Los Angeles Times
pg. 10

BANK NAMES BOARD

OWENSMOUTH, Nov. 6. — Announcement is made of the local advisory board of the Owensmouth branch of the California Bank. The board consists of Lewis E. Bliss, one of the vice-presidents of the bank. Hugo A. Carlson, Charles L. Hogan, M. A. Best, Alex Jeffrey and G. L. Anderson. The appointees are local ranchers and business men.

Our Customers Tell Us

...that the most appreciated service of this Bank is the personal, friendly contact with our officers. The officers of California Bank are always available and attentive to the interests of patrons, regardless of the amounts involved.

OFFICERS

President

A. M. CHAFFEY

Chairman Executive Committee

A. N. KEMP

Vice-Presidents

G. ALLAN HANCOCK
GEO. A. J. HOWARD
LEO S. CHANDLER
A. E. HUNTINGTON

LEWIS E. BLISS
J. FORSYTH
G. L. ALEXANDER
T. E. IVEY, JR.

J. B. CHAFFEY
H. M. GORHAM
H. J. ENGELBRECHT
W. C. DURGIN

Junior Vice-President and Secretary

H. M. COFFIN

Junior Vice-Presidents

ARTHUR T. BRETT
C. H. BURLINGAME
D. W. DREW
PAUL EUBANK
R. B. HARRIS

H. E. HUDSON
GEO. A. KERN
A. A. LAMM
R. P. LEHMER
F. M. MAGEE

J. G. MAULHARDT
W. J. MURRAY
M. K. SALMON
L. E. SMITH
DON S. WILLIAMS

Treasurer

C. J. THORSON

Comptroller

Y. C. PORCH

Assistant to the President

R. M. GRIFFITH

Assistant Cashiers

C. A. BARKER, JR.
GEO. M. CHELEW
J. DALY
H. M. FRENCH

FLOYD L. GEYER
GEO. E. JONES
H. E. MAHOOD
D. H. McKEE

H. K. ROSE
C. H. SUNDQUIST
GARDNER TURRILL
STOCKTON VEAZEY

Assistant Secretaries

B. L. DEIBLER

ROMAIN P. BURT

M. A. RELYEA

FRANCIS J. CALLINAN

L. H. VAN HOOREBEKE

Auditor

GEO. A. PEACHMAN

Assistant Comptroller

H. G. BUNJES

Assistant Auditor

F. A. CUTHBERTSON

CALIFORNIA BANK

Head Office: 625 South Spring Street, Los Angeles

RESOURCES OVER \$95,000,000

More New Homes For Bliss Park Planned, Von Glahn to Build

Weighting carefully the respective merits of a half dozen choice residential localities in the San Fernando Valley, Delmar Von Glahn, chief executive of the San Fernando Valley Council Boy Scouts of America has decided to build a new home in Bliss Park.

Already plans for a beautiful six-room English stucco home have been drawn, and before the week is over excavation for the foundation will be under way. Bert LaPlant is the builder.

Already Lewis E. Bliss and W. J. Murray, prominent in Van Noy affairs; Roy H. Cowper and W. Charles Swett, bank officials of Hollywood; Ross Howe, a retired capitalist, and others have invested in Bliss Park. The two former have erected homes in the newly developed area.

James C. Lea, subdivider, in charge of sales in Bliss Park has just placed the first of three attractive English stucco homes on the market.

The Real News Value

of a publication depends on the reliable information contained in its columns. The News contains the class of information that is valuable to every resident of the Van Noy Community.

Buy and Build in Bliss Park

The High Class Residential
Subdivision of Van Nuys District

A Few Choice Lots Now Available

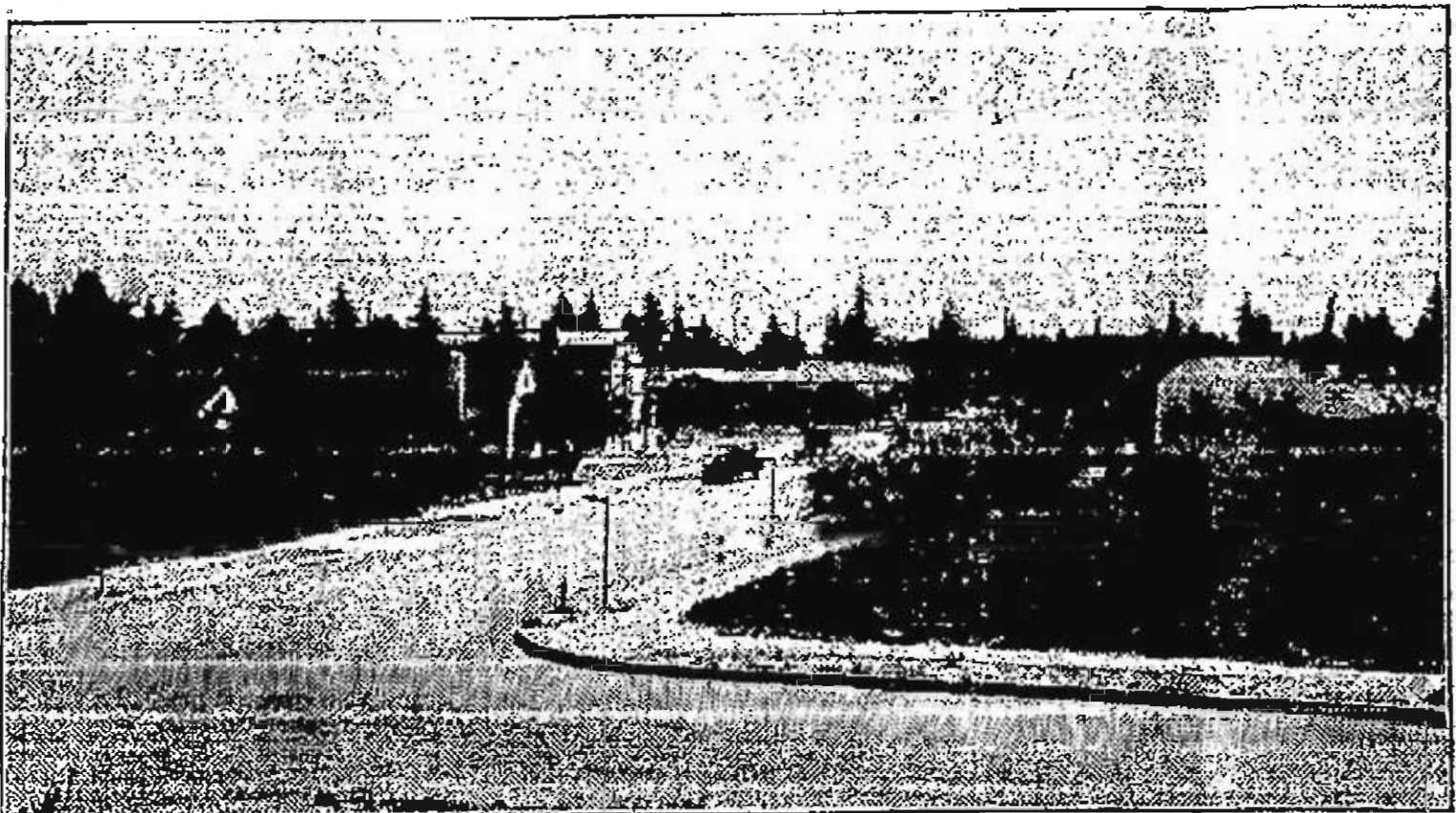
Money available for building
Don't wait if you want in Bliss Park

Tract office, 5513 Van Nuys Blvd.

Down town office, 6320 Van Nuys Blvd.

HARRY R. BEVIS, Exclusive Agent

Bliss Park Important Development



Here is a striking view of Bliss Park, new development adjoining Van Nuys on the south. The improvements being effected in Bliss Park are recognized as of the highest value to this community. Heavy restrictions on building assure only the highest type of citizens for the section.

A progressive development program instituted by James C. Lee at the opening of Bliss Park has brought this Van Nuys residential property to a point where not only residents of the community delight in speaking of what has been done, but thousands of passing motorists have acclaimed it the most beautiful of all locations near or within the confines of any smaller California city.

With an abundance of natural foliage, large trees, palms and shrubs, many of which were

planted years ago, Mr. Lee visualized what could be made of the location. How well success has crowned the effort is shown by the Spanish, Italian and English homes already completed. The concrete walks, curbs, and smooth graveled streets play their part in completing the picture.

The perfectly developed and restricted residential park is located within five minutes of the business district, at a point where several of the great Valley traffic arteries converge. Homes have been built.

Homes have been occupied. More homes are contemplated and ready to start.

The home of E. C. Hatterscheid, manager of the Van Nuys branch of the Security Trust & Savings Bank, is nearing completion. Delmar Von Glahn moves into his home this week. Mr. Von Glahn is Boy Scout executive for the Valley. The public has been invited to inspect and keep in touch with the work being done at Bliss Park.

Bliss Park

VAN NUYS, CAL.

Properties

6-Room Home

14653 ALBERS ST.

(Van Nuys) Lot about 50x135 feet

AUCTION

WED., July 17, 2 p.m.

Two Bedrooms; Living and Dining Rooms finished in Philippine mahogany; hardwood floors throughout, with four coats of oil and enamel; Kitchen and Bathrooms finished in Sanitas cloth and selected colored tile; Inlaid linoleum in Kitchen; Every new built-in feature desired by the modern woman; Roof and pergola covered with handmade Mission tile; **DOUBLE GARAGE**, solid concrete driveway; underground sprinkler system; beautiful lawns and shrubbery.

Buyer to assume 1st T.D. of \$3500.00 at 7%, due July 1st, 1931.

OPEN DAILY 9 A.M. TO 5 P.M.

DIRECTIONS: By auto, Ventura Blvd. to Van Nuys Blvd., then north 1 mile to Bliss Park (3500 blk. on Van Nuys Blvd.) to Burbank Blvd. Or, P. E. cars to Van Nuys "Bliss Park" stop at Burbank Blvd., then 1 block to property.

5 Room Home

14551 ALBERS ST.

VAN NUYS, CAL.

Lot about 50x135 feet

AUCTION

WED., JULY 17, 2 P.M.

White Stucco. One of the best and most beautiful homes in Bliss Park. For instance, foundation is 24" deep, 20" spread at bottom with 8" spread at top. 38 tons of sand and gravel used in foundation of this home alone. Two bedrooms. Balance of construction similar to the one described above. A wonderful buy! Buyer assume 1st T.D. \$3500 at 7%, due January 1st, 1931.

INSPECT DAILY 9 A.M. TO 5 P.M.

CHANGES IN BANK STAFF ANNOUNCED

Promotions and Shifts Made in Personnel of California Group

Election of A. E. Huntington as president of the California Trust Company, the elevation of Lewis E. Bliss to the presidency of the California Group Corporation and the promotion of several other officers in the California Bank group, was announced yesterday by Andrew M. Chaffey, president of the California Bank.

Mr. Huntington, who is also a vice-president of the California Bank, has been associated with Mr. Chaffey and the California Bank group for the last twenty years. He succeeds Leo S. Chandler as president of the California Trust Company, Mr. Chandler having resigned recently to enter the practice of law. Mr. Bliss, in becoming president of the California Group Corporation, takes the office formerly held by Mr. Huntington. He has been a vice-president of the California Bank since 1920.

Other promotions announced by Mr. Chaffey include the assignment of T. E. Ivey, Jr., vice-president, to general supervisory charge over operations of the entire bank, and also his election to the board of directors. F. M. Magee, junior vice-president in charge of the Sixth and Grand office, becomes a vice-president, and Don S. Williams, junior vice-president in charge of the National City office, also assumes a vice-presidency. George M. Chelew, assistant cashier, is advanced to a junior vice-presidency and also the work of personnel officer.

Mr. Chaffey also announced the election of James R. Page as executive vice-president and director; W. H. Thomson as senior vice-president and director, and E. C. Sterling as executive vice-president of the California Securities Company. Mr. Page assumes his new duties on July 1, Mr. Thomson some time between May 15 and June 1, while Mr. Sterling has already taken over his assignment. The resignations of all three from the Security-First National to join the California Bank Group were announced last week.

CALIFORNIA GROUP PROFITS ADVANCE

Los Angeles Times (1923-1995); Jan 14, 1930; ProQuest Historical Newspapers: Los Angeles Times
pg. 12

California Group Profits Advance

Lewis E. Bliss, president of the California Group Corporation, reported yesterday at the annual meeting of stockholders the most prosperous year in 1929 in the history of the company. All directors and officers were re-elected.

Net earnings in 1929, according to his report to the meeting, were more than twice the dividend requirements on the \$3,500,000 6 per cent preferred stock outstanding. The California Group Corporation, which was organized in 1928, is one of the affiliated units of the California Bank.

L. E. BLISS, FINANCIER, SUCCUMBS

*Banker Also Leader in
Developing San Fernando
Valley District*

Lewis E. Bliss, a leader in the development of the San Fernando Valley and vice-president and director of the California Bank and president of the California Group Corporation, died last night at his home, 5539 Van Nuys Boulevard, Van Nuys.

He had been ill for some time from a heart ailment and had been confined to a hospital for several months. His death was not unexpected.

He leaves his widow and two sons, Robert Lewis, 15 years of age, and Lewis Edward, Jr., 7, and one brother, Charles. Funeral arrangements have not yet been made.

Mr. Bliss was born in Iowa Falls, Iowa, November 16, 1885, and received his education in the public schools of Iowa Falls and Cedar Rapids. Later he went to Jennings, La., where he became cashier of the Calcasieu National Bank.

In 1910 he was married to Edith Spcere of Iowa Falls and came to California the same year. In 1911 he became interested in the development of the town site of Van Nuys and in 1912 became cashier and operating head of the then newly organized First National Bank of Van Nuys.

In 1922, when the First National Bank, of which he was then president, was merged with the California Bank, he became vice-president and director in the latter institution. In 1927 he was elected president of the California Group Corporation, an affiliated institution.

He was a member of the California Club, Los Angeles Athletic Club and Hollywood Country Club, and was a Mason and a Shriner.

While Mr. Bliss was known in western and southern banking circles, he probably was best known locally because of his endeavors to upbuild Van Nuys and the San Fernando Valley. He was instrumental in building many homes in Van Nuys, one district now being known as Bliss Park.

Masons Conduct Final Rites for Lewis E. Bliss

Los Angeles Times (1923-1995); Jan 11, 1932; ProQuest Historical Newspapers: Los Angeles Times
pg. A6

Masons Conduct Final Rites for Lewis E. Bliss

Friends of Lewis E. Bliss, who was a well known leader in the development of San Fernando Valley, yesterday afternoon joined the members of the Van Nuys Masonic Lodge for the last rites honoring the banker who died at his home in Van Nuys on Friday after a long illness. A group of approximately 400 persons, including a large delegation from the staff of the California Bank, on which Mr. Bliss was a director, gathered at the Van Nuys funeral parlor for the ceremony.

The impressive ritual of the Masonic Blue Lodge was read by W. G. H. Russell, master of the Van Nuys Lodge.

The funeral services yesterday will be followed today by cremation at the Hollywood Cemetery.

"NATIONAL HOUSING ACT" ROSTER

IF YOU ARE PLANNING NEW CONSTRUCTION OR REPAIR WORK
CONSULT ANY ONE OF THE FOLLOWING LISTED FIRMS & INDIVIDUALS

ARCHITECTS—LICENSED

EDLMAN & BARNETT
702 N. W. HEILMAN BLDG. TU. 8365.
EDITH NORTHEAST
3042 W. Pine Blvd. FA. 6234.
MILTON E. BLACK
ROOM 710 CHADWICK BLDG. RL 3146
WALTER WEBBER
427 S. CARONDELLE DR. 2172.
ARTISTIC AND MODERN HOME
LIGHTING

AMERICAN ELECTRIC & LAMP CO.

342 S. Broadway. TU. 9436.

BUILDING CONTRACTORS

CHURCHILL CONSTRUCTION & MILTON BLACK
Arch. Individual plans & spec. no
additional cost. Reliability assured.
4223 White Ave. L.A. AN. 4711, OX. 1820.
C. W. WILSON & SONS, INC.
Enslin 1001, 1122 N. La Brea Ct. 3145.
EDWARD GORAL
174 S. Detroit. TO. 1741.
P. S. BLACKBURN
3316 S. Central. AD. 7700.
P. S. WILKIE
467 N. K-mare. MO. 10182.
O. H. JOHNSON
7006 3rd Ave. TW. 2134.
H. H. STEVENSON
6244 BOON AVE. LA. 4090.
JOHN A. MALLOY
5720 S. Wilton Pl. UN. 3679.
J. R. Lippincott & W. W. Lippincott
4343 S. Arlington Ave. VE. 5440.
POZZO CONSTRUCTION CO.
421 May St. MU. 8001.

GOLDFARB WARD

3436 1/2 PALM AVE. AD. 7918.

J. NO. COLBY & SON
5126 S. Figueroa. AX. 0276 or PL. 3778.

W. E. REYNOLDS
1729 W. FLORENCE. TH. 3822.

ANDREW ROSS, GET MY ESTIMATES
1625 E. 62ND ST. AD. 12832.

J. S. FISHER, Bonded Contractor.
3344 ROWENA. NO. 8663.

BERT LA PLANT, Builder of fine resi-

dential homes. Est. 20 yrs. TW. 6323.

PAUL M. BAKER & SON
3217 N. Commonwealth Ave. MO. 18138.

MARSHALL R. LAWSON
424 S. BROADWAY. MU. 6443.

KUBACH-SYNDER CO.
2228 E. 37TH & W. LA. 0115.

J. S. BROAD, BUILDER OF FINE
RESIDENTIAL HOMES. HE. 3568.

FRED K. ANDERSON
613 KING ST. WE. 1200.

H. O. RICHWINE, Guaranteed work done
rears. 2050 RODNEY DR. MU. 15732.

J. T. SEARLES
2010 RIPLEY. NO. 4800.

P. E. MACLEAN
5613 HARCOURT AVE. UN. 0358.

Alterations—General Contracting
A. J. BARTEA 10 YRS. 53P.
1340 W. 20th St. RE. 3633.

Alterations and Repairs
ANTHONY NAGY
439 W. 71st St. TW. 4125.

CHAS. A. SMILEY
1747 N. Normandie. OL. 0493.

FRED GASCH
9409 S. Figueroa. PL. 7008.

L. WALLACE
3118 W. 51st St. VE. 3485.

Awnings, Roofs, Stucco Water Proofing,
Termite Control
SWANFELDT, JR.
301 N. Figueroa. EX. 9441.

Blue Prints & Photostats
CALIFORNIA Map & Blue Print Co.
610 South Broadway. TU. 0081.

Building & Repairs
SMOKY FIREPLACES, scientifically con-
structed by CHAS. A. SMILEY. RE. 9592.

Build—Repair—Low Bids
GEO. PETERSON—Have built thousands of
homes. Own bldg. & mill. CA. 13032.

Cabinet Maker—Carpenter
LEO SICK, Work to order—Alterations.
Exp. Prices. 3118 1/2 2nd. VA. 5051.

Cabinet Shop
PIC-PAIR CABINET SHOP WORK GUAR.
FREE EST. 1405 S. Fairfax. WH. 0860.

Carpenters
CARPENTER, A-1 additions, cabinet, re-
model, repair, paint. 32 up day. RL. 7454.

Carpenter & Cabinet Work
CHAS. DULLAND, NEW & REPAIRING
305-7 W. Venice. PL. 0649 & RL. 4858.

Carpentry—General Contracting
PAINTING, PAPERING, plastering & roof-
ing. day or contract. FE. 8112.

Commercial Bldg. Alteration & Rep.
FAMOUS CABINET & FURNITURE CO.
731 E. 42nd St. AD. 0348.

County-wide Service
J. E. OLSEN
611 SOUTH BEED. AN. 18193.

Dependable Building Repairs
HOWARD C. STEWART
8417 Blackburn. OR. 2989.

Excavating & Dump Truck Cont.
L. A. ROCK & GRAVEL CO. We own all
equipment, incl. dump. CA. 0169.

Excavation & Grading
VAUGHN BROS. OL. 1088.

Excavating—Grading—Trucking
FRANK T. HICKET ENGINEERING CO.
1033 N. Manchester. GL. 6506.

General Building Contractor
HOWDEN BOWDEN
242 N. Western. HO. 2785.

CHAS. T. FIRE
320 N. LORENE BLVD. RE. 9773.

ROBERT C. ANDREWS
414 Union Oil Bldg. EX. 0494.

General Contracting
BROWN & WARRINGS, NOW LOCATED
AT 3023 S. VERMONT. FA. 7372.

WAY & GREENWOOD, INC. Complete equip.
serv. since 1900. 820 E. S. VA. 9883.

General Contracting & Plastering
CALTAG PRODUCTS CO. PL. 0623.

General Contractors—Beverly Hills
L. D. Richardson & Co. Builders of fine
homes. 1437 Santa Monica. WO. 4232.

Homes Builders & General Contractors

SUPERIOR HOME BUILDERS
New loc. 322 N. La Brea. OR. 4619.

Huntington Pl., Walnut Pl. & South Gate
522 GULF BLVD. For building & repair.
Build 300 homes here. 8305 Long Beach
Blvd. 10 yrs. in same spot. RL. 2832.

Industrial Rep., Alter. & Bldg.
Y. L. MARVIN
7600 AVALON BLVD. TW. 5153.

Inglewood
R. E. PATYNE
2509 W. Main St. TH. 9569.

Long Beach
W. J. NOWLING 925 STANLEY
LONG BEACH 4481.

Long Beach & Vicinity
CARL E. WELDMAN 916 E. 19TH ST.
LONG BEACH 62372.

Miscellaneous & Ornamental Iron
Fencing & Ornamental Iron
2470 FLETCHER DRIVE. NO. 6311.

Miscellaneous & Ornamental Iron
Contracting
BONHAM IRON WORKS LTD.
1658 E. 64th St. LA. 3141.

Residence
275 E. DEL
E. E. WELSH
Anytime. 11

San-
Phone any time. SANTA MONICA 2324.

W. W. PETLEY RM. 20
1243 4th St. Santa Monica. TH. 28566.

Sawelle & West Los Angeles
C. E. EDINGER 1800 PONTIUS
Phone days W. LA. 3254, EA. 3134.

Scaffolding Contracting
W. LEM-PATTERSON SCAFFOLDING
5009 S. WESTERN. TW. 4311.

Southland Calif. & L.A. County
L. STANG PACIFIC PALISADES
1800 Fairview Santa Monica 23084.

Quality Homes
FOSTER BUILDERS, INC.
140 1/2 W. 1st St. WY. 7031.

Theater Modernization
E. C. HOLLINGER, Complete stage mod-
ernization. 4115 Sunset Blvd. NO. 4571.

Van Nuys & San Fernando Valley
PROCESSION SCULPTURE
14425 VICTORY BLVD. VAN NUYS 221.

Venice
WARREN W. MILLER
607 BROOK AVE. S. M. 63414.

BUILDING EQUIPMENT

Air Conditioning Equip.
COOLING & AIR CONDITIONING CORP.
HOLLINGSWORTH BLDG. MA. 1396.

Armstrong Linoleum
PREMIER Carpet & Lino. CO. 1031 S. 3RD
Carpet & Lino. on Gr. Lino. W. FE. 3352.

Bells—Bronze—Aluminum—Iron
MRS. A. C. FORBES 335 W. 31st
St. 4732 Commercial & ornamental bldg.

Disappearing Beds—Spec. Apt. Houses
THE INCO CO. MANUFACTURERS
1450-34 E. 15TH ST. PL. 4941.

Fireplaces—Incinerators
L. M. MOSELEY, Supply fireplaces cured
Wk. guaranteed. 3034 W. 10th St. FE. 1309.

Fireplace Manufacturers
SUPERIOR FIREPLACE CO. Superior hearth
constructors & dampers. 1040 S. OLIVE.

Linoform—Rubber & Cork Tile
SEASIDE PRODUCTS CO. TH. 6278
Rubber drainboards. Free estimates.

Refrigeration—Apt. Hse. Installation
BEDELL ENGINEERING CO.
5400 Santa Fe Ave. LA. 1168.

Rugs, Carpets and Linoleum
ATLAS CARPET CO. RE. 3604
Comp. Cleaning & Repairing. Free est.

BUILDING & HOME INSULATION

Angeleno Rock Wool Insulation
ST. LOU. FIRE BRICK & CLAY CO.
3030 E. Shawan Ave. JR. 4221.

BUILDING MATERIALS

Bldg. Rock, Sand, Flagstone Producer
W. F. OLASSER, INC.
713 N. SEPULVEDA BLVD. 25th St. 5121

Cement
PORTLAND CEMENT ASSOCIATION
ML. 8927.

Compton & Vicinity
COMPTON PLASTER CO. Builders' sup-
plies. 810 W. Rosecrans. Compton 3331.

Crescent or Zinc Chloride Lumber
E. A. BROWNING LUMBER CO. Use
treated for best protection. FE. 3254.

Distributors—Building Materials
WARREN & BAILEY CO. 350 S. Anderson
"Philip Carey Products." AN. 2151.

General Building Materials
W. B. "BILL" PINNOK
113 W. JEFFERSON. RL. 2208.

Gravel, Sand & Crushed Rock
J. H. WEDDLE ROCK CO. Arcadia 476
ARROW HIGHWAY AND PECK ROAD.

Kalsomine, Cement Paint, &
Wall Texture
BRIGHT-ELLSWORTH CO. INC.
2470 PORTER. TH. 0803.

Modernize Kitchens with Peerless
Built-in Cabinets
DISPLAY ROOMS at 240 W. 46th St.
Plans and estimates free. 28232.

Plaster Products—Placost & Plasterform
PLASTER PRODUCTS CO. Use Calcever. Tal-
somnia. 601 Antonio Ave. CA. 3024.

Sand, Rock & Gravel
ADVANCE ROCK CO. INC.
3870 EDENHURST AVE. MO. 12314.

Sash and Doors
LUMBER PRODUCTS CO. 6093 Santa
Monica Blvd. GL. 1001.

Wallpaper
C. W. STOCKWELL CO.
3808 Wilshire Blvd. EX. 7708.

Water Pipe & Water Well Casing
WEST COAST PIPE STEEL CO. Pipe for
all purposes. 4440 E. 18th. TU. 0254.

CEMENT CONTRACTORS

THEO NOWAK PL. 3603.
361 W. 54th St.

Cement, Cobblestone—Flagstone
D. L. GODFREY Estab. 7 years.
4363 MELBA. OM. 24818.

General Cement Work
W. M. POWLER GL. 1858.
6143 Beacon Ave.

Waterproof Basements
CHRIS STRUVE, Gen. cement work.
8661 San Gabriel. South Gate. GL. 4401.

ELECTRICAL CONTRACTORS

Electrical Appliances
HOWARD J. BAILEY, G.E. Hot Point Hse.
New loc. 6240 Hollywood. EX. 4565.

Stage Lighting Equipment
LOS ANGELES STAGE LIGHTING CO.
1451 VENICE BLVD. PL. 1241.

ENGINEERS

Structural Engineer
J. A. BARLOW
1130 W. 1st St. TH. 8345.

J. W. STROMBERG
330 S. BOYLAND. FE. 6148.

Vernon-Broadway

WESTERN HOME FURNITURE CO.
4516 S. BROADWAY. AD. 6669.

West Los Angeles
RALPH PIERCE FURNITURE CO.
10914 KINROSS W. LA. A. 32523.

Whittier
J. ARVIE BROS. 211 Philadelphia at Com.
line of mirrors, bldg. Wb. 43264.

W. E. KNOXFF Furn. Co. 110 S. Greenleaf
Comp. home furnishings. Whitt. 43364.

HEATING AND VENTILATING CONTRACTORS

Gas Heating Equipment
PACIFIC GAS HEATING Co. Complete Line.
1740 W. Washington. RE. 4141.

East—Southeast
HOME BROS.
1108 E. San Pedro St. FE. 7346.

LANDSCAPE ARCHITECTS

Lawn Sprinkler Systems
AUTOMATIC Clock & Manual Controlled.
Hadden Co. Ltd. 1101 Meridian CA. 3674.

Underground Sprinkler Systems
G. R. MOODY Co. Free plans & esti-
mates. 1878 Riverside Dr. CA. 7317.

PLUMBING CONTRACTORS

ALBERT BRENNER, Specializing in new
bldg. contracts, repair work. VE. 4304.

JOHN O'SHEA, all stand. water bldg. Gen.
Plm. Repair. 2711 W. FE. 4840.

PANGBORN PLBG. CO. Estimates & prompt
5016 S. WESTERN. VE. 3050.

UNITED PLUMBING HEATING CO.
238 E. 4th St. MO. 2517.

STROLE PLBG. CO. Steam & water bldg.
rep. plm. repair. 3182 W. 10th. PA. 1189.

WILSON BROS. Gas, wk. Free est. 6821
S. Western. TW. 5912. Res. PL. 5568.

Cross, Coast, Eastern Water Htr.
MAIER Bros. Serv. other stand. mak-
ing of cash. Gen. plm. 24-hrs. WY. 1300.

Federal Water Heater Distr.
MCLELLAND PLBG. SERV. other water
htrs. Gen. alt. & repair. EX. 4633.

General Automatic Water Htr. Distr.
C. WILKINSON, Gen. Plm. Repair.
24-hr. serv. 9753 De Longpre. GR. 7161.

General Water Heater Distr.
M. W. PETTY, Other stand. water heaters.
Gen. Plm. Repair. AN. 6960.

Mission Water Heater Dealer
E. SHILLING, All standard prices.
LA. 1401.

Water htr.
AN. 4312.

Heaters
Resides.
CA. 9251.

Dealer
W. E. WILLIAMS, All standard water
htrs. Gen. plm. Repair. VE. 0661.

PLUMBING FIXTURES

Plumbing & Heating Supplies
GRIFFITH PIPE & SUPPLY CO. Pipes,
valves, fittings, Alameda & 46th. AD. 5191.

ROOFING CONTRACTORS

CUNNINGHAM ROOF CO. Complete Roof
Serv. Free Estimates. CA. 8965.

O.K. ROOF SERVICE
1018 La Salle Ave. FA. 4365.

PARK ROOF CO.
2474 RANDOLPH ST. LA. 3668.

City-wide Service
PERMANENT ROOF CO. "Above all a
good roof." 8116 Santa Monica. GR. 6921.

Hollywood
EL REY ROOF CO. HE. 3310.
Lowest prices. Complete roof service.

QUALITY ROOFS

ROOF SPECIALISTS METROPOLITAN
ROOF SERVICE CO. CALL TH. 3191.

Roofing Products
PHILIP CARNEY CO. NEW LA. BRANCH
4538 CRESTVIEW BLVD. N. 5103.

Roofing—Sheet Metal
SOKOLOW ROOFING COMPANY
357 N. ST. LOUIS ST. AN. 4533.

Recovering—Repairing—Caulking
CANE ROOF & WATERPROOFING CO.
182 N. HOGART. FE. 8678.

Roof Trusses & Lamella Roofs
SUMMERBELL ROOF STEEL
734 E. 2nd. AD. 6100. "Built to Endure."

STOVES, HEATERS AND FURNACES

Gas Heaters
PACIFIC GAS HEATING CO. INC.
1740 W. Washington. RE. 4141.

STUCCO WATERPROOFING

Licensed Contractor
"SWEENEY." 4503 Exposition. RE. 4852.
5-room house waterproofed. \$20.

SURVEYS—LICENSED

OSCAR MACY LOT SURVEYS
1442 ECHO PARK AVE. VA. 7034.

WESTERN ENGINEERING CO. Lot sur-
veys. C. S. Moorhead. LA. 9011.

R. E. LABLE LOT SURVEYS
331 N. Western. GR. 6405 & GL. 5102.

TERMITE CONTROL

GLOBE Extermination Engineers. Gen. con-
tracting & bldg. remodeling. JE. 3993.

AMERICAN TERMITE CONTROL CO.
Extermination of termites, etc. NO. 8418.

WEATHER STRIPPING CONTRACTORS

Rain, Dust and Windproofing
MODERN METAL WEATHERSTRIP CO. Years
of exp. 6609 S. Figueroa. PL. 5171.

WESTINGHOUSE REFRIGERATORS
Buy for a Westinghouse Refrigerator for
Christmas, with National Housing Act
Funds. No down payment—only to three
years to pay.

Central
GIBBS BROS. ELEC. CO. 626 N. Main.
Electrical Contractors. MU. 1544.

Hollywood
HOLLYWOOD REFRIG. SALES CO.
6754 Hollywood Blvd. HO. 0888.

Huntington Park
WINEKAMP'S Dept. Store, 6351 Pacific.
354 Huntington Dr. AR. 4342.

San Gabriel Valley
SAN MARINO ELEC. APPL. CO.
934 Huntington Dr. AR. 4342.

West Los Angeles
HARRY V. GILBERT W. LA. 23898.
11250 Santa Monica Blvd. at Sawtelle.

BERT LA PLANT, Builder of fine resi-
dential homes. Est. 20 yrs. TW. 6323.

San-
Phone any time. SANTA MONICA 2324.

W. W. PETLEY RM. 20
1243 4th St. Santa Monica. TH. 28566.

Sawelle & West Los Angeles
C. E. EDINGER 1800 PONTIUS
Phone days W. LA. 3254, EA. 3134.

Scaffolding Contracting
W. LEM-PATTERSON SCAFFOLDING
5009 S. WESTERN. TW. 4311.

Southland Calif. & L.A. County
L. STANG PACIFIC PALISADES
1800 Fairview Santa Monica 23084.

Quality Homes
FOSTER BUILDERS, INC.
140 1/2 W. 1st St. WY. 7031.

Theater Modernization
E. C. HOLLINGER, Complete stage mod-
ernization. 4115 Sunset Blvd. NO. 4571.

Van Nuys & San Fernando Valley
PROCESSION SCULPTURE
14425 VICTORY BLVD. VAN NUYS 221.

Venice
WARREN W. MILLER
607 BROOK AVE. S. M. 63414.

BUILDING EQUIPMENT

Air Conditioning Equip.
COOLING & AIR CONDITIONING CORP.
HOLLINGSWORTH BLDG. MA. 1396.

Armstrong Linoleum
PREMIER Carpet & Lino. CO. 1031 S. 3RD
Carpet & Lino. on Gr. Lino. W. FE. 3352.

Bells—Bronze—Aluminum—Iron
MRS. A. C. FORBES 335 W. 31st
St. 4732 Commercial & ornamental bldg.

Disappearing Beds—Spec. Apt. Houses
THE INCO CO. MANUFACTURERS
1450-34 E. 15TH ST. PL. 4941.

Fireplaces—Incinerators
L. M. MOSELEY, Supply fireplaces cured
Wk. guaranteed. 3034 W. 10th St. FE. 1309.

Fireplace Manufacturers
SUPERIOR FIREPLACE CO. Superior hearth
constructors & dampers. 1040 S. OLIVE.

Linoform—Rubber & Cork Tile
SEASIDE PRODUCTS CO. TH. 6278
Rubber drainboards. Free estimates.

Building Permit History
14535 Killion Street
Sherman Oaks

- March 26, 1927: Building Permit No. 8412 to construct a 2-story, 8-room, 44' X 42' frame and stucco dwelling at 14595 Killion Street on Lot 24 and the West half of Lot 23, of Tract No. 9500 "Bliss Park".
Owner: H. C. Hatterscheid
Architect: None
Contractor: Bert La Plant
Cost: \$6,850.00
- March 26, 1927: Building Permit No. 8413 to construct a 1-story, 1-room, 18' X 18' frame and stucco garage at 14595 Killion Street on Lot 24 and the West half of Lot 23, of Tract No. 9500 "Bliss Park".
Owner: H. C. Hatterscheid
Architect: None
Contractor: Bert La Plant
Cost: \$200.00
- February 16, 2000: Building Permit No. VN67705 to repair earthquake damaged brick chimney per city standard plan.
Owner: Bruce A. Moss
Architect: None
Engineer: None
Contractor: Chimney Jack
Cost: \$1,500.00
- April 17, 2002: Building Permit No. EP00090 to do anchor bolting bracing foundation per L. A. City standard plan.
Owner: Victor E. Jr. and Leslie M. Cole
Architect: None
Engineer: None
Contractor: Avalin Design-Construction Co.
Cost: \$2,200.00

July 1, 2005: Building Permit No. VN76666 to demolish detached garage.
Owner: Larry S. and Sydney Field
Architect: None
Engineer: None
Contractor: Owner
Cost: \$1,872.00

July 1, 2005: Building Permit No. VN76667 to construct a new 24' X 26'
detached garage to replace existing garage.
Owner: Larry S. and Sydney Field
Architect: None
Engineer: Hovik G. Khanjian
Contractor: Owner
Cost: \$14,352.00

May 29, 2007: Building Permit No. VN20585 as a supplemental permit to
change plate height of the garage and change engineer of record.
Owner: Larry S. and Sydney Field
Architect: None
Engineer: Richard Louis Gemigniani
Contractor: Owner
Cost: \$5,500.00

October 4, 2013: Plumbing Permit No. WO34219578 to install sub meter.
Owner: Sydney Field Trustee, Field Family Trust
Architect: None
Engineer: None
Contractor: Fred Morrow Plumbing
Cost: Not Shown

January 27, 2020: Electrical Permit No. WO04103788 for re-circuiting all existing
smoke detector and CO2 detectors.
Owner: Farbod Rezvani
Architect: None
Engineer: None
Contractor: Art Wireworld Electric, Inc.
Cost: Not Shown

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 2

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor
CITY CLERK
PLEASE
VERIFY
TAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY

Lot No. 24 and west half 23 Block 95
(Description of Property)

District No. _____ M. B. Page _____ F. B. Page _____
No. 14535 - Killian Street Street
(Location of Job)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Dwelling No. of Rooms 8 No. of Families 1
- Owner's name H. C. Nutter-Schick Phone _____
- Owner's address Security Bank Building
- Architect's name Bert LaPlante Phone _____
- Contractor's name 2311 W 78th St Phone 944 9791
- Contractor's address Englewood
- VALUATION OF PROPOSED WORK Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. \$ 6850.00
- Is there any existing building or permit for a building on lot? no How used? _____
- Size of proposed building 44 x 42 Height to highest point 22 feet
- Number of Stories in height 2 Character of ground sandy
- Material of foundation concrete Size of footings 16" Size of wall 8" Depth below ground 12"
- Material of chimneys brick Number of inlets to flue 1 Interior size of flues x
- Material of exterior walls stucco
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6
Second floor joists 2 x 10 Specify material of roof tile
- Will all provisions of State Housing Act be Complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign Here)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>8412</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>5/25/27</u> <u>944</u> <u>1018</u> <u>Muehl</u> Clerk	Stamp: <u>MAR 26 1927</u>
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Present line

1555

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The paper appears to be from a notebook or a set of stationery. There are numerous small, dark, irregular specks scattered across the surface, which could be dust, ink splatters, or scanning artifacts. The lighting is even, and the lines are clearly visible. There is no handwriting or printed text on the page.

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Big. Form 2

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM NO. 6
CLERK OF
NORTH
ANNEX
1st Floor
CITY CLERK
PLEASE
VERIFY
TAKE TO
FIRST FLOOR
2nd SO.
BY ROADWAY
ENGINEER
PLEASE
VERIFY

Lot No. 24th west half 23 Block 9500
(Description of Property)
District No. _____ M. B. Page _____ F. B. Page _____
No. 14535- Killion St. Street _____
(Location of Job)

FERNANDO
ANNEX
City Clerk
Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Garage No. of Rooms 1 No. of Families _____
- Owner's name H. G. Hutterfeld Phone _____
- Owner's address Securing Bank vanuys
- Architect's name _____ Phone _____
- Contractor's name Bert LaPlant Phone MA 9791
- Contractor's address 2311 W 70th PL Inglewood
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 200.00
- Is there any existing building or permit for a building on lot? no How used? _____
- Size of proposed building 18 x 18 Height to highest point 10 feet
- Number of Stories in height _____ Character of ground sandy
- Material of foundation concrete Size of footings 3" Size of wall _____ Depth below ground 3
- Material of chimneys _____ Number of inlets to flue _____ Interior size of flues _____
- Material of exterior walls stucco
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders _____
EXTERIOR studs 2 x 4 INTERIOR BEARING studs _____ Interior Non-Bearing studs _____
Ceiling joists _____ Roof rafters 2 x 6 FIRST FLOOR JOISTS _____
Second floor joists _____ Specify material of roof composition
- Will all provisions of State Housing Act be Complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.
8413

Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.

Application checked and found

5/25/27 9:07

SB W. H. Able

Plan Examiner

Clerk

Stamp here when permit is

RECEIVED
MAY 26 1927
TODD

sent Lot Line exp.

20

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The paper is covered with numerous small, dark, irregular specks and smudges, which appear to be dust or artifacts from the scanning process. There is no legible text or other markings on the page.

14535 W Killion St



Permit #:

00016 - 20000 - 02844

Plan Check #:

Reference #:

Event Code:

Bldg--Alter/Repair 1 or 2 Family Dwelling Over the Counter Permit	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Status: Ready to Issue Status Date: 02/16/00 Printed on: 02/16/00 14:13:24
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1. TRACT	BLOCK	LOT(s)	ARE	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
TR 9500		24		MB 131-4	174B149 934	2249 - 001 - 009

3. PARCEL INFORMATION Airport Hazard Area - 400 HEIGHT LIMIT ABOVE ELE BAS Branch Office - VN Council District - 11 Community Plan Area - Van Nuys - North Sherman Oaks Earthquake-Induced Liquefaction Area - YES Thomas Brothers Map Grid - 562 Zone(s): [Q]RD1.5-1 /	
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4. DOCUMENTS ZI - CN 0017 (CD 11) ORD - ORD 158247 ORD - ORD 167939 (SA 96)

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s) Moss, Bruce A 14535 Killion St VAN NUYS CA 91411 Tenant Applicant (Relationship Agent for Contractor) Astra Woodcraft - 6605 Blewett Ave VAN NUYS, CA 91406 (818) 997-4449			
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7. EXISTING USE 1 Dwelling - Single Family	8. DESCRIPTION OF WORK REPAIR EQ DAMAGED BRICK CHIMNEY PER CITY STD PLAN.
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9. # Bldgs on Site & Use:	For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.
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10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Angelo Yumul OK for Cashier: Angelo Yumul Signature: <i>[Signature]</i> DAS PC By: Coord. OK: Date: 2/16/00	For Cashier's Use Only W/O #: 01602844
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11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$1,500 PC Valuation:		LA Department of Building and Safety VN 08 13 004677 02/16/00 02:47PM
FINAL TOTAL Bldg--Alter/Repair 231.34 Permit Fee Subtotal Bldg--Alter/Rep 130.00 HVAC 16.90 Plan Check Subtotal Bldg--Alter/Rep 75.00 Additional Plan Check Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 0.50 O.S. Surcharge 4.45 Sys. Surcharge 13.34 Planning Surcharge 6.15 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee	BLDG PERMIT RES \$130.00 HTG/REF PMT RES \$16.90 BLDG PLAN CHECK \$75.00 EI RESIDENTIAL \$0.50 ONE STOP SURCH \$4.45 SYS DEV FEE \$13.34 MISCELLANEOUS \$5.00 CITY PLAN SURCH \$6.15	Total Due: \$251.34 Carry Over TO Tran# 004678: \$251.34
Sewer Cap ID: Total Bond(s) Due:		00VN 67705

12. ATTACHMENTS

 7
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8
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2
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3
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13. STRUCTURE INVENTORY

(NC) Floor Area (ZC) Sqft
 (NC) Height (ZC) Feet
 (NC) Length Feet
 (NC) Stories Levels
 (NC) Width Feet

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein 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**

(C) Chimney Jack

4912 Fountain Avenue,

Los Angeles, CA 90029

CLASS LICENSE# PHONE#

B

684343

323 666 8035

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 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. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: B68 Lic. No.: 684343 Print: ASTRA WOODCRAFT Sign: Astra Woodcraft

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 LEGION INSURANCE CO. Policy Number: WC11410664

☐ 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.

Sign: Astra Woodcraft Date: 2.16.00 ☐ Contractor ☒ Authorized Agent ☐ Owner

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. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal. ☒ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: Astra Woodcraft Date: 2.16.00

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors 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 Sec. 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).

☐ 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.)

☐ I am exempt under Sec. _____, Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: 2.16.00 ☐ Owner ☐ Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC).

Print: ASTRA WOODCRAFT Sign: Astra Woodcraft Date: 2.16.00 ☐ Owner ☐ Contractor ☒ Author. Agent



Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On 04/17/2002 Last Status Permit Finaled Status Date 03/03/2003
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<u>1. TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>MAP REF #</u>	<u>PARCEL ID # (PIN)</u>	<u>2. BOOK/PAGE/PARCEL</u>
TR 9500		24		M B 131-4	174B149 934	2249 - 001 - 009

3. PARCEL INFORMATION

Airport Hazard Area - 400 HEIGHT LIMIT ABOVE EL Area Planning Commission - South Valley LADBS Branch Office - VN Council District - 11 Community Plan Area - Van Nuys - North Sherman Oak	Census Tract - 1288.00 District Map - 174B149 Energy Zone - 9 Earthquake-Induced Liquefaction Area - YES Lot Cut Date - 04/22/1927	Near Source Zone Distance - 6.9 Thomas Brothers Map Grid - 562
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ZONE(S): [Q]RD1.5-1 /

4. DOCUMENTS

ORD - ORD-158247
ORD - ORD-167939-SA96
CN - CN-0017-CD11

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
Cole, Victor E Jr And Leslie M 14535 Killion St SHERMAN OAKS CA 91411

Tenant
Applicant (Relationship: Not Applicant)
Fred Cohen 6110 W Pico Blvd LOS ANGELES, CA, CA 90035 (323) 655-7100

7. EXISTING USE (01) Dwelling - Single Family	PROPOSED USE	8. DESCRIPTION OF WORK Anchor bolting/bracing foundation per L.A. City standard plan.
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9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
OK for Cashier: Jenny Ayala Coord. OK:
Signature: Date:

For information and/or inspection requests originating within LA County
Call toll-free (888) LA4BUILD (524-2845)
Outside LA County call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only W/O #: 21607162
Project Name:

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$2,200	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	102.67
Permit Fee Subtotal Bldg-Alter/Repz	67.50
E Q Instrumentation	0.50
O S Surcharge	1.76
Sys Surcharge	5.28
Planning Surcharge	2.63
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00
Permit Fee Single Inspection Flag	
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 04/17/02
Receipt No: IN05013268
Amount: \$102.67
Method: Credit Card

12. ATTACHMENTS

2002EP00090

14. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)655-8855 . TOILET AND SHOWER WATER CONSERVATION DEVICES REQUIRED. BATTERY OPERATED SMOKE DETECTORS REQUIRED LOCATED PER CODE.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME

ADDRESS

CLASS

LICENSE#

PHONE #

(C) Avalin Design-Construction Co

6110 W Pico Blvd,

Los Angeles, CA 90035

B

613782

3236557100

EXPRESS PERMIT INSPECTION RECORD



PERMIT #: 02016 - 90000 - 07162

ADDRESS: 14535 W Killion St

OWNER: Cole, Victor E Jr And Leslie M
14535 Killion St
SHERMAN OAKS CA 91411

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

Payment Date: 04/17/02
Receipt No: IN05013268
Amount: \$102.67
Method: Credit Card

JOB DESCRIPTION: Anchor bolting/bracing foundation per L.A. City standard plan.

INSPECTION RECORDS MUST BE AVAILABLE WHEN REQUESTED

GROUNDWORK INSPECTIONS	
Electrical	
Plumbing	
Gas Piping	
Heating & Refrigeration	
OK to Place Floor	
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED	
ROUGH INSPECTIONS	
Electrical	
Plumbing	
Fire Sprinkler	
Heating & Refrigeration	
Roof Sheathing	
Framing	
Insulation	
Elevator	
Suspended Ceiling	
OK to Cover	

DO NOT COVER UNTIL PREVIOUS IS SIGNED	
Exterior Lathing	
Interior Lathing	
Drywall	
OK to Cover Walls	
DO NOT COVER UNTIL ABOVE IS SIGNED	
WORK OUTSIDE OF THE BUILDING	
Electrical Underground	
Gas	
Heating & Refrigeration	
Sewer	
FINAL INSPECTIONS	
Electrical	
Plumbing	
Gas	
Gas Test	
Heating & Refrigeration	
Elevator	
Fire Sprinkler	
LAFD (Title 19 only)	
LAFD Fire Life Safety	
PROJECT FINAL	

FOR INSPECTION REQUESTS, PLEASE CALL
(888) LA-4BUILD (524-2845)
Outside LA County, call (213) 482-0000

SUPPLEMENTAL NOTES: _____

IMPORTANT NOTICE

- Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).
- Inspection(s) may be requested anytime via the Internet or touch tone phone. To request an inspection via the Internet, go to www.ladbs.org and click the "Inspection" link. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for the Automated Inspection Request System. To request an inspection via the Customer Call Center between 7:00 a.m. and 5:00 p.m., select option 2. Outside LA County, call (213) 482-0000.
- When requesting an inspection, the following information may be requested: job address, type of inspection, use of building, 15 digit permit number and a contact phone number of the person who can be reached on the day of the inspection. Inspection request(s) received by the Customer Call Center before 2:00 p.m. or Internet or Automated Inspection Request System before 3:00 p.m. can be requested for the following business day. An automated system will attempt to telephone the contact phone number before 10:00 a.m. on the day of the inspection.
- Permit fees provide for a limited number of inspections. A re-inspection fee may be assessed when the work for which an inspection was requested is not ready, when inspection records are not available, or where no site access is made available.
- No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).
- No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings, or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The Department reserves the right to expire any permit where work has been suspended for a period of 180 days.
- Inspection services will not be provided when there is an unleashed dog on the premises.



Bldg-Demolition
1 or 2 Family Dwelling
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE

Last Status: Ready to Issue

Status Date: 07/01/2005

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 9500		24		M B 131-4	174B149 934	2249 - 001 - 009

3. PARCEL INFORMATION

Airport Hazard Area - 400' Height Limit Above Elevation Community Plan Area - Van Nuys - North Sherman Oak Lot Cut Date - 04/22/1927
Area Planning Commission - South Valley Census Tract - 1288.00 Near Source Zone Distance - 6.9
LADBS Branch Office - VN District Map - 174B149 School Within 500 Foot Radius - YES
Council District - 2 Energy Zone - 9 Thomas Brothers Map Grid - 562-A2
Certified Neighborhood Council - Sherman Oaks Earthquake-Induced Liquefaction Area - Yes

Zone(s): [Q]RD1.5-1 /

4. DOCUMENTS
ORD - ORD-158247 CPC - CPC-29515 ORD - ORD-158247-SA96 ORD - ORD-167939-SA96 CPC - CPC-1986-784

5. CHECKLIST ITEMS
Sewer Cap - Permit Not Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Field, Larry S And Sydney 14535 Killion St SHERMAN OAKS CA 91411 8187822644
Tenant: Applicant: (Relationship: Agent for Owner) George Campos - 10638 Kester Ave MISSION HILLS, CA 91345 (818) 896-5827

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(07) Garage - Private	(23) Demolition	DEMO DETACHED GARAGE. (N) GARAGE IS UNDER PERMIT # 05010-20K-02643

9. # Bldgs on Site & Use: 2). SFD+GAR

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Julia Li DAS PC By:
OK for Cashier: Sam Chang Coord. OK:

Signature: *[Signature]* Date: 7/1/05

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 #: 51901273

LA Department of Building and Safety
VN 07 16 135350 07/01/05 11:56AM**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$1,872 PC Valuation:

FINAL TOTAL Bldg-Demolition 153.74
Permit Fee Subtotal Bldg-Demolition 130.00
Plan Check Subtotal Bldg-Demolition 0.00
E.O. Instrumentation 0.50
O.S. Surcharge 2.61
Sys. Surcharge 7.83
Planning Surcharge 7.80
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00

DEMO PERMIT \$130.00
EI RESIDENTIAL \$0.50
ONE STOP SURCH \$2.61
SYSTEMS DEVT FEE \$7.83
CITY PLANNING SURCH \$7.80
MISCELLANEOUS \$5.00

Total Due: \$153.74
Carry Over TO Tran# 135351: \$153.74

05VN 76666

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTSPlot Plan *[Signature]**[Signature]*

* P 0 5 0 1 9 2 0 0 0 0 1 2 7 3 F N *

(P) Floor Area (ZC): -624 Sqft / 0 Sqft
 (P) Height (ZC): -12 Feet / 0 Feet
 (P) Length: -26 Feet / 0 Feet
 (P) Stories: -1 Stories / 0 Stories
 (P) Width: -24 Feet / 0 Feet
 (P) UI Occ. Group: -624 Sqft / 0 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 0 S
 (P) Type V-N Construction

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) , Owner-Builder

CLASS LICENSE# PHONE#

0

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☒ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclst.html>.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: GEORGE CAMPOS Sign: [Signature] Date: 07-01-05 ☐ Owner ☒ Authorized Agent



Bldg-New 1 or 2 Family Dwelling Plan Check at Counter Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Last Status: Ready to Issue Status Date: 07/01/2005		
1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 9500		24		M B 131-4	174B149 934	2249 - 001 - 009

3. PARCEL INFORMATION
 Airport Hazard Area - 400' Height Limit Above Elevation Community Plan Area - Van Nuys - North Sherman Oak Lot Cut Date - 04/22/1927
 Area Planning Commission - South Valley Census Tract - 1288.00 Near Source Zone Distance - 6.9
 LADBS Branch Office - VN District Map - 174B149 School Within 500 Foot Radius - YES
 Council District - 2 Energy Zone - 9 Thomas Brothers Map Grid - 562-A2
 Certified Neighborhood Council - Sherman Oaks Earthquake-Induced Liquefaction Area - Yes

4. DOCUMENTS
 ORD - ORD-158247 CPC - CPC-29515
 ORD - ORD-158247-SA96
 ORD - ORD-167939-SA96
 CPC - CPC-1986-784

5. CHECKLIST ITEMS
 Combine Elec - Wrk. per 91.107.2.1.1.1
 Fabricator Reqd - Glued-Laminated Timber
 Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 Field, Larry S And Sydney 14535 Killion St SHERMAN OAKS CA 91411 8187822644
 Tenant:
 Applicant: (Relationship: Agent for Owner)
 George Campos - 10638 Kester Ave MISSION HILLS, CA 91345 (818) 896-5827

7. EXISTING USE
 PROPOSED USE
 (07) Garage - Private

8. DESCRIPTION OF WORK
 NEW GARAGE.

9. # Bldgs on Site & Use: 1). SFD

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Julia Li DAS PC By:
 OK for Cashier: Sam Chang Coord. OK:
 Signature: Date: 7/1/05

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 # 51002643
 LA Department of Buildings and Safety
 07/01/05 11:57 AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period
 Permit Valuation: \$14,352 PC Valuation:

FINAL TOTAL Bldg-New	350.39
Permit Fee Subtotal Bldg-New	242.00
Energy Surcharge	
Electrical	62.92
Plan Check Subtotal Bldg-New	0.00
Fire Hydrant Refuse-To-Pay	0.00
E.O. Instrumentation	1.44
O.S. Surcharge	6.13
Sys. Surcharge	18.38
Planning Surcharge	14.52
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

BUILDING PERMIT-RES	\$242.00
EI RESIDENTIAL	\$1.44
ELECTRICAL PERMIT RES	\$62.92
ONE STOP SURCH	\$6.13
SYSTEMS DEVT FEE	\$18.38
CITY PLANNING SURCH	\$14.52
MISCELLANEOUS	\$5.00
Subtotal:	\$350.39
Carry Over FROM Tran# 135350	\$153.74
Total Due:	\$504.13
Check:	\$504.13
DSVN 76667	

12. ATTACHMENTS
 Plot Plan

* P 0 5 0 1 0 2 0 0 0 0 2 6 4 3 F N *

(P) Floor Area (ZC): +624 Sqft / 624 Sqft
 (P) Height (ZC): +14.5 Feet / 14.5 Feet
 (P) Length: +26 Feet / 26 Feet
 (P) Stories: +1 Stories / 1 Stories
 (P) Width: +24 Feet / 24 Feet
 (P) Wood (Plywood, OSB, etc.) Shearwall
 (P) UI Occ. Group: +624 Sqft / 624 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 2 S
 (P) Type V-N Construction

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(E) Khanjian, Hovik G 326 S. Sparks Street, Burbank, CA 91506
 (O) , Owner-Builder , ,

CLASS LICENSE# PHONE#

C51609
 0

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☒ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

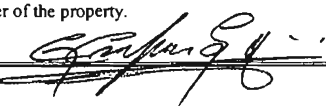
I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclst.html>.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: GEORGE CAMPIS Sign:  Date: 07-01-05 ☐ Owner ☒ Authorized Agent

Bldg-New

City of Los Angeles - Department of Building and Safety

Plan Check #: B05VN15847

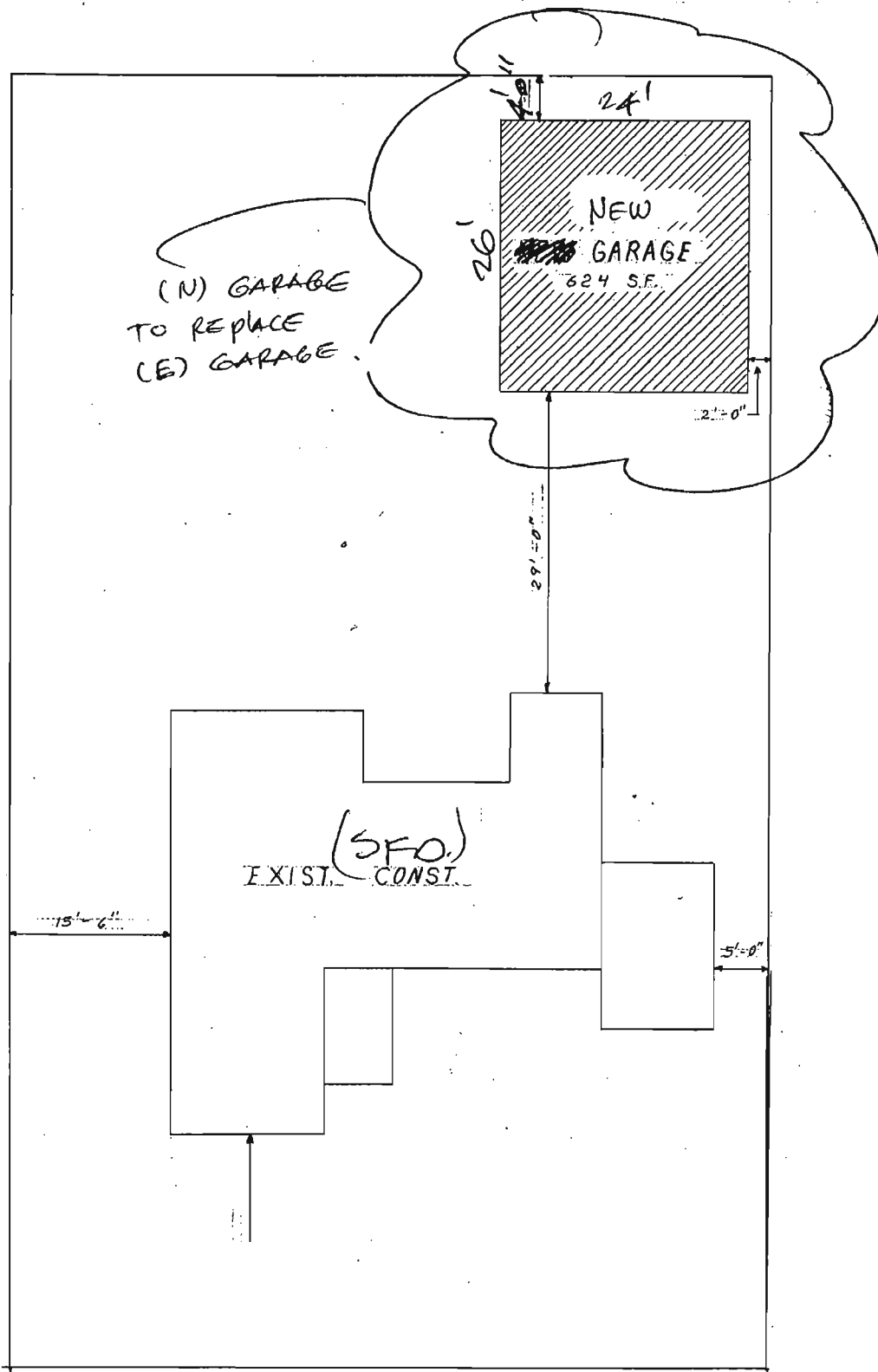
1 or 2 Family Dwelling

Initiating Office: VAN NUYS

Plan Check

PLOT PLAN ATTACHMENT

Printed on: 07/01/05 11:46:24



6676150026710101

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

KILLION



Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 05/29/2007

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 9500		24		M B 131-4	174B149 934	2249 - 001 - 009

3. PARCEL INFORMATION

Airport Hazard Area - 400' Height Limit Above Elevation Community Plan Area - Van Nuys - North Sherman Oak Lot Cut Date - 04/22/1927
Area Planning Commission - South Valley Census Tract - 1288.00 Near Source Zone Distance - 6.9
LADBS Branch Office - VN District Map - 174B149 School Within 500 Foot Radius - YES
Council District - 2 Energy Zone - 9 Thomas Brothers Map Grid - 562-A2
Certified Neighborhood Council - Sherman Oaks Earthquake-Induced Liquefaction Area - Yes

ZONE(S): [Q]RD1.5-1 /

4. DOCUMENTS

ORD - ORD-158247 CPC - CPC-29515
ORD - ORD-158247-SA96
ORD - ORD-167939-SA96
CPC - CPC-1986-784

5. CHECKLIST ITEMS

Special Inspect - Concrete > 2.5ksi Special Inspect - Structural Observation Fabricator Reqd - Structural Steel
Special Inspect - Field Welding Fabricator Reqd - Glued-Laminated Timber Combine Plumbg - Wrk. per 91.107.2.1.1.1
Special Inspect - Grade Beam/Caisson Fabricator Reqd - Shop Welds Combine Elec - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Field, Larry S And Sydney 14535 Killion St SHERMAN OAKS CA 91411 8187822644
Tenant:
Applicant: (Relationship: Agent for Owner)
George Campos - 10638 Kester Ave MISSION HILLS, CA 91345 (818) 896-5827

7. EXISTING USE

(07) Garage - Private

PROPOSED USE**8. DESCRIPTION OF WORK**

SUPPLEMENTAL PERMIT TO CHANGE PLATE HEIGHT OF THE GARAGE AND
CHANGE ENGINEER OF RECORD

2. # Bldgs on Site & Use: 1). SFD

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Sam Chang DAS PC By:
OK for Cashier: Sam Chang Coord. OK:
Signature: *Sam Chang* Date: 5/29/07

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$5,500 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair 214.88
Permit Fee Subtotal Bldg-Alter/Rep 130.00
Electrical 28.28
Plumbing 28.28
Plan Check Subtotal Bldg-Alter/Rep 0.00
Fire Hydrant Refuse-To-Pay
E.Q. Instrumentation 0.55
O.S. Surcharge 3.74
Sys. Surcharge 11.23
Planning Surcharge 7.80
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only
LA Department of Building and Safety
VN 16 17 162794 05/29/07 08:48AM

BUILDING PERMIT-RES \$130.00
ELECTRICAL PERMIT RES \$28.28
PLUMBING PERMIT RES \$28.28
EI RESIDENTIAL \$0.55
ONE STOP SURCH \$3.74
SYSTEMS DEVT FEE \$11.23
CITY PLANNING SURCH \$7.80
MISCELLANEOUS \$5.00

Total Due: \$214.88
Check: \$214.88

07VN 20585



* P 0'5 0'1 0 2 0 0 0 1 0 2 6 4 3 F N *

1010605200740542

(P) Floor Area (ZC): 0 Sqft / 24 Sqft
 (P) Height (ZC): +6 Feet / 20.5 Feet
 (P) Length: 0 Feet / 26 Feet
 (P) Stories: 0 Stories / 1 Stories
 (P) Width: 0 Feet / 24 Feet
 (P) Wood (Plywood, OSB, etc.) Shearwall
 (P) U1 Occ. Group: 0 Sqft / 624 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 2 S
 (P) Type V-N Construction

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(A) Gemigniani, Richard Louis 14476 Valley Vista Blvd, Sherman Oaks, CA 91423
 (O) , Owner-Builder , ,

CLASS LICENSE# PHONE#

C18783
 0

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: RICHARD GEMIGNIANI Sign: [Signature]

Date: 5/29/07

☐ Owner

☒ Authorized Agent

Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check

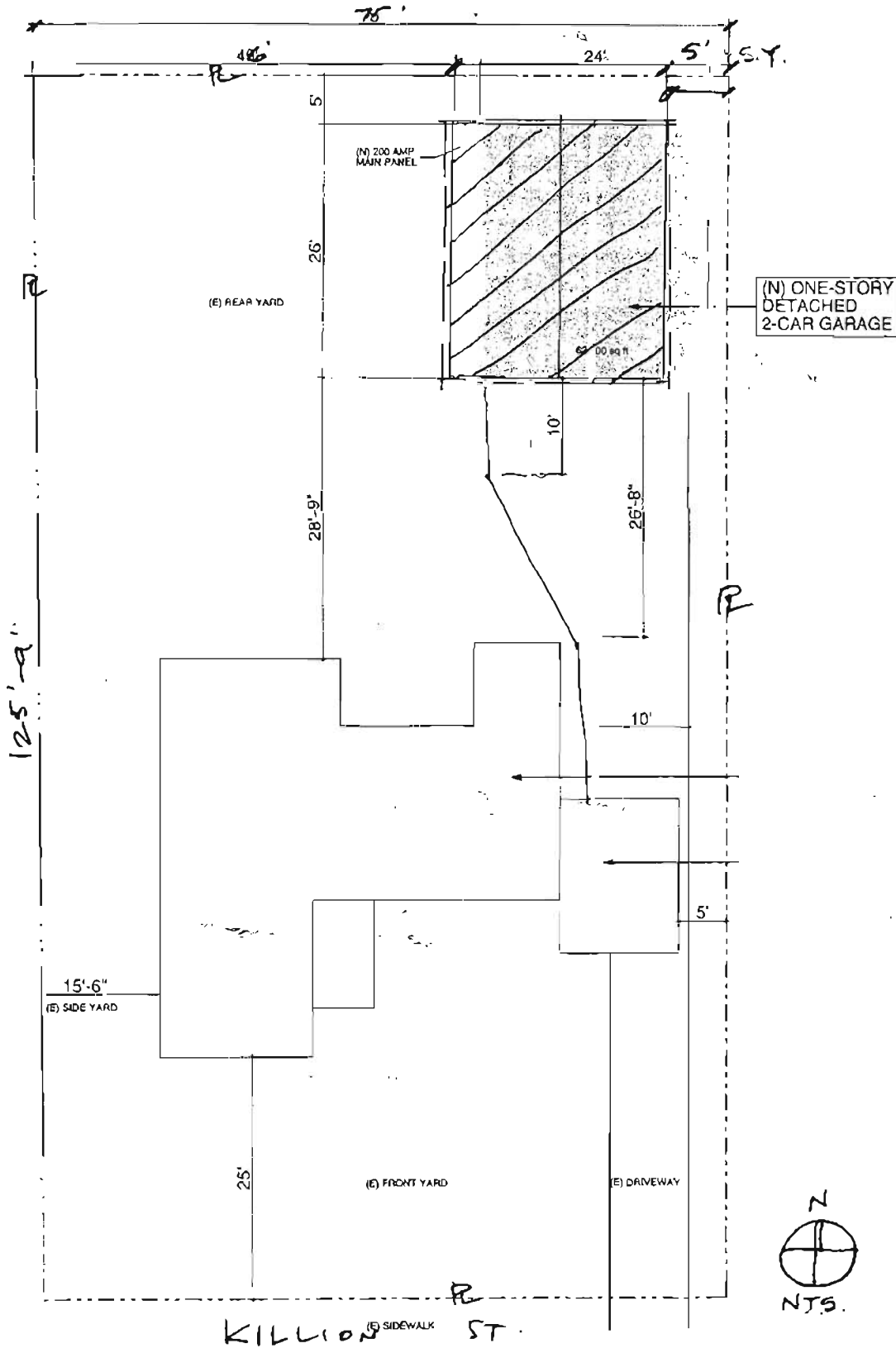
City of Los Angeles - Department of Building and Safety

Plan Check #: B07VN06871
Initiating Office: VAN NUYS
Printed on: 05/29/07 08:42:10

PLOT PLAN ATTACHMENT

25968 20025090101

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)





Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 10/04/2013

APPLICATION FOR PLUMBING
PLAN CHECK AND INSPECTION

Last Status: Issued

Status Date: 10/04/2013

1. PROPERTY OWNER

FIELD, SYDNEY TR FIELD FAMILY

14535 KILLION ST

SHERMAN OAKS CA 91411

2. APPLICANT INFORMATION (Relationship: Not Applicant)

FRED MORROW

16137 VALERIO

VAN NUYS, CA 91406

(818) 376-1971

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) MORROW FRED PLUMBING

16137 VALERIO VAN NUYS, CA 91406

C36 324721

(818) 376-1971

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (818)376-8309.

6. DESCRIPTION OF WORK

sub meter

7. CHECKLIST ITEMS:**8. COUNCIL DISTRICT:** 4**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org.

To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only**W/O #: 34219578****NOTICE:**

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION**Inspection Fee Period**

Permit Fee: 59.40

INSPECTION TOTAL Plumbing	59.40
Permit Total	59.40
Permit Fee Subtotal Plumbing	55.00
Permit One Stop Surcharge	1.10
Permit Sys. Development Surcharge	3.30
Permit Issuing Fee	0.00

Payment Date: 10/04/13

Receipt No: ON36135

Amount: \$59.40

14535 W Killion St
13042 - 90000 - 19578

11. FEE ITEM INFORMATION**POTABLE WATER SYSTEMS**

Water Using Device

(1)

14.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C36 License No.: 324721 Contractor: MORROW FRED PLUMBING INC

13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- ☒ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
- Carrier: TBD Policy Number: ATW001783
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

15. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: FRED MORROWSign: Internet e-Permit System DeclarationDate: 10/04/2013

Contractor



Authorized Agent



Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR ELECTRICAL
PLAN CHECK AND INSPECTION**

Issued On: 01/27/2020
Last Status: Issued
Status Date: 01/27/2020

1. PROPERTY OWNER

REZVANI, FARBOD

9055 ALCOTT ST UNIT 1

LOS ANGELES CA 90035

2. APPLICANT INFORMATION (Relationship: Not Applicant)

STEVE AZIZIAN

17647 CALVERT

ENCINO, CA 91316

(818) 437-5904

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) ART WIREWORLD ELECTRIC P O BOX 260402, ENCINO, CA 91426

C10 961214

(818) 437-5904

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (818)666-7579.

6. DESCRIPTION OF WORK

Re circuiting all existing smoke detector and CO2 Detectors.

7. CHECKLIST ITEMS:**8. COUNCIL DISTRICT:** 4**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY
(452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only**W/O #: 04103788****NOTICE:**

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION**Inspection Fee Period**

Permit Fee: 98.10

INSPECTION TOTAL Electrical	98.10
Permit Total	98.10
Permit Fee Subtotal Electrical	90.00
Permit D.S.C. Surcharge	2.70
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 01/27/20
Receipt No: ON480898
Amount: \$98.10

14535 W Killion St
20041 - 90000 - 03788

11. FEE ITEM INFORMATION**EXISTING BRANCH CIRCUITS**

Number of Units: (7) 22.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C10** License No.: **961214** Contractor: **ART WIREWORLD ELECTRIC INC**

13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **INS. CO. OF THE WEST** Policy Number: **WSD504625200**

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

15. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **STEVE AZIZIAN**

Sign: **Internet e-Permit System Declaration**

Date: **01/27/2020**



Contractor



Authorized Agent



Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR ELECTRICAL
PLAN CHECK AND INSPECTION**

Issued On: 01/27/2020
Last Status: Issued
Status Date: 01/27/2020

1. PROPERTY OWNER

REZVANI, FARBOD

9055 ALCOTT ST UNIT 1

LOS ANGELES CA 90035

2. APPLICANT INFORMATION (Relationship: Not Applicant)

STEVE AZIZIAN

17647 CALVERT

ENCINO, CA 91316

(818) 437-5904

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) ART WIREWORLD ELECTRIC P O BOX 260402, ENCINO, CA 91426

C10 961214

(818) 437-5904

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (818)666-7579.

6. DESCRIPTION OF WORK

Re circuiting existing smoke detector,

7. CHECKLIST ITEMS:**8. COUNCIL DISTRICT:** 4**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY
(452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only**W/O #: 04103789****NOTICE:**

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION**Inspection Fee Period**

Permit Fee: 98.10

INSPECTION TOTAL Electrical	98.10
Permit Total	98.10
Permit Fee Subtotal Electrical	90.00
Permit D.S.C. Surcharge	2.70
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 01/27/20
Receipt No: ON480900
Amount: \$98.10

14535 W Killion St
20041 - 90000 - 03789

11. FEE ITEM INFORMATION**EXISTING BRANCH CIRCUITS**

Permanent Yard Lighting (S) 28.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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Carrier: **INS. CO. OF THE WEST** Policy Number: **WSD504625200**

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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.

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Print Name: **STEVE AZIZIAN**

Sign: **Internet e-Permit System Declaration**

Date: **01/27/2020**



Contractor



Authorized Agent

Hatterscheid Residence

Photographs



Hatterscheid Residence, 14535 Killian Street, February 6, 2020 (Photograph by Charles J. Fisher)



Hatterscheid Residence, 14535 Killian Street, February 6, 2020 (Photograph by Charles J. Fisher)



Hatterscheid Residence, front gable, 14535 Killian Street, February 6, 2020 (Photograph by Charles J. Fisher)



Hatterscheid Residence, West facade, 14535 Killian Street, February 6, 2020 (Photograph by Charles J. Fisher)



Hatterscheid Residence, front gable, 14535 Killian Street, February 6, 2020 (Photograph by Charles J. Fisher)



Hatterscheid Residence, casement window on front gable, 14535 Killian Street, February 6, 2020 (Photograph by Charles J. Fisher)



Hatterscheid Residence, satellite view, 14535 Killian Street, January, 2020 (Photograph by Google Earth)



Hatterscheid Residence, Southeast corner, 14535 Killian Street, October 1, 2019 (Photograph by Sappros Environmental)



Hatterscheid Residence, porte-cochere, 14535 Killian Street, February 6, 2020 (Charles J. Fisher Photograph)



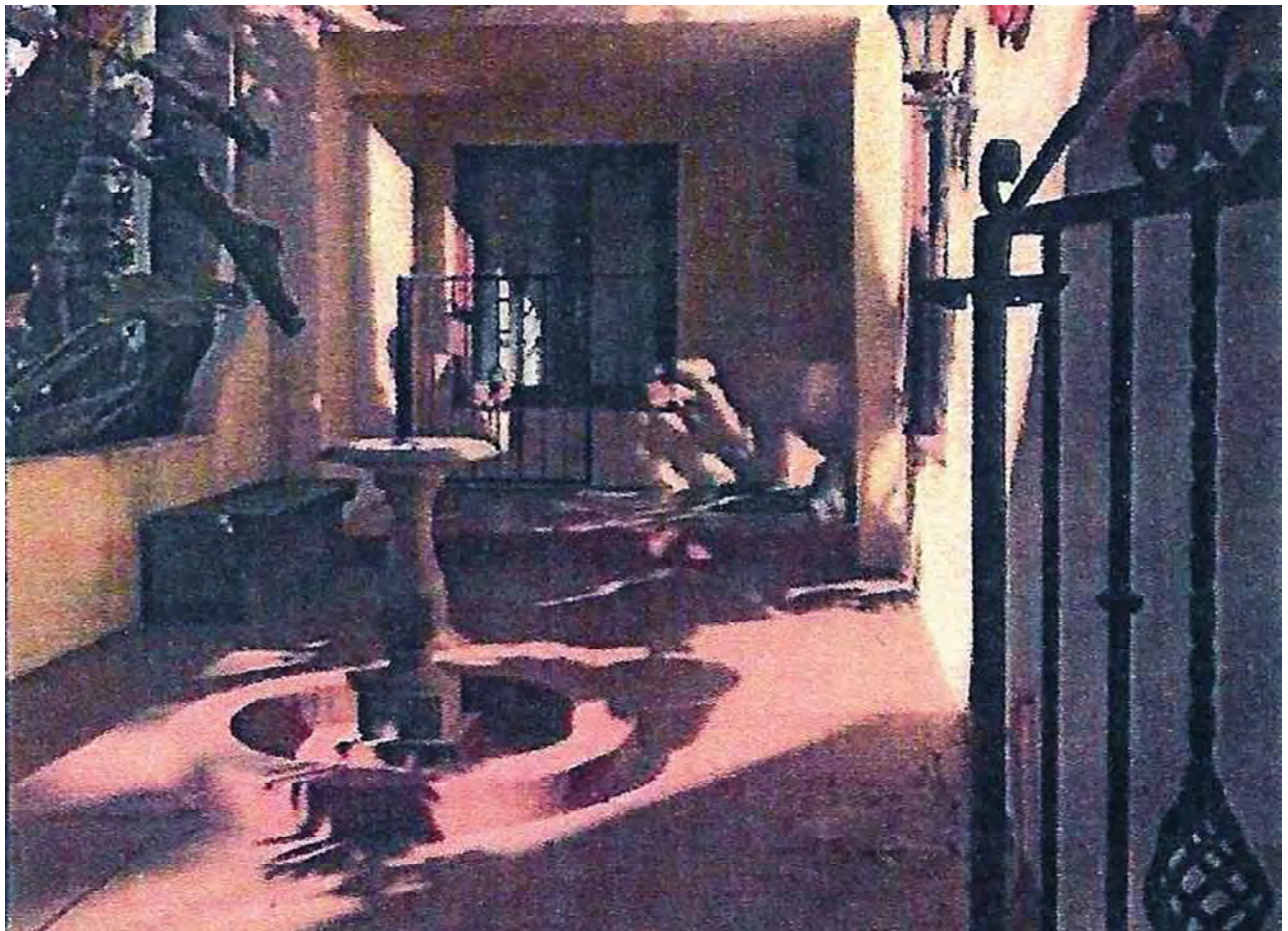
Hatterscheid Residence, rear facade, 14535 Killian Street, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, new garage, 14535 Killian Street, April 5, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, back yard, 14535 Killian Street, April 5, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, front gable, 14535 Killian Street, October 1, 2019 (Photograph by Sappros Environmental)



Hatterscheid Residence, front porch, 14535 Killian Street, February 6, 2020 (Photograph by Charles J. Fisher)



Hatterscheid Residence, entry room, 14535 Killian Street, April 5, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, entry room, 14535 Killian Street, April 5, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, living room, 14535 Killian Street, April 5, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, living room, 14535 Killian Street, April 5, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, living room, 14535 Killian Street, April 5, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, dining room, 14535 Killian Street, April 5, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, rear patio, 14535 Killian Street, April 5, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, upstairs hallway, 14535 Killian Street, April 5, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, bedroom, 14535 Killian Street, April 5, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, balcony, 14535 Killian Street, April 5, 2018 (Multiple Listing Service Photograph)



Hatterscheid Residence, living room, 14535 Killian Street, February 11, 2014 (Multiple Listing Service Photograph)



City of Los Angeles Department of City Planning

8/14/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

14535 W KILLION ST

ZIP CODES

91411

RECENT ACTIVITY

ADM-2018-7517-SLD

CHC-2020-4788-HCM

CPC-2018-3723-GPA-ZC-CDO-BL

ENV-2020-4789-CE

CASE NUMBERS

CPC-2018-3723-GPA-ZC-CDO-BL

CPC-1986-784-GPC

CPC-1980-29515

ORD-184381

ORD-167939-AREA8-SA96

ORD-158247-AREA8-SA96

VTT-82510-SL

ENV-2018-7518-EAF

ENV-2018-3724-EIR

ENV-2016-1787-ND

ND-83-189-ZC-HD

Address/Legal Information

PIN Number	174B149 934
Lot/Parcel Area (Calculated)	6,290.9 (sq ft)
Thomas Brothers Grid	PAGE 562 - GRID A2
Assessor Parcel No. (APN)	2249001009
Tract	TR 9500
Map Reference	M B 131-4
Block	None
Lot	24
Arb (Lot Cut Reference)	None
Map Sheet	174B149

Jurisdictional Information

Community Plan Area	Van Nuys - North Sherman Oaks
Area Planning Commission	South Valley
Neighborhood Council	Sherman Oaks
Council District	CD 4 - David E. Ryu
Census Tract #	1288.02
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	[Q]RD1.5-1
Zoning Information (ZI)	None
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Van Nuys Middle School Active: Van Nuys Middle School (STEAM Magnet)
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2249001009
Ownership (Assessor)	
Owner1	REZVANI,FARBOD
Address	325 N OAKHURST DR UNIT 202 BEVERLY HILLS CA 90210
Ownership (Bureau of Engineering, Land Records)	
Owner	4508ETHEL, LLC REZVANI FARBOD
Address	9055 ALCOTT STREET #1 LOS ANGELES CA 90035
APN Area (Co. Public Works)*	0.217 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$881,790
Assessed Improvement Val.	\$444,210
Last Owner Change	12/02/2019
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	958436-7 67124 4-148 394181-82 2947313 1243401 1200998-9 1003933 1-707 0820412 0817351 0817350 0519373 0313148
Building 1	
Year Built	1927
Building Class	D8A
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	2,437.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2249001009]

Additional Information

Airport Hazard	400' Height Limit Above Elevation 790
Coastal Zone	None

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	6.8805552
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2249001009]
Ellis Act Property	No

Public Safety

Police Information	
Bureau	Valley
Division / Station	Van Nuys
Reporting District	952
Fire Information	
Bureau	Valley
Batallion	10
District / Fire Station	39
Red Flag Restricted Parking	No

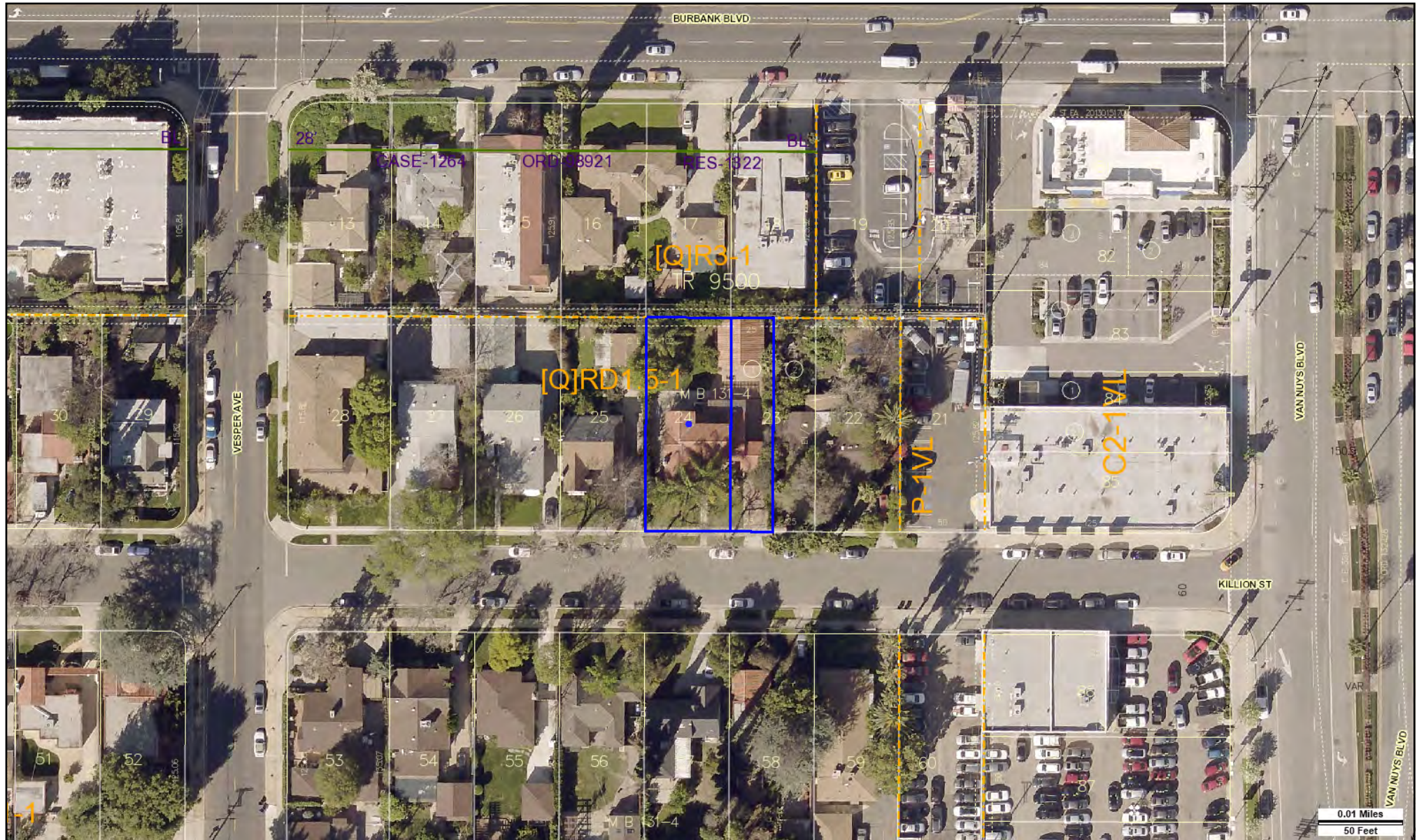
CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-3723-GPA-ZC-CDO-BL
Required Action(s):	BL-BUILDING LINE CDO-COMMUNITY DESIGN OVERLAY DISTRICT GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
Case Number:	CPC-1986-784-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - VAN NUYS - NORTH SHERMAN OAKS COMMUNITY PLAN AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT. (MIKE YOUNG)
Case Number:	CPC-1980-29515
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	VTT-82510-SL
Required Action(s):	SL-SMALL LOT SUBDIVISION
Project Descriptions(s):	PER 17.03 OF THE LAMC, A SMALL LOT SUBDIVISION OF 6 LOTS WITH ONE UNIT ON EACH LOT. UNITS WILL BE 3 STORY WITH A ROOFTOP DECK FOR A TOTAL OF 33 FEET AND 6 INCHES IN HEIGHT. APPLICANT IS ASKING FOR AN ADJUSTMENT TO ALLOW FOR A 3 FEET AND 6 INCH HEIGHT INCREASE (10.5%)AS OTHERWISE NOT ALLOWED IN THE [Q]RD1.5-1 ZONE.
Case Number:	ENV-2018-7518-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	PER 17.03 OF THE LAMC, A SMALL LOT SUBDIVISION OF 6 LOTS WITH ONE UNIT ON EACH LOT. UNITS WILL BE 3 STORY WITH A ROOFTOP DECK FOR A TOTAL OF 33 FEET AND 6 INCHES IN HEIGHT. APPLICANT IS ASKING FOR AN ADJUSTMENT TO ALLOW FOR A 3 FEET AND 6 INCH HEIGHT INCREASE (10.5%)AS OTHERWISE NOT ALLOWED IN THE [Q]RD1.5-1 ZONE.
Case Number:	ENV-2018-3724-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
Case Number:	ENV-2016-1787-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ENVIRONMENTAL NEGATIVE DECLARATION
Case Number:	ND-83-189-ZC-HD
Required Action(s):	HD-HEIGHT DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-184381
ORD-167939-AREA8-SA96
ORD-158247-AREA8-SA96



Address: 14535 W KILLION ST

APN: 2249001009

PIN #: 174B149 934

Tract: TR 9500

Block: None

Lot: 24

Arb: None

Zoning: [Q]RD1.5-1

General Plan: Low Medium II Residential





Etta Armstrong <etta.armstrong@lacity.org>

HATTERSCHIED HOME 14535 West Killion St., Sherman Oaks

1 message

Thelma Mericle <thelma914@sbcglobal.net>

Sun, Apr 18, 2021 at 10:41 PM

To: Thelma Mericle <thelma914@sbcglobal.net>, "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Cc: Jeff Kalban <jeff.kalban.sonc@gmail.com>, Jeffrey Hartsough <jeffrey.hartsough.sonc@gmail.com>, Maria Pavlou Kalban <mpkalban@gmail.com>, Megan Healy <meg.healy@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Olga Ayala <olga.ayala@lacity.org>, Alexandria Naseef <alexandria.naseef.sonc@gmail.com>, Thomas Glick <thomasleeglick@yahoo.com>, "(Get the Cell Out) Jennifer Castrup" <jcastrup111@gmail.com>, Jen Mercede <jenmercede@gmail.com>

- TO THE SOUTH VALLEY PLANNING COMMISSION

-

Mark Dierking, President
 Lydia Drew Mather, Vice President
 Rebecca Beatty, Commissioner
 Anna Menedjian, Commissioner
 Juana Torres, Commissioner

The American Dream

I was born in Los Angeles. We lived on the historical Bonnie Brae Street near MacArthur Park, where Queene Anne and Victorian homes from the 1890s lined the street. My parents moved to Sherman Oaks in 1958. My family has lived in this English Tudor home at [14548 Killion St.](#) built in 1929 since then. My father worked 2 jobs in order to support the family. My brother and I attended St. Elizabeth's School in Van Nuys. I have raised my daughter here. After my mother and father passed, and my husband left, I took on the 30-year mortgage buying the house from my brother. I also took on many jobs to put food on the table and support my daughter. We live in a peaceful community on a quiet tree-lined street filled with neighbors who also work very hard to make mortgage payments and raise their families. This community has been my life. We were living the American Dream.

In 2018, the Lane Family put up their beautiful home at [14535 Killion St.](#) for sale. They would only sell to a family - they turned down many developers. They had spent over \$100,000 in making their home really beautiful. Surprisingly, we found out that a developer had purchased the home. He is the only owner that has not lived in the lovely home. He rents it out to the RAD which houses men for rehabilitation and he receives approximately \$6,000/mo. Then soon after neighbors received a notice that there would be a hearing with the Sherman Oaks Neighborhood Council to talk about the demolition of the Hatterschied Home and a 6 unit, more than 3 story building would replace it. I walked up Killion St. to let the neighbors know that I had a petition to save the beautiful Hatterschied Home on Killion St. EVERY door I knocked on gladly signed the petition and I heard, again and again, how much they loved the home. I rallied them together to speak and attend the meeting, and the developer Farbod Rezvani was there with his cohort to make his presentation. He was asked to return. He did not. Instead, he chose to bypass protocol and got a demolition notice instead. In the fall of 2019, I was walking my dogs past the Hatterschied Home when I saw a small 8 x 11 black and white paper taped to the wall. This was the improper size, color, and display. I walked up close because it was too small to read from about 10 ft. from the sidewalk. It was a demolition notice. I was horrified. I returned

the next day to take a photo but it had blown off. I saw it in the bushes. This was an improper notice that was on the house for less than 24 hours and they were hoping that no one would see it.

Then just this year, Saturday, Jan. 2 I received a large packet of paperwork that I didn't understand - but I did see a due date of Jan. 4 - wait - that's in 2 days - actually 1 business day - due by 4 pm to appeal. I also looked at the envelope that it came in and saw 3 postage dates, the first was Dec. 24, then Dec. 28, then Dec. 30. Dec. 24, and Dec. 28 had a Neopost stamp. I googled Neopost and found out that is an office machine post. So it sat in someone's office in Planning from Dec. 24 (Christmas Eve) until Dec.30 when it went to the Post Office. I was supposed to have been given at least 10 business days' notice. Why was I given ONE day? Perhaps they were hoping I wouldn't see it and proceed? Why weren't the other neighbors who live within 500 feet of the Hatterschied Home notified? I called the Planning Dept. and spoke to many different people and no one could explain how to fill it out and which boxes to check. Then they said it had to be on a flash drive which I don't know how to do. I called Olga Ayala and was told that she is in another geographical location and not working on the case and they didn't know who was. I also didn't want to go to the Planning Bldg. in person due to Covid - but I had to. I brought the packet and wrote a check for \$109.47. I was told that I would receive a receipt which I never did. When I asked Planning - how to fill it out - the attendant said the more boxes you check - the more you pay. The amount is incorrectly stated in the Planner's 57-page report as \$89 when I paid \$109.47. Then the papers were taken- I wasn't allowed to keep them - a copy was not made for me. I was thoroughly upset. How can a department give me one day to fill out paperwork that was incomprehensible and no one could give me guidelines? I called Planning again to find out who is the Planner on my case - oh now it is Olga again. I let her know that I had a difficult time filling out the form on such short notice. I also requested a receipt and a request to be notified of the Appeal Meeting with adequate time to prepare, notify the neighbors so they could call in, etc. I requested at least 14 business days. She has my home phone, e-mail, and address. I have not received any notification, no phone call, no mail, no e-mail about this meeting on April 22. Was this on purpose so I would miss the meeting? There was also a meeting on Dec. 24, 2020, that I knew nothing about until AFTER the fact. This is just wrong. I have not been given the courtesy of adequate notice and with this meeting - NO notice from Olga Ayala of the Planning Dept. Also, others including Jeff Kalban, Jennifer Castrup, and Tom Glick who had requested notice, received none.

A friend gave me a newspaper clipping from 1927 advertising this 2 block by 2 block area as Bliss Park. Then I understood why the Hatterschied Home was prominently built - for a very important man, also so that it would be admired from the Electric Car as it passed on Van Nuys Blvd. and so it would be convenient to access. Bliss Park features homes in various architectural styles, Chateau, English Tudor, Spanish Colonial Revival. They have beautiful ornamental plasterwork done by European artisans who worked with the Hollywood movie industry. Some have the beautiful historic Bachelder Tile. Then I hired Charles Fisher, a historian who helped me put together a presentation for the Cultural Heritage Commission. Sadly we were turned down, and the Cultural Heritage Commission suggested that we get an HPOZ, which is in the works. They thought that Hugo C. Hatterschied was not important enough to the community and city. But I beg to differ - he was one of the most prominent bankers in the country and was hired to become the Vice President of the First Bank of Van Nuys which is now the Country General Store located at [6279 Van Nuys Blvd.](#) across from the Marvin Braude Building. He was also on the Board of Directors of the Bank. His wife was involved in many philanthropic organizations. He

saved a person's life when a bank that he worked in was robbed at gunpoint. The banks of the day were the lifeblood of the community. They loaned the money for homes, businesses, farms, commercial buildings, etc. I also believe there is more information to be found out about him. I believe Mr. Hatterschied WAS an important historical member of the community. He was significant for his association with the development of Van Nuys and Sherman Oaks. He worked with the prominent people of the day, Mr. Whitsett, Mr. Lankershim, just to name a few. What homes are left in the Valley that historical people lived in? I found one - the Bakman House in Toluca Lake which received Historical Monument status. Mr. Bakman was on the Board of Directors of a bank. Well so was Mr. Hatterschied. I had asked to look into the Cultural Heritage Commission file to see if the San Fernando Historical Society recommendation to preserve the house was there. It was NOT - also many people who wrote letters and e-mails were not included. There also were telephone and computer problems during the meeting with the Cultural Heritage Commission in which many people did not get to participate.

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We have the support of the Van Nuys Neighborhood Council, the Sherman Oaks Neighborhood Council, the Sherman Oaks Homeowners Association, the San Fernando Historical Society and all of the neighbors on Killion St., and the surrounding neighborhood, also over 400 people on Facebook and numerous social media groups. Everyone loves this beautiful historic home. It must not be demolished. It must be saved for our children. Once it is gone - it is gone forever. Every person that sees the home, loves and admires it.

The Hatterschied Home is next door to a lovely Tudor-style one-story home built for Hugo's relatives. There is a family with two children that live there now. If the almost 4 stories box-like contemporary building goes up next door - their privacy and quality of life will be gone. Also, the two children have asthma and the construction would be a health hazard. The plan includes a rooftop patio on each unit which would overlook all of the one-story homes on the block thereby destroying our privacy. Rezvani's plans will destroy this neighborhood. We already have a parking density problem. The box structure does not fit the architecture of our neighborhood in which we have A-frame roofs. All 23 trees would be removed. They provide a canopy, oxygen, and beautification. There will be NO yard. This is fine for the major streets, but it doesn't work in our neighborhood. There will be a domino effect in which a one-story homeowner doesn't want to have a 4 story monstrosity next door, they will sell, a developer will buy it. The only one who makes a profit is the developer. Our quality of life is forever gone.

Mr. Rezvani has many more options rather than demolishing the historic home. It has been suggested that Rezvani build a 2 story unit in keeping with the same Spanish architectural style behind the Hatterschied Home. The garage already features a unit above it. That would create a total of 2 units in the rear and the main home in the front. He could realize great savings in construction costs and still generate a huge profit and preserve the integrity of the main home. The developer has been asked to return to the Sherman Oaks Neighborhood Council. Please help me to save my American Dream.

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specifically limiting the height to 30 feet. Staff findings in granting that height were flawed as there are no heights in that area anywhere close to 30 feet or more. Staff at the public hearing stated that the project did not comply with the Small Lot Subdivision Guidelines but approved it anyway. Staff also approved it without public notice or comment.

This has been a very exhausting, stressful, and trying time for myself and the community. I feel that I have been steam-rolled and not been given the appropriate time to file an appeal and NO notice regarding this meeting. I have been deceived. I am very disappointed and saddened to find this system that gives favor to developers over homeowners and disregards the community.

I am hoping to work together. Thank you for your consideration.

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Officers**President**

Richard H. Close

Vice President

Matt Epstein

Vice President

Jules Feir

Treasurer

John Isen

Secretary

Jay Weitzler

Founded in 1964



SHERMAN OAKS HOMEOWNERS ASSOCIATION

POST OFFICE BOX 5223
SHERMAN OAKS, CALIFORNIA 91413

Information: (818) 377-4590

www.shermanoaks914.com

SOHA914@gmail.com

Board of Directors

Bob Anderson

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Matt Epstein

Jules Feir

Tom Glick

John Isen

Maria Pavlou Kalban

Marshall Long

Nancy Sogioian

Jay Weitzler



www.facebook.com/soha914

March 11, 2021

Mr. Mark Dierking, President
South Valley Area Planning Commission
200 North Spring Street, 5th Floor
Los Angeles, CA 90012

RE.: APPEAL OF 12/24/20 LETTER OF DETERMINATION (LOD) OF VTT-82510-SL/14535 WEST
KILLION STREET, SHERMAN OAKS

Dear Commissioner Dierking:

On behalf of the Sherman Oaks Homeowners Association (SOHA), we are writing to support of the appeal by Ms. Therma Mericle of the LOD, dated December 24, 2020, on the above-referenced case, a 6-parcel, small-lot subdivision at 14535 W. Killion Street. While we understand and appreciate that the property and surrounding area have been designated for multi-family zoning for several years, our support for the appeal is based upon the fact that the proposed Project is not a by-right apartment building, but instead an entitlement to divide the land into several separate lots. As such, the City, in reviewing this type of project, has put in safeguards to make sure that small lots are made to comply with guidelines to make sure compatibility with the surrounding neighborhood.

To be clear, the City Planning Department in January 2014 incorporated a comprehensive set of design guidelines and standards permitted by any local agency when reviewing and approving any division of land project. The Small-Lot Subdivision Guidelines provide a comprehensive road map to make sure any proposed development is made compatible. In the instant case at 14535 W. Killion Street, these guidelines were largely ignored in the approved project. In fact, the neighborhood is essentially getting an apartment-style development with six individual lots for-sale. The applicant/developer, Mr. Farbod Rezvani of 4508 Ethel, LLC, is not being made to comply with any major or significant provisions of the Guidelines. In fact, the architectural plans submitted in the original 2019 application are largely the same as those approved in the December 24, 2020 LOD. Specifically, several key provisions are being completely glossed over or ignored, including but not limited to:

Building Orientation – This is a project that is developed inward and fails to try to appear as separate lots. The community is essentially getting an apartment building without any compensation for a compatible design.

Primary Entryways – Again, this project has little, to no relationship, to its surroundings. Most entryways are inward facing.

Façade Articulation – This project incorporates very minimal facade articulation and treatments especially at the edges of the project.

Varied Roof line – The roof line has minimal variations which makes this project look like an apartment building.

Roof Terraces and Decks – These treatments are lacking in this project.

Building Modulation – There is no building modulation, no unique architectural design or flair.

Pedestrian Pathways – This project does little to provide a meaningful ability for occupants or guests to move around the exterior areas of the property. The project is maximizing its ability to fill-up this relatively small lot.

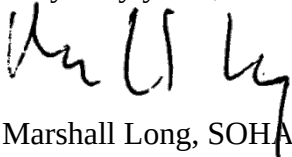
We appreciate that this property can be developed for a multi-family use; that fact is not being contested. We understand that efforts to protect the existing home, built circa 1927, as a historic resource have failed when the City's Cultural Heritage Commission in late-2020 determined that this home was not of historic significance; that fact is not being contested. However, what we are tired of seeing is small-lot subdivision after small-lot subdivision that through the entitlement process results in developments (and their developers) being held to a low-standard by the City rather than a high one envisioned by the 2014 Guidelines. In this case, the 12/24/20 LOD fails in any significant way to condition a better, more complete design for this subdivision nor one that tries to be compatible with the surrounding neighborhood.

What makes many communities throughout the City enraged is when an applicant/developer like Mr. Rezvani goes to the Neighborhood Council and pledges to work with that body in order to make sure their project is acceptable to the affected community. Most developers that have proposed projects in Sherman Oaks have respected this process. This applicant did a rudimentary introduction to the Sherman Oaks Neighborhood Council's (SONC) Planning and Land Use Committee and then at the Advisory Agency hearing in early 2020 promised to come back for a full review and approval from SONC. That never happened. SONC did not get any significant input into this project. If they did have that valuable input and worked closely with SONC, we have no doubt this project would not have been appealed.

We therefore request that you support the appeal by determining that the findings made by Planning in approving this project (specifically **Findings (c) and (d)**) are inadequate and make the project go back through some objective review to make sure it is held to the highest standards envisioned by the City when they drafted the Small-Lot Subdivision Guidelines.

Finally, we cannot help pointing out that while we are very disappointed that the community's design input was largely ignored, we are even more concerned at the lack of sensitivity to the process by the fact that Planning issued this determination on Christmas Eve (December 24). Could Planning not have waited until after the Holiday Season to issue this determination? The appeal period ended on Monday, January 4, 2021; the day most people traditionally come back to work after the Holidays. And with a 10-day appeal period on this case, the appellants almost missed the appeal period because of postage delays during this time period. But more to the point, from the community's perspective, this is just another example in a very long list that reinforces some really deep-seeded distrust (and anger) of our Los Angeles City government.

Very truly yours,



Marshall Long, SOHA Board Member
Chair, Land Use Committee

cc: Councilmember Nithya Raman, Council District 4
Vince Bertoni, Planning Director
Megan Healy, Council District 4
Olga Ayala, City Planning Department
Jeffery Hartsough, President, Sherman Oaks Neighborhood Council
Jeff Kalban, Sherman Oaks Neighborhood Council
Thelma Mericle
Farbod Rezvani

Jane M. Creighton
5331 Natick Ave.
Sherman Oaks, CA 91411
janedutchess@yahoo.com

February 11, 2020

Olga Ayala
Los Angeles City

Re: **Property located at 14535 Killion St., Sherman Oaks**

Dear Ms. Ayala:

I have lived in my neighborhood for 18 years and have watched its slow decline. Owning a home in a nice neighborhood is part of the American dream. The new laws and ordinances are slowly chipping away at what it means to live in a nice, middle class single family neighborhood. I say this because if you live in a multi-million-dollar neighborhood those people have the money and connections to stop over development.

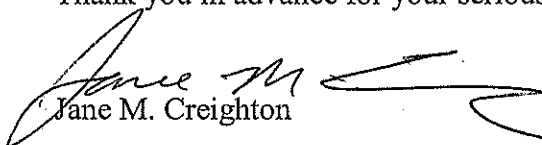
I was recently informed that the beautiful two story Spanish style home on Killion is slated to be demolished; and, in its place six single family dwellings/units will be constructed. Please reconsider allowing this over development for the following reasons:

- The beauty and character of the home
- It will greatly increase the traffic on the street
- It will greatly increase the population density on the street
- The size of the project will further change the character of the neighborhood
- Said project will further put a strain on the infrastructure

Last year two homes were torn down on Killion. One single family home (was replaced) and now has a large apartment like structure on it. I am not sure how many units are there but it definitely more than six. Another single family home was torn down and I believe four town homes were built.

Though I wish the beautiful house on Killion could remain, I understand a property owner's right to sell, but I also understand the cities obligation to the residence of the area. What I would request is that the City take a look at all the construction that is occurring in my neighborhood, especially that block of Killion and reduce the size of the project from six on the lot to a maximum of three. I think that is a workable compromise.

Thank you in advance for your serious consideration of this matter.


Jane M. Creighton

14535 Killion Street / Van Nuys - Demolition Hearing 2/11/20 - 9:30am

Inbox



Leila Ghaffari Golesorkhi <leils1@mac.com>

Wed, Feb 5, 2020,
11:51 AM

to Olga.Ayala

Dear Ms. Ayala:

We are writing you with respect to the building at the above-mentioned address and the possible decision to have it demolished and replaced with apartment units.

Since this building has historical ties to the City, this is to advise that we do NOT wish to see this beautiful building - an architectural gem actually - demolished and replaced with an eyesore such as the one proposed by the prospective developers.

A building such as the one proposed on our quiet neighborhood street will change life as we know it and would severely impact the already problematic parking situation.

We beg you to please do whatever is in your power to avoid this demolition and replacement from going through.

Many, many thanks in advance for your kind attention to this matter!

Wishing you all the very best in the New Year and the new decade.

Kindest regards,

Leila Ghaffari Golesorkhi & Family
Van Nuys CA 91411

CITY OF LOS ANGELES

CALIFORNIA



Sherman Oaks Neighborhood Council
Planning & Land Use Committee
P.O. Box 5721
Sherman Oaks, CA 91413

SHERMAN OAKS NEIGHBORHOOD COUNCIL

P O Box 5721
Sherman Oaks, CA 91413
(818) 503-2399

www.shermanoaksn.org

Committee Members:

Jeffrey Kalban – Chair

Alicia Bartley
Tom Capps
Jackie Diamond
Art Fields
Mikie Maloney
Rick Mayer
Lisa Petrus
Sue Steinberg

March 22, 2019

Emma Howard
Council District 4, City of Los Angeles

Re: 14535 Killion St., Small Lot Subdivision

Dear Emma:

The Sherman Oaks Neighborhood Council Planning & Land Use Committee reviewed the request from the applicant for a small lot subdivision at 14535 Killion Street, Sherman Oaks.

There was significant neighborhood concern about the project on issues of scale, sensitivity, loss of privacy and traffic. Our committee had similar concerns along with the project's design not being compatible with the community, a criteria of the Small Lot Subdivision Guidelines. The applicant has agreed to redesign their project based on what they heard from the community and the constructive comments from our committee.

Our motion:

We recommend rejecting the project as proposed and request the applicant return with a design concept more sensitive to the community.

Motion passed unanimously. Vote: 9-0

Please feel free to contact us if you have any further questions.

Jeffrey Kalban
Chair, Planning and Land Use Committee
Sherman Oaks Neighborhood Council

HATTERSCHIED HOME 14535 West Killion St., Sherman Oaks

2 messages

Thelma Mericle <thelma914@sbcglobal.net>

Sun, Apr 18, 2021 at 10:41 PM

To: Thelma Mericle <thelma914@sbcglobal.net>, "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Cc: Jeff Kalban <jeff.kalban.sonc@gmail.com>, Jeffrey Hartsough <jeffrey.hartsough.sonc@gmail.com>, Maria Pavlou Kalban <mpkalban@gmail.com>, Megan Healy <meg.healy@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Olga Ayala <olga.ayala@lacity.org>, Alexandria Naseef <alexandria.naseef.sonc@gmail.com>, Thomas Glick <thomasleeglick@yahoo.com>, "(Get the Cell Out) Jennifer Castrup" <jcastrup111@gmail.com>, Jen Mercedes <jenmercede@gmail.com>

- TO THE SOUTH VALLEY PLANNING COMMISSION

-

Mark Dierking, President
Lydia Drew Mather, Vice President
Rebecca Beatty, Commissioner
Anna Menedjian, Commissioner
Juana Torres, Commissioner

The American Dream

I was born in Los Angeles. We lived on the historical Bonnie Brae Street near MacArthur Park, where Queene Anne and Victorian homes from the 1890s lined the street. My parents moved to Sherman Oaks in 1958. My family has lived in this English Tudor home at [14548 Killion St.](#) built in 1929 since then. My father worked 2 jobs in order to support the family. My brother and I attended St. Elizabeth's School in Van Nuys. I have raised my daughter here. After my mother and father passed, and my husband left, I took on the 30-year mortgage buying the house from my brother. I also took on many jobs to put food on the table and support my daughter. We live in a peaceful community on a quiet tree-lined street filled with neighbors who also work very hard to make mortgage payments and raise their families. This community has been my life. We were living the American Dream.

In 2018, the Lane Family put up their beautiful home at [14535 Killion St.](#) for sale. They would only sell to a family - they turned down many developers. They had spent over \$100,000 in making their home really beautiful. Surprisingly, we found out that a developer had purchased the home. He is the only owner that has not lived in the lovely home. He rents it out to the RAD which houses men for rehabilitation and he receives approximately \$6,000/mo. Then soon after neighbors received a notice that there would be a hearing with the Sherman Oaks Neighborhood Council to talk about the demolition of the Hatterschied Home and a 6 unit, more than 3 story building would replace it. I walked up Killion St. to let the neighbors know that I had a petition to save the beautiful Hatterschied Home on Killion St. EVERY door I knocked on gladly signed the petition and I heard, again and again, how much they loved the home. I rallied them together to speak and attend the meeting, and the developer Farbod Rezvani was there with his cohort to make his presentation. He was asked to return. He did not. Instead, he chose to bypass protocol and got a demolition notice instead. In the fall of 2019, I was walking my dogs past the Hatterschied Home when I saw a small 8 x 11 black and white paper taped to the wall. This was the improper size, color, and display. I walked up close because it was too small to read from about 10 ft. from the sidewalk. It was a demolition notice. I was horrified. I returned

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Performing Arts Conservatory
The Buckley School
Vice President East Valley Branch
Music Teachers Association of California
American Guild of Organists*

Claudia Rodriguez <claudia.rodriguez@lacity.org>
To: "Ayala, Olga" <olga.ayala@lacity.org>
Cc: "Lamb, Blake" <Blake.Lamb@lacity.org>

Mon, Apr 19, 2021 at 8:31 AM

Hi Olga,
Please print and place in the case folder.



Claudia Rodriguez
Senior City Planner
Pronouns: She/Her/Hers
Los Angeles City Planning
6262 Van Nuys Boulevard, Room 430
Los Angeles, CA 91401
Planning4LA.org
T: (818) 374-5067



[Quoted text hidden]



Olga Ayala <olga.ayala@lacity.org>

South Valley Planning 4/22/2021 Agenda Item 6) File: VTT-82510-SL-1A (CD-4) CEQA: ENV-2018-7518

1 message

Jen Mercede <jenmercede@gmail.com>

Mon, Apr 19, 2021 at 1:51 PM

To: apcsouthvalley@lacity.org

Cc: Thelma Mericle <thelma914@sbcglobal.net>, Meg Healy <meg.healy@lacity.org>, Jeff Kalban <jeff.kalban.sonc@gmail.com>, Olga Ayala <olga.ayala@lacity.org>

Regarding: [14535 Killion Street](#)

VTT-82510-SL-1A

Council District: 4 – Raman

CEQA: ENV-2018-7518-CE

Last Day to Act: 04-30-21

Plan Area: Van Nuys-North Sherman Oaks

To South Valley Planning Commission Members:

My name is Jennifer Mercede, and I am a resident of Killion St. living very near to the proposed development. I have lived here since the 1980s, and I am a former California State Historic Preservation Office employee, serving to process and create Phase I CEQA /NEPA and NHPA Section 106 review documents.

I have many substantive comments on the proposed development at [14535 Killion Street](#) that I had intended to share in any one of the public Zoning and Planning Hearings that we were never notified of, given too little notice of, or that bypassed the Sherman Oaks Neighborhood Council PLUM Committee. I will say briefly that I do not think this plan is CEQA exempt and does not qualify for an MND. It is controversial at best, especially given the intent and further guidelines published for the Small Lot Subdivision Act, variances sought, initial rejection by Sherman Oaks Neighborhood Council (SONC), general zoning of and character of the neighborhood, the historic nature of the home's first owner with respect to Van Nuys and Greater Los Angeles history and unique (to the area's) architecture in its two story Spanish Revival design, upkeep and continuity.

The Phase I review report, which was initially withheld from us upon in-person visits and its pages missing for a time from the ZIMAS file is particularly questionable. Additionally, The Historic Commission Hearing on the matter did not hear from many callers, made comments that begged appeal, and did not publish (or send to the applicant) any options for recourse, and has not responded to requests for an appeal process.

But putting those issues aside - my main reason for writing today is the breakdown of the processes that are supposed to be followed by the City's Zoning and Planning Department. This is the main grounds for the very last-minute appeal that was filed by Thelma Mericle - and almost waylaid by incorrect guidance in the filing of it.

The neighborhood and I feel very disenfranchised by the breakdown in the public inclusion, notification and period for public comment portion Zoning and Planning process - which I like to think of as the compliance part of the process, since the Brown Act, LA City policy and CEQA all require it to varying degrees. The email I am forwarding below gives a small summary of what had transpired up until the beginning of 2021, and it is shameful that this email was answered with further silence, obfuscation and obstruction. We have called and made repeated inquiries and at every turn have been given misinformation or no information - only to find out another meeting (4/22/2021) has hit the calendar without advance notification to stakeholders, including CD-4 which has been involved in this process over two Councilpersons and three CD-4 Planning Deputies.

More importantly, this meeting has been calendared without returning to the SONC PLUM Committee, which was a condition of the first deferred decision on the matter, prior to the Dec. 24th approval of project.

I received no response to the email I am forwarding for your review below, nor is it part of the file. CD-4's Meg Healey became involved at the beginning of the year, to ensure that processes would be properly followed moving forward. That has not happened. We were, very recently, explicitly told, by Planning, that there was no news on the appeal.

Again, this should be required to go back before the SO Neighborhood Council, as initially promised. There is no reason this should have moved forward without that condition being met, since it was the reason for the Advisory Committee to

table the Demolition Notice and given that the plans had, even at that point, been altered since first put before PLUM (and asked to return at that time with plans that met their aesthetic recommendations and required fewer variances). There is also no reason why the applicant for the Historic Landmark Application was given no notification for an appeal process - or Planning's assistance in following the final recommendations of the Historic Commission - to seek an HPOZ that includes this property.

Finally, there is no reason why the stakeholders who have gone above and beyond to be a part of this process, have been given critically false information. And there is no reason why this project should move forward without the public's knowledge and informed, advance notice of an opportunity to comment.

We have not as yet been told if we should be commenting on the environmental issues, or the processual issues in this forum, since we were not notified of its inclusion in the agenda. Rather, we were told it was not up for review yet.

As such, I withhold my environmental objections to this project and I request two things:

- Firstly, I ask that this project be returned to the point at which they stopped following the Planning and Zoning process, and return to the Sherman Oaks Neighborhood Council (SONC) PLUM Committee per the representative of the owner's promise before the Advisory Council in 2020. Especially, since the project has changed since initially proposed. Telling residents the next step in the process is awaiting a SONC PLUM agenda date and secretly calendaring City hearings without notice is unconscionable. It's misdirection at best.
- Secondly, I request that the Historic Landmark applicant, Thelma Mericle be given current, COVID era, information that allows here to either appeal the Landmark Status decision of the Historic Commission or act upon the Commissions' final recommendation, to seek HPOZ Status for the Historic Bliss Park properties, including [14535 Killion Street](#). The former is ideal, since as mentioned in the forwarded email below, there were breakdowns in that process as well as inaccurate statements made by the Commission and Saphos Environmental that begged response, and a number of persons that were not given the opportunity to comment, due to the new video format failing and extra time subsumed by the representative of the owner.

Thank you for the opportunity to comment. In future, I would like public notification of further hearings to be disclosed in general, and specifically the CEQA-required 10 days notice to nearby residents - a step that has been missed at every turn. As always, please include this email in the project file.

Best,

Jennifer Mercede

----- Forwarded message -----

From: **Jen Mercede** <jenmercede@gmail.com>

Date: Thu, Jan 7, 2021 at 2:54 PM

Subject: Re: test

To: Olga Ayala <olga.ayala@lacity.org>

Cc: Thelma Mericle <thelma914@sbcglobal.net>, jcastrup <jcastrup@aol.com>, Jeff Kalban <jeff.kalban.sonc@gmail.com>, Meg Healy <meg.healy@lacity.org>, <claudia.rodriquez@lacity.org>, <jeffrey.hartsough.sonc@gmail.com>

Hi Olga,

Yes, There was an appeal filed for [14535 Killion](#). It was done at the last minute due to the inadequate time allowance, which I would be happy to discuss in detail. In fact, I will make sure that you have been CC on some of the correspondence from SONC, if you weren't already. Thelma Mericle filed the appeal on behalf of the neighborhood with little guidance or time, so it may contain environmental issues best left for any hearing that may arise. But it also contains non-CEQA related issues that concern me greatly and must be given serious consideration.

Our main contention is that there was a breakdown in the public process.

The last hearing -- the Deputy Advisory Agency Hearing earlier in the year was deferred with the agreement that it would return to SONC and that never happened. Nothing is on the SONC agenda at present.

In the interim we applied for Local Historic Designation status. Written public comments directed in advance to the Historic Commission Hearing were left out of the file. Public commenters that called in were not allowed to speak at the Commission Hearing, including members of the San Fernando Valley Historical Society and Van Nuys Neighborhood Council. Many others were either unable to get through on the line, or disconnected while unmuting their

SOHA Support of Appeal by Thelma Mericle / VTT-82510 / 14535 Killion Street



Thomas Glick <thomasleeglick@yahoo.com>

Wed, Mar 10,
3:58 PM

to apcsouthvalley@lacity.org, Megan, Nithya, Thelma, me, Richard, Marshall, Jeff, Jeffrey, Maria, etta.armstrong@lacity.org, Thomas, claudia.rodriguez@lacity.org, vince.bertoni@lacity.org

On behalf of the Sherman Oaks Homeowners Association (SOHA), the following letter of support on the 1/4/21 appeal filed by Ms. Thelma Mericle is entered into the public record. We were informed that this appeal will be heard on March 23, 2021, although the case tracking information on Planning Department's website has no APC date listed. Regardless, this letter serves as our official letter for the administrative record and to be distributed to the South Valley APC Commission members whenever this is agendized.

Please confirm that this email and letter was received by your office.

Best,

—Tom Glick on behalf of fellow board member Marshall Long

DAY OF HEARING SUBMISSIONS

21515 Vanowen Associates, LLC
c/o Sandstone Properties, Inc.
14724 Ventura Blvd, 3rd Floor
Sherman Oaks, CA 91403

April 15, 2021

BY EMAIL

South Valley Area Planning Commission
Los Angeles Department of City Planning
6262 Van Nuys Blvd., Ste. 251
Van Nuys, California 91401
Email: apcsouthvalley@lacity.org

Re: Appeal of Case No. DIR-2018-2336-SPP-SPPA for 21515 Vanowen Street Project

Dear President Dierking and Honorable Commission Members,

We represent 21515 Vanowen Associates, LLC (owner of development site) and are writing in response to two letters submitted to the South Valley Area Planning Commission from local homeowner associations in support of the Coalition for Valley Neighborhood's appeal. Attachment No. 1 is an aerial photograph showing the proximity of our project site to the two homeowner associations that sent the letters.

Our responses are as follows:

Letter from Warner Gardens HOA ("WGHOA") dated April 12, 2021

The WGHOA, in their letter, echo environmental concerns as outlined in the Coalition for Valley Neighborhood's appeal. These concerns are thoroughly addressed under separate letter prepared by Sheppard Mullin.

We want to note that we have spent a considerable amount of time with the WGHOA Board, in addition to hosting all of the WGHOA homeowners at a meeting, in order to hear all concerns relative to our proposed development and to discuss measures that we might take to address these concerns.

It is due to these meetings that we altered the design of our building in order to address traffic concerns. Our initial plans had all of our future residents and visitors having to utilize Alabama Street to access our parking garage. The WGHOA was concerned about this due to their primary entrance utilizing Alabama Street and resulting traffic delays for their homeowners. To address this, we significantly altered our plans so that residents and visitors could access our building both from Alabama and Remmet.

Additionally, we have come to preliminary terms with the WGHOA to address noise, dust and construction debris concerns including agreeing to replace certain windows (those most directly adjacent to our property) with double pane windows.

We have a very good working relationship with the WGHOA and look forward to continuing to work with the WGHOA Board on additional measures as we proceed with further meetings

Letter from Kathryn Cornelison dated April 11, 2021

The first portion of Ms. Cornelison's letter mirrors the environmental concerns as outlined by the Coalition for Valley Neighborhood's appeal.

In Ms. Cornelison's letter, she notes that Remmet is a private street. We would like to note that we have an easement to utilize the street (see Attachment No. 2 noting the location of the easement). The City Planning Department and Building and Safety would not allow us to access our project from this private street if we did not have this easement.

Ms. Cornelison goes on to note that we share a wall with the Warner Garden's project. What Ms. Cornelison does not appear to be aware of is our extensive talks with WGHOA about this wall (which is located on our property) and how we are planning on retaining this wall during the construction period and post construction.

Ms. Cornelison then notes that she has safety concerns and suggests that we install a gate at the entry into her project. What Ms. Cornelison does not appear to be aware of is that I met several months ago with a homeowner within Ms. Cornelison's HOA to discuss the fact that their project residents were getting frustrated with the homeless situation and were considering installing a gate at the entrance to their project. In order for this gate to fully cover the entrance into their project, they would need an easement from us. I informed this homeowner that we would be open to such an easement.

Ms. Cornelison then goes on to note concerns with noise, dust and construction debris. Several items to note include the fact that Ms. Cornelison's project is not directly adjacent to our development. It is set back a bit from ours where the Warner Garden's project is directly adjacent to our site. It is because of this that we have spent so much time with the Warner Garden's homeowners on measures to address noise, dust and construction debris concerns. As previously noted, one of our mitigation measures is installing double pane windows for homeowners closest to our project. Ms. Cornelison's project, as seen in Attachment No. 1, is not directly adjacent to ours therefore we do not feel the replacement of windows for her project is warranted.

One of our agreements with the Warner Garden's HOA is the identification of a contact person to whom Warner Garden's homeowners could contact if there are noise, dust or construction debris concerns. We would be happy to extend this offer to Ms. Cornelison's HOA,

We feel that we have been very responsive to concerns of our direct neighbors and we will continue to work with them as our project progresses.

In closing, I would like to note that the concerns raised by our neighbors related to construction and project impacts have been addressed through a comprehensive list of mitigation measures imposed upon this project by Los Angeles City Planning. Thank you for your time and consideration.

Sincerely,

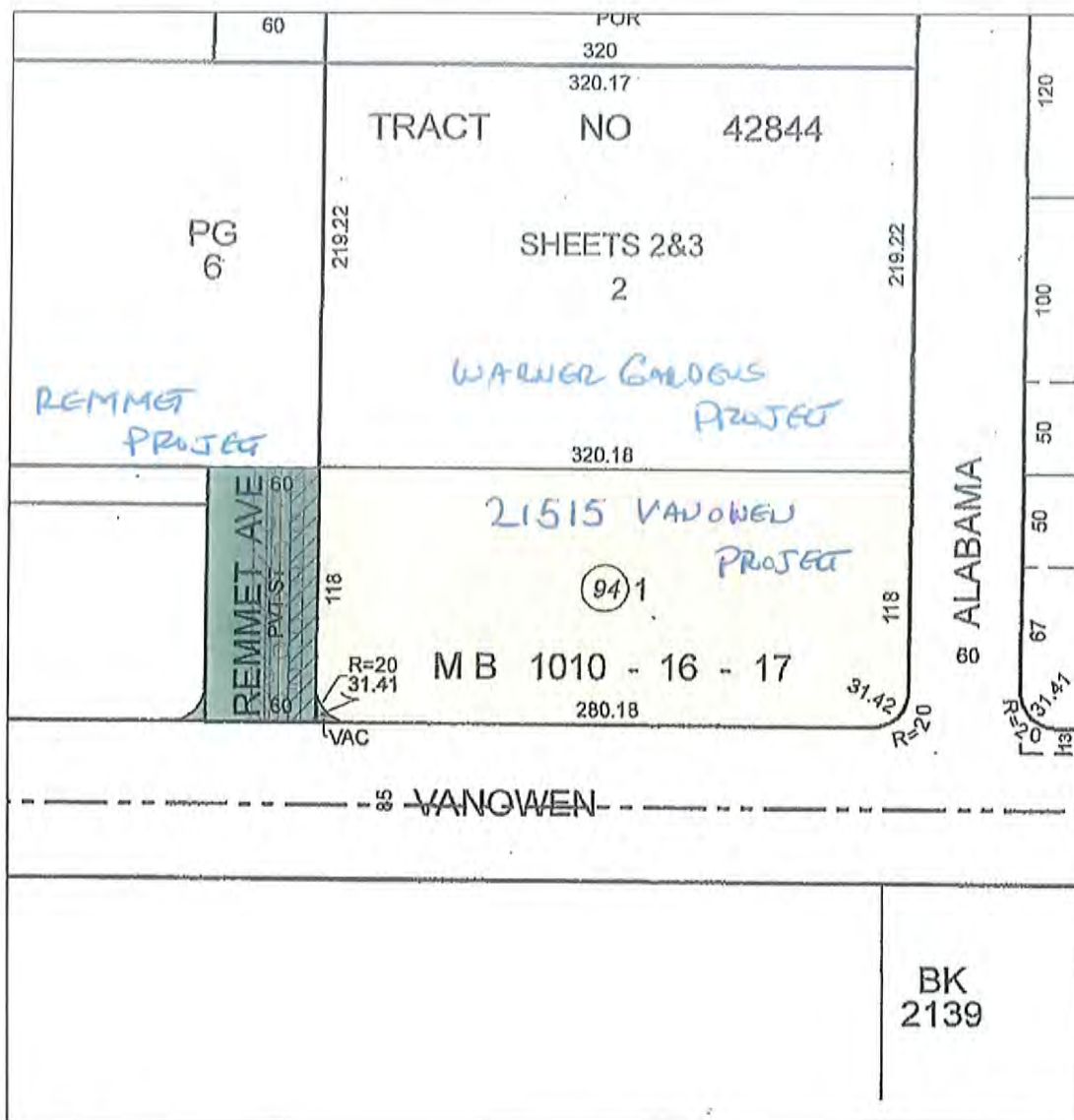
Sandstone Properties, Inc., Authorized Agent of 21515 Vanowen Associates, LLC

A handwritten signature in blue ink, appearing to read 'David Garcia', with a horizontal line extending to the right.

David Garcia
Vice President

Attachment No. 1





LEGEND

☐ Parcel 1 (Fee, Property In Question)

Parcel 2 (Easement)

Item No. 8 - Easement for ingress, egress and utilities
02/04/1983, Instrument No. 1983-143859, of Official Records
Affects as described therein

 **Item No. 9 - Easement for underground communication facilities**
03/15/1985, Instrument No. 1985-290859, of Official Records
Affects as described therein

 Item No. 10 - Easement for pipe lines
03/28/1985, Instrument No. 1985-341427, of Official Records
Affects as described therein

 Item No. 11 - Easement for sanitary sewer purposes
04/10/1985, Instrument No. 1985-399622, of Official Records
Affects as described therein

☐ Item No. 12 - Easement for underground public utilities and street lighting
Affects as shown on the map of said tract
Said Easement is not specifically delineated and is un-locatable

☐ Item No. 12 - Easement for water line, fire hydrant, meter and service
Affects as shown on the map of said tract
Said Easement is not specifically delineated and is un-locatable

©2018
Fidelity National Title Company
5000 Van Nuys Blvd., Suite 500
Sherman Oaks, CA 91403
(818) 881-7800 FAX (818) 776-6520

Title Order No. 00139501, Preliminary Report Dated as of June 27, 2016

Reference :

Property: 21515 Vanowen Street, Los Angeles, State Of California

Drawing Date: August 22, 2016 - FT

Assessor's Parcel No. : 2138-011-094

Data :	
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This map is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Parcel 1: Lot 1, of Tract 42844, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 1010, Pages 16 and 17 of Maps, in the Office of the County Recorder of said County.

Sheet 1 of 1
Archive #



HATTERSCHIED HOME 14535 West Killion St., Sherman Oaks

1 message

Thelma Mericle <thelma914@sbcglobal.net>

Sun, Apr 18, 2021 at 10:41 PM

To: Thelma Mericle <thelma914@sbcglobal.net>, "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Cc: Jeff Kalban <jeff.kalban.sonc@gmail.com>, Jeffrey Hartsough <jeffrey.hartsough.sonc@gmail.com>, Maria Pavlou Kalban <mpkalban@gmail.com>, Megan Healy <meg.healy@lacity.org>, Etta Armstrong <etta.armstrong@lacity.org>, Claudia Rodriguez <claudia.rodriguez@lacity.org>, Olga Ayala <olga.ayala@lacity.org>, Alexandria Naseef <alexandria.naseef.sonc@gmail.com>, Thomas Glick <thomasleeglick@yahoo.com>, "(Get the Cell Out) Jennifer Castrup" <jcastrup111@gmail.com>, Jen Mercede <jenmercede@gmail.com>

- TO THE SOUTH VALLEY PLANNING COMMISSION

-

Mark Dierking, President
 Lydia Drew Mather, Vice President
 Rebecca Beatty, Commissioner
 Anna Menedjian, Commissioner
 Juana Torres, Commissioner

The American Dream

I was born in Los Angeles. We lived on the historical Bonnie Brae Street near MacArthur Park, where Queene Anne and Victorian homes from the 1890s lined the street. My parents moved to Sherman Oaks in 1958. My family has lived in this English Tudor home at [14548 Killion St.](#) built in 1929 since then. My father worked 2 jobs in order to support the family. My brother and I attended St. Elizabeth's School in Van Nuys. I have raised my daughter here. After my mother and father passed, and my husband left, I took on the 30-year mortgage buying the house from my brother. I also took on many jobs to put food on the table and support my daughter. We live in a peaceful community on a quiet tree-lined street filled with neighbors who also work very hard to make mortgage payments and raise their families. This community has been my life. We were living the American Dream.

In 2018, the Lane Family put up their beautiful home at [14535 Killion St.](#) for sale. They would only sell to a family - they turned down many developers. They had spent over \$100,000 in making their home really beautiful. Surprisingly, we found out that a developer had purchased the home. He is the only owner that has not lived in the lovely home. He rents it out to the RAD which houses men for rehabilitation and he receives approximately \$6,000/mo. Then soon after neighbors received a notice that there would be a hearing with the Sherman Oaks Neighborhood Council to talk about the demolition of the Hatterschied Home and a 6 unit, more than 3 story building would replace it. I walked up Killion St. to let the neighbors know that I had a petition to save the beautiful Hatterschied Home on Killion St. EVERY door I knocked on gladly signed the petition and I heard, again and again, how much they loved the home. I rallied them together to speak and attend the meeting, and the developer Farbod Rezvani was there with his cohort to make his presentation. He was asked to return. He did not. Instead, he chose to bypass protocol and got a demolition notice instead. In the fall of 2019, I was walking my dogs past the Hatterschied Home when I saw a small 8 x 11 black and white paper taped to the wall. This was the improper size, color, and display. I walked up close because it was too small to read from about 10 ft. from the sidewalk. It was a demolition notice. I was horrified. I returned

the next day to take a photo but it had blown off. I saw it in the bushes. This was an improper notice that was on the house for less than 24 hours and they were hoping that no one would see it.

Then just this year, Saturday, Jan. 2 I received a large packet of paperwork that I didn't understand - but I did see a due date of Jan. 4 - wait - that's in 2 days - actually 1 business day - due by 4 pm to appeal. I also looked at the envelope that it came in and saw 3 postage dates, the first was Dec. 24, then Dec. 28, then Dec. 30. Dec. 24, and Dec. 28 had a Neopost stamp. I googled Neopost and found out that is an office machine post. So it sat in someone's office in Planning from Dec. 24 (Christmas Eve) until Dec.30 when it went to the Post Office. I was supposed to have been given at least 10 business days' notice. Why was I given ONE day? Perhaps they were hoping I wouldn't see it and proceed? Why weren't the other neighbors who live within 500 feet of the Hatterschied Home notified? I called the Planning Dept. and spoke to many different people and no one could explain how to fill it out and which boxes to check. Then they said it had to be on a flash drive which I don't know how to do. I called Olga Ayala and was told that she is in another geographical location and not working on the case and they didn't know who was. I also didn't want to go to the Planning Bldg. in person due to Covid - but I had to. I brought the packet and wrote a check for \$109.47. I was told that I would receive a receipt which I never did. When I asked Planning - how to fill it out - the attendant said the more boxes you check - the more you pay. The amount is incorrectly stated in the Planner's 57-page report as \$89 when I paid \$109.47. Then the papers were taken- I wasn't allowed to keep them - a copy was not made for me. I was thoroughly upset. How can a department give me one day to fill out paperwork that was incomprehensible and no one could give me guidelines? I called Planning again to find out who is the Planner on my case - oh now it is Olga again. I let her know that I had a difficult time filling out the form on such short notice. I also requested a receipt and a request to be notified of the Appeal Meeting with adequate time to prepare, notify the neighbors so they could call in, etc. I requested at least 14 business days. She has my home phone, e-mail, and address. I have not received any notification, no phone call, no mail, no e-mail about this meeting on April 22. Was this on purpose so I would miss the meeting? There was also a meeting on Dec. 24, 2020, that I knew nothing about until AFTER the fact. This is just wrong. I have not been given the courtesy of adequate notice and with this meeting - NO notice from Olga Ayala of the Planning Dept. Also, others including Jeff Kalban, Jennifer Castrup, and Tom Glick who had requested notice, received none.

A friend gave me a newspaper clipping from 1927 advertising this 2 block by 2 block area as Bliss Park. Then I understood why the Hatterschied Home was prominently built - for a very important man, also so that it would be admired from the Electric Car as it passed on Van Nuys Blvd. and so it would be convenient to access. Bliss Park features homes in various architectural styles, Chateau, English Tudor, Spanish Colonial Revival. They have beautiful ornamental plasterwork done by European artisans who worked with the Hollywood movie industry. Some have the beautiful historic Bachelder Tile. Then I hired Charles Fisher, a historian who helped me put together a presentation for the Cultural Heritage Commission. Sadly we were turned down, and the Cultural Heritage Commission suggested that we get an HPOZ, which is in the works. They thought that Hugo C. Hatterschied was not important enough to the community and city. But I beg to differ - he was one of the most prominent bankers in the country and was hired to become the Vice President of the First Bank of Van Nuys which is now the Country General Store located at [6279 Van Nuys Blvd.](#) across from the Marvin Braude Building. He was also on the Board of Directors of the Bank. His wife was involved in many philanthropic organizations. He

saved a person's life when a bank that he worked in was robbed at gunpoint. The banks of the day were the lifeblood of the community. They loaned the money for homes, businesses, farms, commercial buildings, etc. I also believe there is more information to be found out about him. I believe Mr. Hatterschied WAS an important historical member of the community. He was significant for his association with the development of Van Nuys and Sherman Oaks. He worked with the prominent people of the day, Mr. Whitsett, Mr. Lankershim, just to name a few. What homes are left in the Valley that historical people lived in? I found one - the Bakman House in Toluca Lake which received Historical Monument status. Mr. Bakman was on the Board of Directors of a bank. Well so was Mr. Hatterschied. I had asked to look into the Cultural Heritage Commission file to see if the San Fernando Historical Society recommendation to preserve the house was there. It was NOT - also many people who wrote letters and e-mails were not included. There also were telephone and computer problems during the meeting with the Cultural Heritage Commission in which many people did not get to participate.

I also looked at the Survey L.A. in which nothing is mentioned regarding Bliss Park and the Van Nuys Junior High. I believe it was overlooked.

We have the support of the Van Nuys Neighborhood Council, the Sherman Oaks Neighborhood Council, the Sherman Oaks Homeowners Association, the San Fernando Historical Society and all of the neighbors on Killion St., and the surrounding neighborhood, also over 400 people on Facebook and numerous social media groups. Everyone loves this beautiful historic home. It must not be demolished. It must be saved for our children. Once it is gone - it is gone forever. Every person that sees the home, loves and admires it.

The Hatterschied Home is next door to a lovely Tudor-style one-story home built for Hugo's relatives. There is a family with two children that live there now. If the almost 4 stories box-like contemporary building goes up next door - their privacy and quality of life will be gone. Also, the two children have asthma and the construction would be a health hazard. The plan includes a rooftop patio on each unit which would overlook all of the one-story homes on the block thereby destroying our privacy. Rezvani's plans will destroy this neighborhood. We already have a parking density problem. The box structure does not fit the architecture of our neighborhood in which we have A-frame roofs. All 23 trees would be removed. They provide a canopy, oxygen, and beautification. There will be NO yard. This is fine for the major streets, but it doesn't work in our neighborhood. There will be a domino effect in which a one-story homeowner doesn't want to have a 4 story monstrosity next door, they will sell, a developer will buy it. The only one who makes a profit is the developer. Our quality of life is forever gone.

Mr. Rezvani has many more options rather than demolishing the historic home. It has been suggested that Rezvani build a 2 story unit in keeping with the same Spanish architectural style behind the Hatterschied Home. The garage already features a unit above it. That would create a total of 2 units in the rear and the main home in the front. He could realize great savings in construction costs and still generate a huge profit and preserve the integrity of the main home. The developer has been asked to return to the Sherman Oaks Neighborhood Council. Please help me to save my American Dream.

The Staff Report has many inaccuracies specifically about the project being designed consistent with the Small Lot Subdivision Guidelines. Also, the Advisory Agency granted a 4-foot increase in height despite a zoning condition to that site

specifically limiting the height to 30 feet. Staff findings in granting that height were flawed as there are no heights in that area anywhere close to 30 feet or more. Staff at the public hearing stated that the project did not comply with the Small Lot Subdivision Guidelines but approved it anyway. Staff also approved it without public notice or comment.

This has been a very exhausting, stressful, and trying time for myself and the community. I feel that I have been steam-rolled and not been given the appropriate time to file an appeal and NO notice regarding this meeting. I have been deceived. I am very disappointed and saddened to find this system that gives favor to developers over homeowners and disregards the community.

I am hoping to work together. Thank you for your consideration.

*Thelma Mericle
Performing Arts Conservatory
The Buckley School
Vice President East Valley Branch
Music Teachers Association of California
American Guild of Organists*



Planning APC South Valley <apcsouthvalley@lacity.org>

VTT-82510-SL-1A

1 message

Arnel De Leon <gorbydeleon@gmail.com>
To: apcsouthvalley@lacity.org

Mon, Apr 19, 2021 at 3:35 PM

I do NOT want the historic Hatterschied Home at [14535 Killion St.](#) demolished. As a ,member of the community I can safely say that doing so would make the community in the neighborhood uncomfortable with the change.



Planning APC South Valley <apcsouthvalley@lacity.org>

VTT-82510-SL-1A

1 message

Cayce Cage <caycecage@yahoo.com>
To: apcsouthvalley@lacity.org

Sun, Apr 18, 2021 at 2:26 PM

Do not destroy this historic house at 14535 Killion Street. I am a homeowner for 20 years on this same street two blocks away at 14736 Killion. Stop destroying the architectural history of our city.

Shame on you!

Cayce Cage + Chad Lissak
818-415-2800



Planning APC South Valley <apcsouthvalley@lacity.org>

14535 Killion Street

1 message

Elecia Kaufman <eleciakaufman@yahoo.com>
To: apcsouthvalley@lacity.org

Sun, Apr 18, 2021 at 4:51 PM

I am writing to object to demolishing the beautiful home on my street.
Please see the house and you will know why my neighbors and I want to stop this horrible attempt to demolish this house.
Please listen to our requests.
Thank you
Elecia Kaufman

Sent from my iPhone



Planning APC South Valley <apcsouthvalley@lacity.org>

Demolishing the historical home at 14535 Killion street Sherman oaks

1 message

Hamed Aman <haman570@gmail.com>
To: apcsouthvalley@lacity.org

Mon, Apr 19, 2021 at 10:18 AM

To whom it may concern
I own property at Killion street
I want to join other residences living at that block of Killion st to object demolishing that house

--

Sent from Gmail Mobile



Planning APC South Valley <apcsouthvalley@lacity.org>

South Valley Planning 4/22/2021 Agenda Item 6) File: VTT-82510-SL-1A (CD-4) CEQA: ENV-2018-7518

1 message

Jen Mercede <jenmercede@gmail.com>

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Regarding: [14535 Killion Street](#)

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Council District: 4 – Raman

CEQA: ENV-2018-7518-CE

Last Day to Act: 04-30-21

Plan Area: Van Nuys-North Sherman Oaks

To South Valley Planning Commision Members:

My name is Jennifer Mercede, and I am a resident of Killion St. living vey near to the proposed development. I have lived here since the 1980s, and I am a former California State Historic Preservation Office employee, serving to process and create Phase I CEQA /NEPA and NHPA Section 106 review documents.

I have many substantive comments on the proposed development at [14535 Killion Street](#) that I had intended to share in any one of the public Zoning and Planning Hearings that we were never notified of, given too little notice of, or that bypassed the Sherman Oaks Neighborhood Council PLUM Committee. I will say briefly that I do not think this plan is CEQA exempt and does not qualify for an MND. It is controversial at best, especially given the intent and further guidelines published for the Small Lot Subdivision Act, variances sought, initial rejection by Sherman Oaks Neighborhood Council (SONC), general zoning of and character of the neighbrohood, the historic nature of the home's first owner with respect to Van Nuys and Greater Los Angeles history and unique (to the area's) architecture in it's two story Spanish Revival design, upkeep and continuity.

The Phase I review report, which was initially withheld from us upon in-person visits and its pages missing for a time from the ZIMAS file is particularly questionable. Additionally, The Historic Commission Hearing on the matter did not hear from many callers, made comments that begged appeal, and did not publish (or send to the applicant) any options for recourse, and has not responded to requests for an appeal process.

But putting those issues aside - my main reason for writing today is the breakdown of the processes that are supposed to be followed by the City's Zoning and Planning Department. This is the main grounds for the very last-minute appeal that was filed by Thelma Mericle - and almost waylaid by incorrect guidance in the filing of it.

The neighborhood and I feel very disenfranchised by the breakdown in the public inclusion, notification and period for public comment portion Zoning and Planning process - which I like to think of as the compliance part of the process, since the Brown Act, LA City policy and CEQA all require it to varying degrees. The email I am forwarding below gives a small summary of what had transpired up until the beginning of 2021, and it is shameful that this email was answered with further silence, obfuscation and obstruction. We have called and made repeated inquiries and at every turn have been given misinformation or no information - only to find out another meeting (4/22/2021) has hit the calendar without advance notification to stakeholders, including CD-4 which has been involved in this process over two Councilpersons and three CD-4 Planning Deputies.

More importantly, this meeting has been calendared without returning to the SONC PLUM Committee, which was a condition of the first deferred decision on the matter, prior to the Dec. 24th approval of project.

I received no response to the email I am forwarding for your review below, nor is it part of the file. CD-4's Meg Healey became involved at the beginning of the year, to ensure that processes would be properly followed moving forward. That has not happened. We were, very recently. explicitly told, by Planning, that there was no news on the appeal.

Again, this should be required to go back before the SO Neighborhood Council, as initially promised. There is no reason this should have moved forward without that condition being met, since it was the reason for the Advisory Committee to

table the Demolition Notice and given that the plans had, even at that point, been altered since first put before PLUM (and asked to return at that time with plans that met their aesthetic recommendations and required fewer variances).

There is also no reason why the applicant for the Historic Landmark Application was given no notification for an appeal process - or Planning's assistance in following the final recommendations of the Historic Commission - to seek an HPOZ that includes this property.

Finally, there is no reason why the stakeholders who have gone above and beyond to be a part of this process, have been given critically false information. And there is no reason why this project should move forward without the public's knowledge and informed, advance notice of an opportunity to comment.

We have not as yet been told if we should be commenting on the environmental issues, or the processual issues in this forum, since we were not notified of its inclusion in the agenda. Rather, we were told it was not up for review yet.

As such, I withhold my environmental objections to this project and I request two things:

- Firstly, I ask that this project be returned to the point at which they stopped following the Planning and Zoning process, and return to the Sherman Oaks Neighborhood Council (SONC) PLUM Committee per the representative of the owner's promise before the Advisory Council in 2020. Especially, since the project has changed since initially proposed. Telling residents the next step in the process is awaiting a SONC PLUM agenda date and secretly calendaring City hearings without notice is unconscionable. It's misdirection at best.
- Secondly, I request that the Historic Landmark applicant, Thelma Mericle be given current, COVID era, information that allows here to either appeal the Landmark Status decision of the Historic Commission or act upon the Commissions' final recommendation, to seek HPOZ Status for the Historic Bliss Park properties, including [14535 Killion Street](#). The former is ideal, since as mentioned in the forwarded email below, there were breakdowns in that process as well as inaccurate statements made by the Commission and Saphos Environmental that begged response, and a number of persons that were not given the opportunity to comment, due to the new video format failing and extra time subsumed by the representative of the owner.

Thank you for the opportunity to comment. In future, I would like public notification of further hearings to be disclosed in general, and specifically the CEQA-required 10 days notice to nearby residents - a step that has been missed at every turn. As always, please include this email in the project file.

Best,

Jennifer Mercede

----- Forwarded message -----

From: **Jen Mercede** <jenmercede@gmail.com>

Date: Thu, Jan 7, 2021 at 2:54 PM

Subject: Re: test

To: Olga Ayala <olga.ayala@lacity.org>

Cc: Thelma Mericle <thelma914@sbcglobal.net>, jcastrup <jcastrup@aol.com>, Jeff Kalban <jeff.kalban.sonc@gmail.com>, Meg Healy <meg.healy@lacity.org>, <claudia.rodriguez@lacity.org>, <jeffrey.hartsough.sonc@gmail.com>

Hi Olga,

Yes, There was an appeal filed for [14535 Killion](#). It was done at the last minute due to the inadequate time allowance, which I would be happy to discuss in detail. In fact, I will make sure that you have been CC on some of the correspondence from SONC, if you weren't already. Thelma Mericle filed the appeal on behalf of the neighborhood with little guidance or time, so it may contain environmental issues best left for any hearing that may arise. But it also contains non-CEQA related issues that concern me greatly and must be given serious consideration.

Our main contention is that there was a breakdown in the public process.

The last hearing -- the Deputy Advisory Agency Hearing earlier in the year was deferred with the agreement that it would return to SONC and that never happened. Nothing is on the SONC agenda at present.

In the interim we applied for Local Historic Designation status. Written public comments directed in advance to the Historic Commission Hearing were left out of the file. Public commenters that called in were not allowed to speak at the Commission Hearing, including members of the San Fernando Valley Historical Society and Van Nuys Neighborhood Council. Many others were either unable to get through on the line, or disconnected while unmuting their

microphones. Conversely, Sapphos Environmental representatives of the owner/developer were given 20 minutes to call back in following technical difficulties, yet many in the community were denied their one minute to speak.

People in the community were given no notice of steps to appeal the Historic Commission determination (or time frame) due to the new video format and being cut off from audio recourse to ask. Calls to the public counter at that time resulted in no information on an appeal process. We were hoping CD-4 could help us, but the transition created obstacles.

Because of this, we have called Zoning and Planning over the month of December and been told there were no hearings on the Zoning and Planning calendar by members of City staff.

Regarding the most recent hearing and Letter of Determination, no one at all was notified of the 12/24/20 hearing, or given the issues it was meant to determine or the supporting documents, despite telephoned requests for updates and regular checks of ZIMAS during the month of December. And finally, the appeal date set on the Letter of Determination was given a deadline far in advance of the stated 10-15 days cited on the City Planning Appeal Portal website. The Letter of Determination was sent out following the 12/24/20 hearing, postmarked the 12/28/20, and received Saturday afternoon 1/2/21 with a deadline of Monday 1/4/21. That letter did not go to the community members who live within 500 feet, only to two persons in the neighborhood. The PDD Planners your email referred us to were wholly unhelpful in directing us how to file the appeal, directing us to leave a message at the public counter and ask them. Ms. Mericle, who went down there physically to submit the same-day appeal was given bad advice at every turn including asking her to deposit it into an un-time-stamped box, not to pay any money and telling her at the last minute that it required a letter-formatted response, which she was forced to do hand written with no resources to call upon. We have gotten CD-4 and SONC members involved, so I will CC them here.

I know that's a lot of context, but that is the best summary I can give you. We would look forward to revisiting the issues raised at the 12/24/20 hearing, after the proposals return to SONC as promised by the owner's representatives as a condition of returning to the Deputy Advisory Agency Hearing postponed in February 2020.

Thank you for your continuity of oversight, Olga.

Sincerely,
Jennifer Mercede

On Thu, Jan 7, 2021 at 1:47 PM Olga Ayala <olga.ayala@lacity.org> wrote:

I was just notified that the Killion case has an appeal, is this the reason you need someone?

I was requested back to handle the next level of hearing. So, Killion will be my case until it is finished.



LOS ANGELES
CITY PLANNING

Olga L. Ayala

Planning Assistant

Los Angeles City Planning

6262 Van Nuys Boulevard, Room 430

Van Nuys, CA 91401

Planning4LA.org

T: (818) 374-5042



Did you know... ZIMAS provides you with property information for any parcel within the City of Los Angeles? Look up planning & zoning information, overlay districts, associated cases, and much more! <http://zimas.lacity.org/>

Case information can be found here, by entering the case number: <http://planning.lacity.org/pdiscaseinfo/>

City Planning staff assignments are here: <http://planning.lacity.org/phonelist/assignmentlist.pdf>

On Thu, Jan 7, 2021 at 1:44 PM Jen Mercede <jenmercede@gmail.com> wrote:

It did. Thank you and sorry to use your email to find the Planner in charge.

-Jennifer

On Thu, Jan 7, 2021 at 1:26 PM Olga Ayala <olga.ayala@lacity.org> wrote:

It works!



LOS ANGELES
CITY PLANNING

Olga L. Ayala

Planning Assistant

Los Angeles City Planning

6262 Van Nuys Boulevard, Room 430

Van Nuys, CA 91401

Planning4LA.org

T: (818) 374-5042

Appointments may be scheduled online. Appointments are only available on Tuesdays and Fridays. No appointments or walk-ins during the last week of every month.

1. *Your project may not need an appointment! Please check this matrix to see if it says DSC next to it and visit your nearest Development Services Center*
2. *You can schedule an appointment for permit clearances or joint referral forms for Mulholland [here](#). We may be booked months in advance - please check back with this link to see if earlier appointments have opened.*
3. *For Mulholland Specific Plan Appointments for the filing of a new case, [please click here](#). We may be booked months in advance - please check back with this link to see if earlier appointments have opened.*
4. *For more information regarding the Mulholland Specific Plan [please click here](#).*

On Mon, Jan 4, 2021 at 2:13 PM Jen Mercede <jenmercede@gmail.com> wrote:

I know Olga Ayala is no longer with Planning.

This is a test to see where it bounces.

-Jennifer



Planning APC South Valley <apcsouthvalley@lacity.org>

Re historic Hatterschied Home

1 message

jennifer castrup <jcastrup111@gmail.com>
To: apcsouthvalley@lacity.org

Mon, Apr 19, 2021 at 9:03 PM

Members of the South Valley Planning Commission:

My neighborhood will be greatly diminished if the beautiful iconic home at [14535 Killion St](#) is allowed to be demolished. This is part of our history and the character of our community. We have erased so much of our past here in the Van Nuys/Sherman Oaks area. This is one remaining example which should rightfully be preserved. I wholeheartedly support the efforts of Thelma Mericle who has persisted against so many unfair obstacles to help preserve our neighborhood.

I hope your decision will protect the vulnerable history of our community.

Thank you,

Jennifer Grant Castrup
[14746 Killion St.](#)
[Sherman Oaks, CA 91411](#)



Planning APC South Valley <apcsouthvalley@lacity.org>

VTT-82510-SL-TA

1 message

Jill Young-Manson <jillyoungm@yahoo.com>
To: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Mon, Apr 19, 2021 at 9:25 AM

To Whom It May Concern:

I am writing to protest the destruction of the Hattterschied House at 14535 Killion.

The tearing down of this house in a primarily single family home neighborhood is being billed as an opportunity to provide more affordable housing. As a southern Californian landlord and real estate investor, I would like to assert there is NO SHORTAGE OF HOUSING--- even affordable housing. There is glut of units on the market in an affordable price point. The 'density movement' is an excuse for developers to line their pockets. It is well known that these new units will not be held to the same standard of rent control as those built before 1995. This justification is a ruse to allow a wealthy few to pursue their unethical investment schemes to the detriment of the many and larger public interest.

Destruction of intact neighborhoods with their historic charm, their abundance of mature trees that provide wildlife habitat and cleaner air, is patently wrong and will be deeply regretted and resented by future generations.

I implore you to save this charming and historic home in this still quiet neighborhood.

Be bold and stand on the right side of history!

All Best,

Jill Young Manson



Planning APC South Valley <apcsouthvalley@lacity.org>

VTT-82510-SL-1A 14535 Killion St, Sherman Oaks

1 message

Layne P. <laynelw@yahoo.com>

Mon, Apr 19, 2021 at 12:34 PM

To: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

As a resident in the neighborhood, this beautiful house has historic value, as well as curb appeal. It is one of my favorites in the area. My home is also from the 1920's and is what gives our neighborhood character. A four story structure in our neighborhood of mostly one story houses would not be acceptable. I do not want people looking down on us. Also, my understanding is that this is not affordable housing being build, but rather upscale condos. Please do not demolish this home.

thank you,
Layne Pflieger



Planning APC South Valley <apcsouthvalley@lacity.org>

VTT-82510-SL-1A

1 message

Leila Ghaffari Golesorkhi <leils1@mac.com>
To: apcsouthvalley@lacity.org

Mon, Apr 19, 2021 at 7:10 AM

To whom it may concern:

It has come to our attention that the home at [14535 Killion Street](#) - which we find to be a very unique and beautiful home - may be demolished!

This structure is as a historical building and we are writing you in the hopes that you could do whatever in your power to please save this much loved building from being torn down.

This home structure represents the history of Van Nuys/Sherman Oaks and is a wonderful monument to the hard-working people who founded these cities.

Thanks in advance for your attention to this matter and for caring alongside us and our neighborhood.

Kindest regards,

Leila & Maani Golesorkhi
Sherman Oaks / Van Nuys





Planning APC South Valley <apcsouthvalley@lacity.org>

14535 Killion St., Sherman Oaks

1 message

Thelma Mericle <thelma914@sbcglobal.net>
To: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Mon, Apr 19, 2021 at 2:34 PM

To the South Valley Planning Commission
VTT-82510-SL-1A

Here is a photo of the magnificent "Crown Jewel of Bliss Park".

*Thelma Mericle
Performing Arts Conservatory
The Buckley School
Vice President East Valley Branch
Music Teachers Association of California
American Guild of Organists*



14535 photo.jpg
170K



Planning APC South Valley <apcsouthvalley@lacity.org>

14535 West Killion St., Sherman Oaks1 message

Phillip Novelli <phillip_novelli@att.net>

Mon, Apr 19, 2021 at 4:00 PM

To: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Cc: THELMA TODDEN MERICLE <thelma914@sbcglobal.net>

VTT-82510-SL-1A

Planning Commission,

I'm writing to request the Commission reconsider the proposed development at [14535 West Killion St., Sherman Oaks](#). Besides this being a traditional single family residential neighborhood since the 50's & the current structure being an aesthetic enhancement to this neighborhood, the proposed multi-family structure is remiss of any redeeming architectural grace. I'm well aware of the lure of development fees the City will be receiving for this project if approved. It would be refreshing to see the Planning Commission actually consider the residents sentiment who live there & their opposition to this proposed development.

Thank you for your time,
Phillip Novelli



Planning APC South Valley <apcsouthvalley@lacity.org>

14520=14530 killion

1 message

Roz White <rwhite@kmfoodservice.com>
To: apcsouthvalley@lacity.org

Sun, Apr 18, 2021 at 7:41 PM

This Is an historic site and should be preserved – I protest against the destruction of this beautiful property

Why does the city always want to destroy beautiful property – when there are many others places to build on?

Roz White

Controller

K & M Foodservice

[2443 E. 27th Street](#)

Vernon, California 90058

T: 323-585-5318 ext 215 or 323-585-9730

F: 323-585-2884

rwhite@kmfoodservice.com





Planning APC South Valley <apcsouthvalley@lacity.org>

VTT-82510-SL-1A

1 message

Sydney Field <sydneyfield@sbcglobal.net>
To: apcsouthvalley@lacity.org

Mon, Apr 19, 2021 at 8:39 AM

Regarding the historical house at 14535 Killion Street. Please do not allow it to be demolished. I live there from 2004-2014 and lovingly restored it to honor its history. Please allow the oldest custom home in the area to be a showcase of Spanish history.

Thank you
Sydney Field

Sent from my iPhone



Planning APC South Valley <apcsouthvalley@lacity.org>

14520-14530 Killion St home demolition

1 message

Tanya Bi <Tanya.Bi@armaninollp.com>

Mon, Apr 19, 2021 at 10:54 AM

To: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Hello,

I am a Sherman Oaks resident who lives on Killion St, where I've noticed that developers are building multi-unit homes/apartments on our street. We have always had single family homes and very few two story homes. I object to having a developer demolish the beautiful historic home on [14520-14530 Killion Street](#) in order to build a 3 story 6 unit building in our residential area. I would like to preserve the quiet, peaceful environment that we have always had in Sherman Oaks. Please do not allow developers to make our environment more commercial and industrial, so that they can make a profit. We, as residents, would like to remain a peaceful and friendly single family home community.

Sincerely yours,

Tanya Bi

(310) 745-5747

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Planning APC South Valley <apcsouthvalley@lacity.org>

VTT-82510-SL-1A

1 message

Timothy Barnes <trbarnes62@gmail.com>
To: apcsouthvalley@lacity.org

Mon, Apr 19, 2021 at 8:22 AM

I am writing in support of saving the property at [14535 Killion St.](#) in Sherman Oaks, Ca.
With so much of the neighborhood changing as a result of various new builds, I feel it's important to retain at least a bit of our communities architectural history.
Future generations will thank you.

Thank you,
Tim Barnes

April 22, 2021

To: South Valley Area Planning Commission
Attention: Commissioner Mark Dierking
200 North Spring Street
Los Angeles, CA 90012

RE: 14535 Killion Street (VTT-82510-SL-1A)

Dear Commissioner Dierking and Honorable South Valley Area Planning Commissioners,

On behalf of Council District 4, we would like to share our thoughts on the proposed project located at 14535 Killion Street (Case No. VTT-82510-SL-1A). As a new office, we are aware that there has been a high level of engagement among various stakeholders for this proposed project. We recently spoke with project planning staff, the applicant and his representatives, as well as a representative from the Sherman Oaks Neighborhood Council (SONC) to better understand the context and history of this project.

We are aware that the applicant attended a SONC Planning and Land Use Committee (PLUM) meeting in early spring 2019, during which community concerns and design recommendations were cited. It was the SONC PLUM Committee's recommendation that the applicant return to a future meeting to present their redesigned project based on substantive feedback. This was further recommended by the Hearing Officer at the Deputy Advisory Agency Hearing in February 2020. There was a proposed meeting date for the applicant to return to the SONC PLUM Committee in March 2020, but unfortunately COVID-19 restrictions prevented the meeting from taking place.

As such, and with your approval, we would like to ask for a continuance on this project in order to work with the SONC PLUM Committee, the applicant, and immediate stakeholders to address concerns and build community consensus for this proposed development at a near future SONC PLUM Committee meeting. We sincerely hope that this project results in a win-win situation for everyone involved and an end product all can be proud of, and look forward to continued conversations with the community and the applicant on creative, contextualized, and cohesive design elements and very minor modifications specific to setbacks and scale.

Kind regards,

Mashaël Majid
Planning Director
Council District 4

April 21, 2021

South Valley Area Planning Commission
Los Angeles City Hall
200 N. Spring St.
Los Angeles, CA 90012

Re: 21507 – 21529 West Vanowen Street
DIR-2018-2336-SPP-SPPA-1A, ENV-2018-2337-SE, ENV-2008-3471-EIR
Support Appeal

Members of the South Valley Area Planning Commission,

I am writing in support of the appeal filed by Gina Thornburg of the Coalition for Valley Neighborhoods. I understand that a recent examination of the soil near the project site showed that toxic chemicals had migrated from the former Rocketdyne site to parcels near the proposed project. The plan to address this with a vapor intrusion barrier is not sufficient. The developer and the DCP must create a plan to protect the surrounding community during the construction phase of the project and beyond.

Furthermore, the fact that this recent examination revealed that toxic substances were present, contrary to previous assertions, makes it clear that further environmental review is necessary.

I ask that the Commission uphold the appeal.

Thank you for your time.

Casey Maddren
2141 Cahuenga Blvd., Apt. 17
Los Angeles, CA 90068

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Information: (818) 377-4590

www.shermanoaks914.com

SOHA914@gmail.com

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Jay Weitzler



www.facebook.com/soha914

March 11, 2021

Mr. Mark Dierking, President
South Valley Area Planning Commission
200 North Spring Street, 5th Floor
Los Angeles, CA 90012

RE.: APPEAL OF 12/24/20 LETTER OF DETERMINATION (LOD) OF VTT-82510-SL/14535 WEST
KILLION STREET, SHERMAN OAKS

Dear Commissioner Dierking:

On behalf of the Sherman Oaks Homeowners Association (SOHA), we are writing to support of the appeal by Ms. Therma Mericle of the LOD, dated December 24, 2020, on the above-referenced case, a 6-parcel, small-lot subdivision at 14535 W. Killion Street. While we understand and appreciate that the property and surrounding area have been designated for multi-family zoning for several years, our support for the appeal is based upon the fact that the proposed Project is not a by-right apartment building, but instead an entitlement to divide the land into several separate lots. As such, the City, in reviewing this type of project, has put in safeguards to make sure that small lots are made to comply with guidelines to make sure compatibility with the surrounding neighborhood.

To be clear, the City Planning Department in January 2014 incorporated a comprehensive set of design guidelines and standards permitted by any local agency when reviewing and approving any division of land project. The Small-Lot Subdivision Guidelines provide a comprehensive road map to make sure any proposed development is made compatible. In the instant case at 14535 W. Killion Street, these guidelines were largely ignored in the approved project. In fact, the neighborhood is essentially getting an apartment-style development with six individual lots for-sale. The applicant/developer, Mr. Farbod Rezvani of 4508 Ethel, LLC, is not being made to comply with any major or significant provisions of the Guidelines. In fact, the architectural plans submitted in the original 2019 application are largely the same as those approved in the December 24, 2020 LOD. Specifically, several key provisions are being completely glossed over or ignored, including but not limited to:

Building Orientation – This is a project that is developed inward and fails to try to appear as separate lots. The community is essentially getting an apartment building without any compensation for a compatible design.

Primary Entryways – Again, this project has little, to no relationship, to its surroundings. Most entryways are inward facing.

Façade Articulation – This project incorporates very minimal facade articulation and treatments especially at the edges of the project.

Varied Roof line – The roof line has minimal variations which makes this project look like an apartment building.

Roof Terraces and Decks – These treatments are lacking in this project.

Building Modulation – There is no building modulation, no unique architectural design or flair.

Pedestrian Pathways – This project does little to provide a meaningful ability for occupants or guests to move around the exterior areas of the property. The project is maximizing its ability to fill-up this relatively small lot.

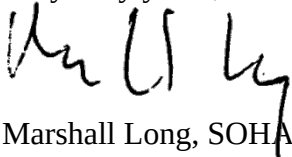
We appreciate that this property can be developed for a multi-family use; that fact is not being contested. We understand that efforts to protect the existing home, built circa 1927, as a historic resource have failed when the City's Cultural Heritage Commission in late-2020 determined that this home was not of historic significance; that fact is not being contested. However, what we are tired of seeing is small-lot subdivision after small-lot subdivision that through the entitlement process results in developments (and their developers) being held to a low-standard by the City rather than a high one envisioned by the 2014 Guidelines. In this case, the 12/24/20 LOD fails in any significant way to condition a better, more complete design for this subdivision nor one that tries to be compatible with the surrounding neighborhood.

What makes many communities throughout the City enraged is when an applicant/developer like Mr. Rezvani goes to the Neighborhood Council and pledges to work with that body in order to make sure their project is acceptable to the affected community. Most developers that have proposed projects in Sherman Oaks have respected this process. This applicant did a rudimentary introduction to the Sherman Oaks Neighborhood Council's (SONC) Planning and Land Use Committee and then at the Advisory Agency hearing in early 2020 promised to come back for a full review and approval from SONC. That never happened. SONC did not get any significant input into this project. If they did have that valuable input and worked closely with SONC, we have no doubt this project would not have been appealed.

We therefore request that you support the appeal by determining that the findings made by Planning in approving this project (specifically **Findings (c) and (d)**) are inadequate and make the project go back through some objective review to make sure it is held to the highest standards envisioned by the City when they drafted the Small-Lot Subdivision Guidelines.

Finally, we cannot help pointing out that while we are very disappointed that the community's design input was largely ignored, we are even more concerned at the lack of sensitivity to the process by the fact that Planning issued this determination on Christmas Eve (December 24). Could Planning not have waited until after the Holiday Season to issue this determination? The appeal period ended on Monday, January 4, 2021; the day most people traditionally come back to work after the Holidays. And with a 10-day appeal period on this case, the appellants almost missed the appeal period because of postage delays during this time period. But more to the point, from the community's perspective, this is just another example in a very long list that reinforces some really deep-seeded distrust (and anger) of our Los Angeles City government.

Very truly yours,



Marshall Long, SOHA Board Member
Chair, Land Use Committee

cc: Councilmember Nithya Raman, Council District 4
Vince Bertoni, Planning Director
Megan Healy, Council District 4
Olga Ayala, City Planning Department
Jeffery Hartsough, President, Sherman Oaks Neighborhood Council
Jeff Kalban, Sherman Oaks Neighborhood Council
Thelma Mericle
Farbod Rezvani

April 21, 2021

TRANSMITTED VIA EMAIL

South Valley Area Planning Commission
Los Angeles Department of City Planning
6262 Van Nuys Blvd., Ste. 251
Van Nuys, CA 91401
Email: apcsouthvalley@lacity.org

Re: 21515 Vanowen- DIR-2018-2336-SPP-SPPA

Dear President Dierking and Honorable Commissioners,

I am writing as a property owner in Warner Center and member of the Executive Committee of the Warner Center Association, a voluntary association of property owners and businesses in Warner Center, to express my support for the 21515 Vanowen Project.

This important Project is key to realizing the goals and objectives of the Warner Center 2035 Plan, creating an active, pedestrian friendly frontage along Vanowen Street and providing 193 units of much needed housing. This Project will enhance its surrounding environment and will further Warner Center as a mixed-use transit-oriented community, providing Project residents with direct access to the Metro G Line.

The appeal of this Project, which is Statutorily Exempt from the California Environmental Quality Act, is without merit. There is no new information that was not known at the time that the Warner Center 2035 Plan, Program Environmental Impact Report was certified, and the potential for on-site contamination adequately addressed by the EIR through Mitigation Measures HAZ-1 and HAZ-2, both of which have been assigned to the Project.

The Warner Center 2035 Plan is a blueprint for a mixed-use, transit-oriented community. This Project is consistent with that blueprint and I am proud to support this Project and kindly ask that the appeal be denied and Project approval upheld.

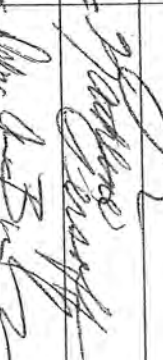
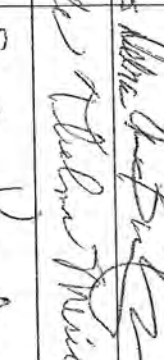
Sincerely,



Richard S. Gable
Managing Director
Adler Realty Investments, Inc.

[illegible]

NO TO REZONING + DEMOLITION OF 14535 KILLION ST. SHERMAN OAKS

Printed Name	Signature	Address	Comment	Date
Harmonia Rosmes		14618 Killion St.	Harmonia@west.org	3/21
Thomas A. Favell		14622 Killion St.		3/21
Connie Rodriguez		14648 Killion St.	ConnieR@gmail.com	3/21
Cayce Carg		14736 Killion Street	caycearg@yahoo.com	3/21
Sulea K. C.		14742 Killion Street	SKC1330Y@gmail.com	3/21
Michael Matfield		14745 Killion St.		3/21
Kristine Lande		14721 Killion St.		3/21
DAVID HIC		14907 Killion St		3/21
Norma Hill		14707 Killion St		3/21
Sei Shu-ko		14703 Killion ST.	joelshu@tzone@gmail.com	3/21
Alex Kestir		14649 Killion St	alexkestir@gmail.com	3/21
KATHLENE PERROT		14551 1/2 Killion St.		3/21
Debra Ann Burroughs		14551 Killion St.	amburroughs@roadrunner.com	3/21
Thelma Thelma		14548 Killion St.	Thelma914@sbcglobal.net	3/21
Debra Kaufman		14632 Killion St.	elcra@kaufman@yahoo.com	3/21
DMShafter		14800 Wedgely St	dms1330Y@yahoo.com	3/21



A non-profit 501(c)(3) corporation

Founded July 4, 1943

Society Headquarters:
Andres Pico Adobe
Established 1834
10940 Sepulveda Blvd.
Mission Hills, CA 91346-7039
818-365-7810

Mailing Address:
P.O. Box 7043
Mission Hills, CA 91346-7039
Web site: www.sfohs.com
Email: sfohs@verizon.net

San Fernando
Pioneer Memorial Cemetery
Established 1874
14451 Bledsoe St.
Sylmar, CA 91342
818-365-7810

September 16, 2020

Melissa Jones
Attention: Commissioner Richard Barrons
Office of Historic Resources, Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

Dear Ms. Jones and Commissioner Barrons:

The San Fernando Valley Historical Society would like to support the nomination
Of the Hatterschied Residence located at 14535 Killion Street, Sherman Oaks, CA
CHC-2020-4788-HCM

The Board of Directors of the San Fernando Valley Historical Society feels this home
Represents an important part of Van Nuys history. Mr. Hatterschied was a very
Prominent banker and contributed much to the development of the City of
Van Nuys. Please consider our request.

Very truly yours

Ron Van Deest
President

San Fernando Valley Historical Society
Board of Directors