
Appendix I-4
Initial Study





Environmental Review Section

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



INITIAL STUDY

WEST LOS ANGELES COMMUNITY PLAN AREA

Century Plaza Development Project

Case No. ENV-2008-4950-EIR

Council District No. 5

THIS DOCUMENT COMPRISES THE INITIAL STUDY ANALYSIS AS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Project Address: 2025 Avenue of the Stars, Los Angeles CA

Project Description: The Proposed Project is the demolition of an existing 849,873 gross square foot hotel and associated buildings, and the construction of a mixed-use development consisting of two 49 story, 570-foot buildings. The south building will contain 130 luxury condominium units averaging roughly 3,100 square feet in size. This residential building (containing approximately 556,073 gross square feet of total floor area) would also include concierge services and other resident-focused amenities. The north building of the Proposed Project would include 240 hotel rooms, 163 hotel condominium units (averaging 2,000 square feet), and 117,647 gross square feet of office space. In total, the mixed-use north building would include approximately 870,069 gross square feet of floor area. The office component would comprise eight floors of the north building, as well as a portion of the ground floor. Ten floors of the mixed use building would be exclusively dedicated to hotel rooms, and the condominium units will be dispersed throughout 29 floors. The first two floors of the building would consist of hotel and office lobby space. Meeting room and ballroom space (comprising 26,250 square feet) would be located below the plaza level between the two buildings. A total of approximately 2,568 parking spaces would be provided.

APPLICANT:

Next Century Associates, LLC.

PREPARED BY:

Christopher A. Joseph & Associates

June 18, 2009

I. INTRODUCTION

The subject of this Initial Study (“IS”) is the demolition of an existing hotel and associated buildings and development of a mixed-use development project consisting of hotel, residential, and office uses, as well as certain retail and restaurant uses (“Proposed Project”). The property on which the Proposed Project will be constructed is located at 2025 Avenue of the Stars in the Century City area of the City of Los Angeles. The Proposed Project Site is located at the southwestern corner of the intersection of Avenue of the Stars and Constellation Boulevard. The Proposed Project Applicant is Next Century Associates, LLC. A detailed description of the Proposed Project is contained in Section II, Project Description, of this IS. The City of Los Angeles Department of City Planning is the Lead Agency under the California Environmental Quality Act (“CEQA”).

PROJECT INFORMATION

Project Title: Century Plaza Mixed Use Development

Project Location: 2025 Avenue of the Stars,
Los Angeles, CA 90067

Project Applicant: Next Century Associates, LLC
1999 Avenue of the Stars, Suite 2850
Los Angeles, CA 90067

Lead Agency: City of Los Angeles Department of City Planning
200 N. Spring St., Room 750
Los Angeles, CA 90012

ORGANIZATION OF INITIAL STUDY

This Initial Study is organized into four sections as follows:

Introduction: This section provides introductory information such as the project title, the project applicant and the lead agency for the project.

Project Description: This section provides a detailed description of the environmental setting and the Proposed Project, including project characteristics and environmental review requirements.

Initial Study Checklist: This section contains the completed City of Los Angeles IS Checklist.

Environmental Impact Analysis: Each environmental issue identified in the IS Checklist contains an assessment and discussion of impacts associated with each subject area. For each issue identified in the IS Checklist as having potentially significant effects, this section of the IS either proposes mitigation

measures that reduce such impacts to less than significant levels or requires that the issue receive further study in an Environmental Impact Report.

II. PROJECT DESCRIPTION

A. ENVIRONMENTAL SETTING

Project Location

The Century Plaza Development Project (the “Proposed Project”) is situated on approximately 250,000 square feet (5.75 acres) of land at the southwest corner of the intersection of the Avenue of the Stars and Constellation Boulevard in the Century City area of the City of Los Angeles (the “Project Site”). The Project Site is approximately nine (9) miles west of Downtown Los Angeles and approximately six (6) miles east of the Pacific Ocean. The Project Site is located in the West Los Angeles Community Plan Area (“Community Plan”), and more specifically, in the Century City North Specific Plan (the “CCNSP”) Area. Additionally, the Project Site is located in an area designated as a Regional Center by the Los Angeles General Plan Framework Element and as Regional Commercial in the Community Plan.

The Project Site is generally a rectangular-shaped property bounded by Constellation Boulevard to the northwest, Avenue of the Stars to the northeast, the high-rise Century residential development currently under construction to the southeast, and Constellation Place (MGM tower), MGM Drive, and a multi-level parking structure to the southwest. Regional access is available from both the San Diego Freeway (I-405) and the Santa Monica Freeway (I-10), which are located approximately 1.9 miles west and 1.75 miles south of the Project Site, respectively. In addition, a network of major roadways in the area provides local and regional access to the Project Site including Olympic Boulevard, Santa Monica Boulevard, and the Avenue of the Stars.

Figure II-1, Regional and Project Vicinity Map, depicts the Project Site and surrounding area; Figure II-2, Aerial Photograph provides an additional image of the Project Site.

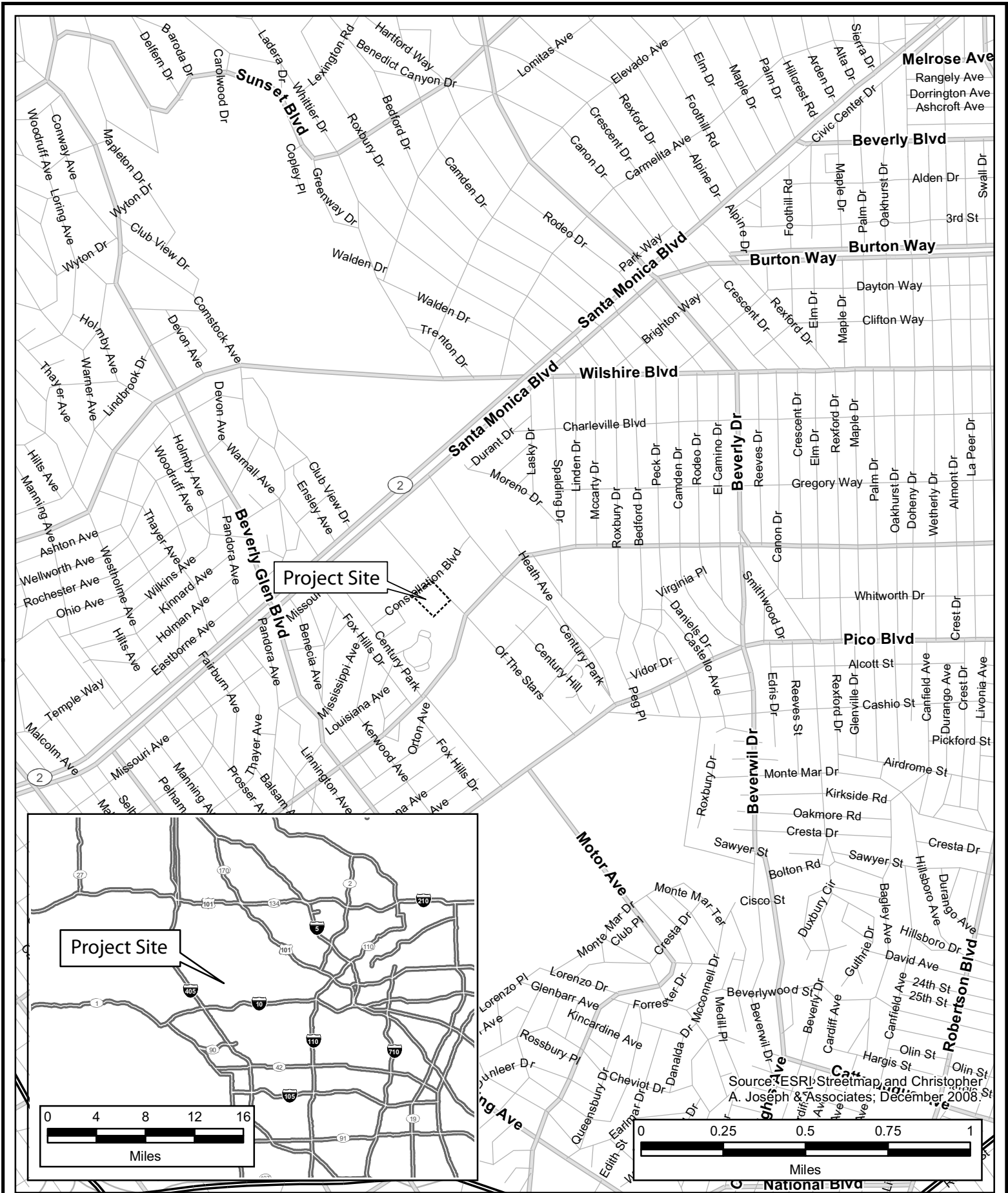
Description of the Project Site and Existing Land Uses

The approximately 5.75-acre Project Site is currently developed with the 19-story Hyatt Regency Century Plaza Hotel (“Existing Hotel”). The Existing Hotel, constructed in 1966, contains a total of 726 hotel rooms, as well as a spa/health club, restaurants, conference rooms, a ballroom, and a lounge. The Existing Hotel structure is crescent shaped and is located in the central portion of the Project Site, and features a pool area to the west side of the Project Site and landscaping and garden areas. A below-grade meeting/conference center and plaza area is located on the east side of the Existing Hotel, with access to the conference center located below street level, directly in front of the existing structure, adjacent to Avenue of the Stars. Primary vehicle access to the Existing Hotel is provided via a one-way circular driveway with two access points located on the Avenue of the Stars. Additional vehicle access for maintenance personnel and Hotel employees is provided along Constellation Avenue and MGM Drive. Parking for the Existing Hotel is provided in a two-story subterranean parking garage located beneath the existing building and accessed via Constellation Boulevard. Figures II-3 through II-6, Views of the Project Site, depict the Existing Hotel and ancillary uses on the Project Site.

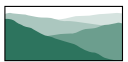
Existing Land Use and Zoning Designations

As mentioned above, the Project Site is located within the boundaries of the Community Plan, and more specifically, within the boundaries of the CCNSP. Land use designations in the CCNSP conform to and are consistent with the land use provisions of the Community Plan. Additionally, the Project Site is located in an area designated as a Regional Center by the Los Angeles General Plan Framework Element and as a Regional Commercial center in the Community Plan. Further, the Project Site is located within the planning boundaries of the West Los Angeles Transportation Improvement and Mitigation Specific Plan. Lastly, the Project Site is located within the planning boundaries of the Greening of Century City – Pedestrian Connectivity Plan (the “Greening Plan”), developed by the City of Los Angeles Department of City Planning.

The Project Site is designated Regional Commercial in the Community Plan, with a corresponding zoning of C2-2-O in the Los Angeles Municipal Code (the “LAMC”). The C2 zone allows for a broad range of land uses including commercial, residential, retail, and hotel. The “-2” component indicates that the Project Site is located in Height District 2, which permits a maximum floor area ratio (FAR) of 6:1, with no limitation on building height. The “-O” component indicates that the Project Site is also designated as being in an Oil Drilling District.



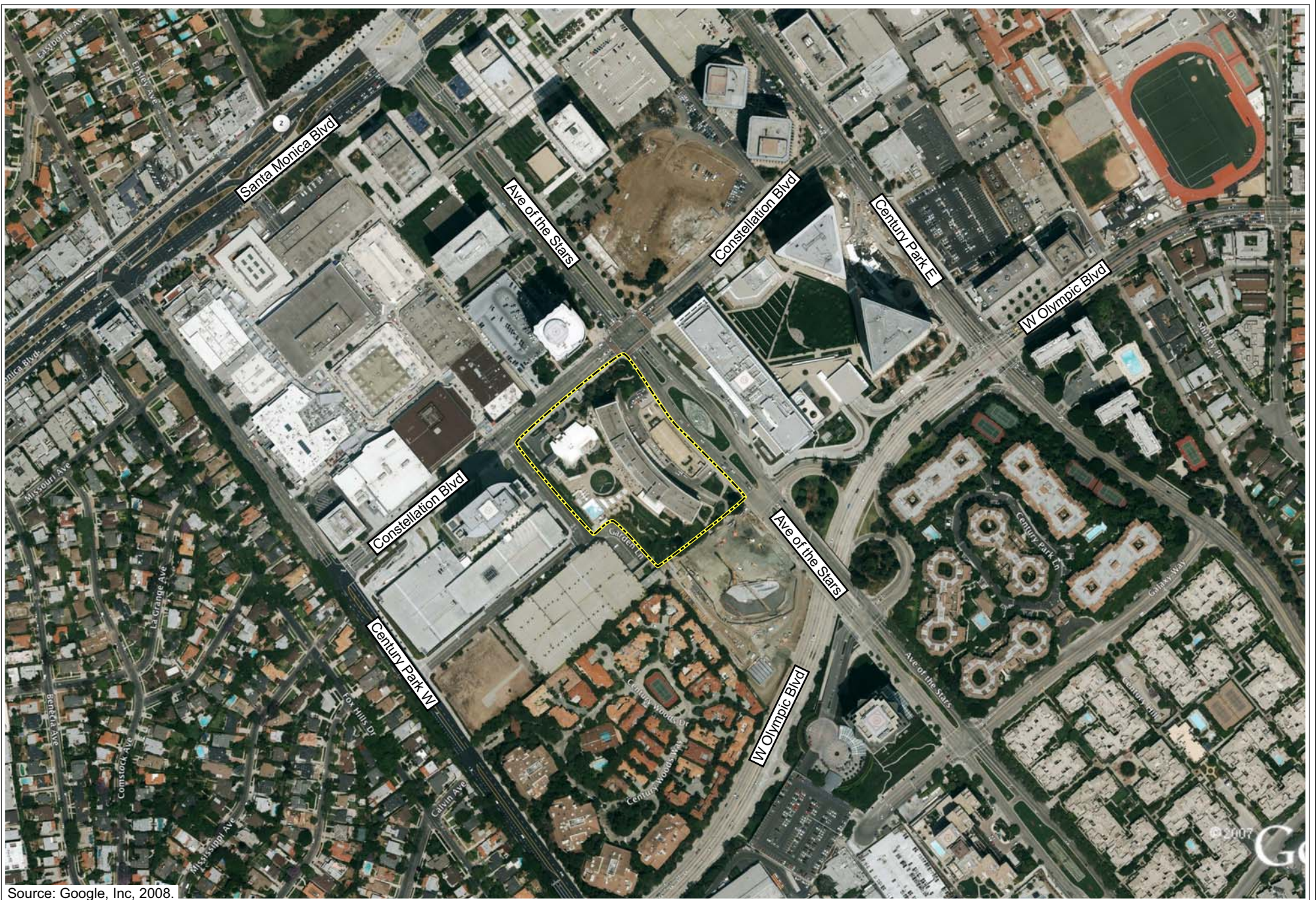
Source: ESRI, Streetmap and Christopher A. Joseph & Associates; December 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research



Figure II-1
Regional and Project Vicinity Map



Source: Google, Inc, 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

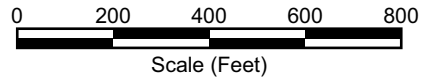
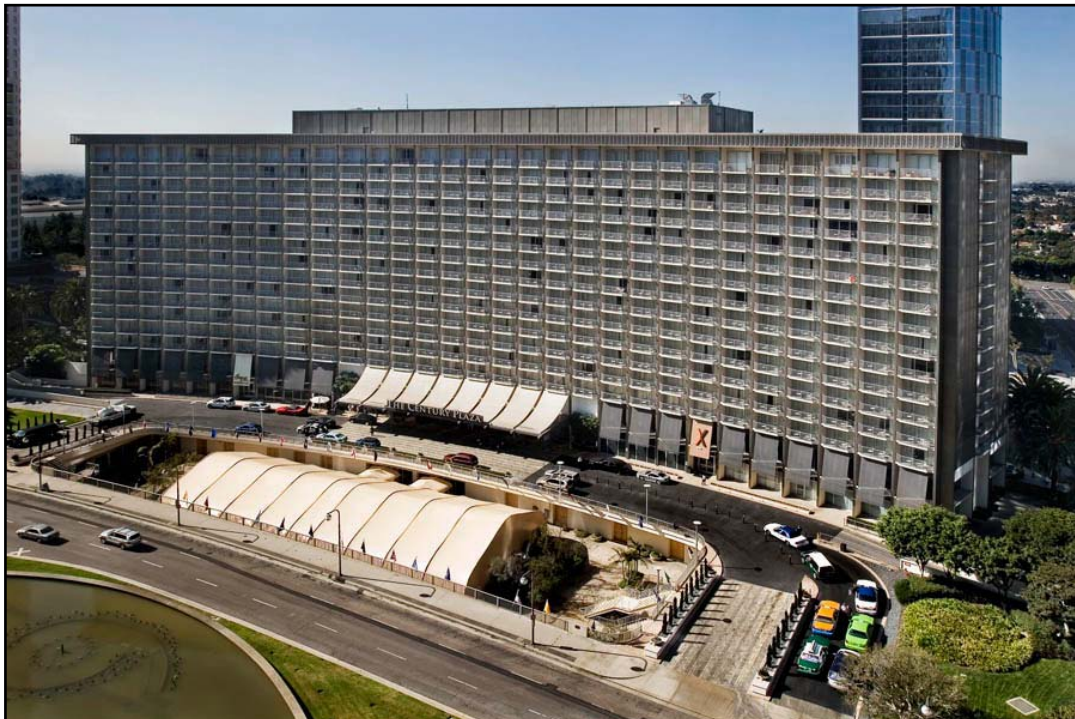


Figure II-2
Aerial Photograph

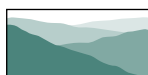


Photograph 1: Elevated Southwestern view of Project Site from Avenue of the Stars.



Photograph 2: Northwestern view of Project Site from Avenue of the Stars.

Source: Christopher A. Joseph & Associates, 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure II-3
Photographs of Project Site
Photos 1 and 2



Photograph 3: Northeastern view of Project Site from corner of Constellation Boulevard and Garden Lane.



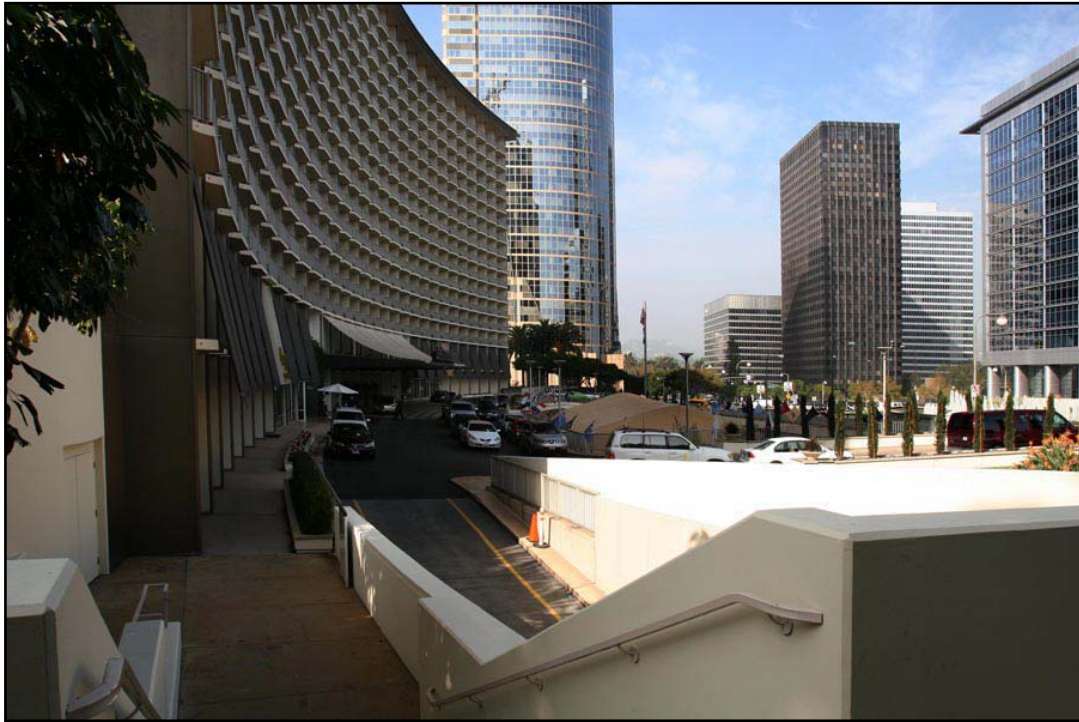
Photograph 4: Eastern view of Project Site from Garden Lane showing rear of existing hotel.

Source: Christopher A. Joseph & Associates, 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure II-4
Photographs of Project Site
Photos 3 and 4

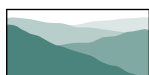


Photograph 5: Eastern (onsite) view of Project Site showing existing hotel entrance.



Photograph 6: Southern (onsite) view of sunken area fronting Avenue of the Stars.

Source: Christopher A. Joseph & Associates, 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure II-5
Photographs of Project Site
Photos 5 and 6



Photograph 7: Northern (onsite) view of pool area of existing hotel.



Photograph 8: Northeastern (onsite) view of garden area to rear of existing hotel.

Source: Christopher A. Joseph & Associates, 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure II-6
Photographs of Project Site
Photos 7 and 8

B. PROPOSED PROJECT CHARACTERISTICS

The Proposed Project would involve the construction of a mixed-use development that would include two 49 story, 570-foot buildings. The buildings would be positioned on the north and south sides of a two-acre (including courtyards) publicly accessible plaza (“the Plaza”) that would be surrounded by ground-level retail and restaurant uses. The proposed mixed-use development would consist of residential, hotel and office uses, as well as retail and restaurant uses (see Figure II-7, Proposed Project Plot Plan). The Proposed Project would remove the Existing Hotel and associated buildings, as well as all landscaping now located on the Project Site.

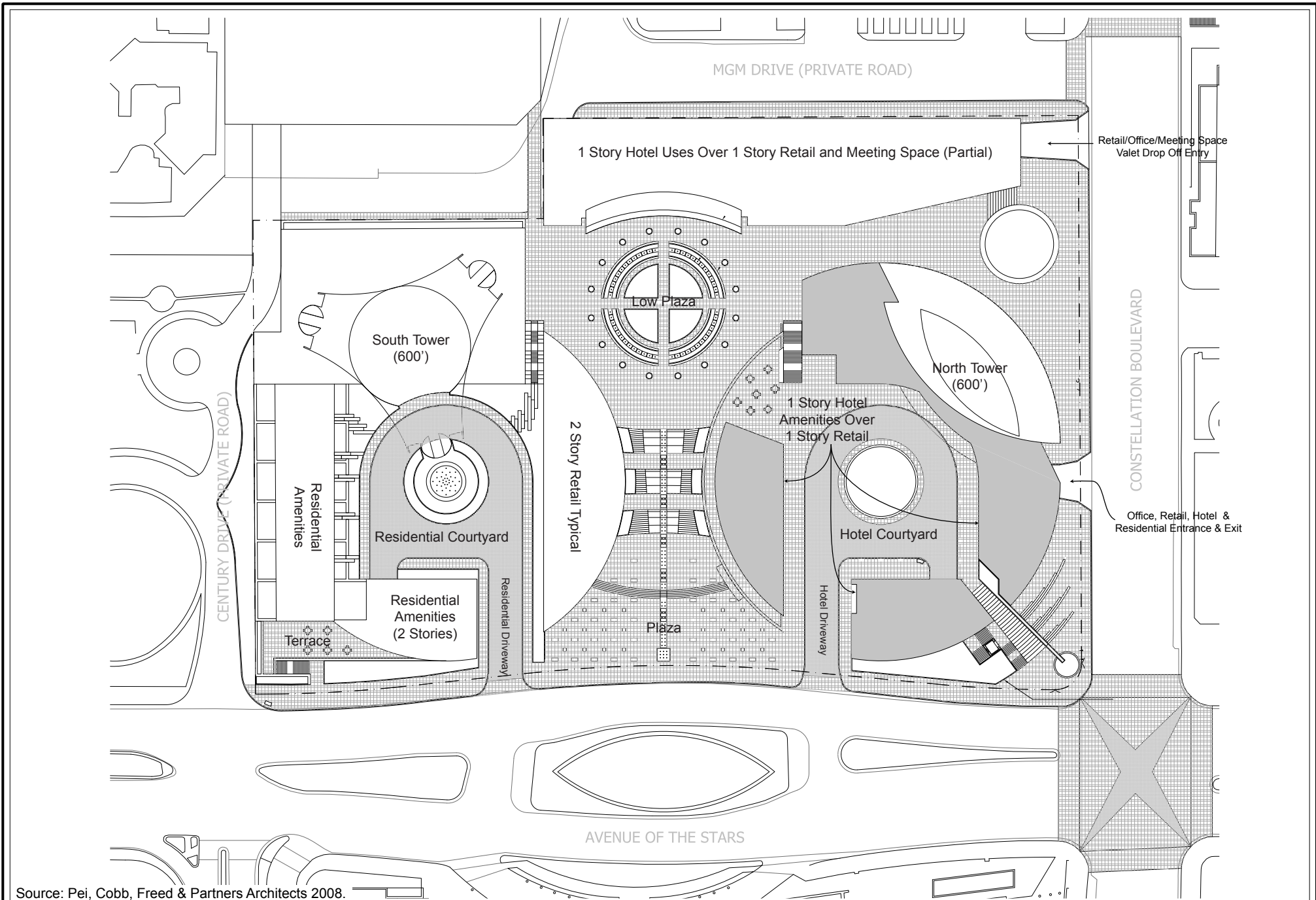
The Proposed Project’s south building would be exclusively dedicated for residential use, consisting of 130 condominium units averaging roughly 3,100 square feet in size. The south building would also include concierge services and other resident-focused amenities, and would total approximately 556,073 gross square feet of floor area.

The Proposed Project’s north building would be mixed use in nature and include 240 hotel rooms, 163 condominium units (averaging approximately 2,000 square feet), and 117,647 gross square feet of office space. In total, the mixed-use building would include approximately 870,069 gross square feet of floor area. The office component is expected to comprise eight floors of the building. Ten floors of the mixed use building would be exclusively dedicated to hotel rooms, and the condominium units would be dispersed throughout 29 floors. The first two floors would consist of hotel and office lobby and amenity space. Meeting room and ballroom space (comprising 26,250 square feet) would be located below the Plaza level between the two buildings.

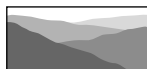
At ground level, the Proposed Project would also include a publicly accessible plaza, approximately two acres in size (including courtyards), and accessed from Avenue of the Stars and Constellation Boulevard. Approximately 109,278 gross square feet of retail, restaurant and café space that would surround the Plaza. The Plaza would be pedestrian friendly and extensively landscaped, including water features.

Design and Architectural Features

The Proposed Project’s two main buildings would be constructed in a contemporary architectural style and, coupled with the Plaza surrounded by the Project’s retail, restaurant, and café space, would be designed to create an iconic identity for the Project Site (see Figures II-8 through II-10). The Plaza would be enhanced with extensive greenery, multiple water features, and high-quality hardscape materials. The Plaza would include outdoor public art and sculptures, as envisioned by the Greening Plan.



Source: Pei, Cobb, Freed & Partners Architects 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

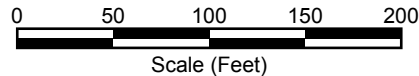


Figure II-7
Project Plot Plan



Source: Pei, Cobb, Freed & Partners Architects LLP, 2009..



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure II-8
Architectural Rendering of the Project
View 1

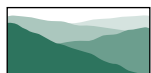


CENTURY PLAZA HOTEL



CENTURY PLAZA

Source: Pei, Cobb, Freed & Partners Architects LLP, 2009.

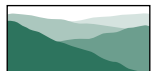


CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure II-9
Architectural Rendering of the Project
View 2



Source: Pei, Cobb, Freed & Partners Architects LLP, 2009.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure II-10
Architectural Rendering of the Project
View 3

The Proposed Project would seek a Leadership in Energy and Environmental Design (“LEED”) Silver rating. The Proposed Project would incorporate a variety of green building elements, including use of efficient water management techniques, green roofs and other sustainability features. The Proposed Project would be designed to encourage public pedestrian access, walkability of and around the Project Site and strong pedestrian connections to the rest of Century City. In furtherance of the Greening Plan’s land use principles, the Proposed Project would be designed to invigorate Century City’s core by converting the Project Site from a single-function private use to a dynamic, live-work-play environment.

One of the primary goals of the Proposed Project is to create a vibrant ground level, designed with a human scale that invites active participation in the Plaza and its surrounding amenities. As outlined above, approximately 109,278 gross square feet of retail, restaurant and cafe space would be located around the Plaza which would include extensive landscaping, multiple water features and extensive sitting and relaxation space. The northeastern corner of the Plaza would be accessible from a pedestrian-friendly scramble crosswalk at Avenue of the Stars and Constellation Boulevard to encourage the easy flow of pedestrians to and from the Project Site and the remainder of the core of Century City.

Residential, Office and Hotel Uses

As mentioned above, the south building of the Proposed Project would be exclusively dedicated for residential use, consisting of 130 condominium units averaging roughly 3,100 square feet in size.¹The south building would also include six larger penthouse units (4,500-9,000 square feet) and six ground level townhouse units averaging roughly 3,375 square feet in size.

The total residential component of the Proposed Project would include approximately 967,586 square feet of gross area, including the residential amenities. In addition to accommodating a demand for housing in the mature employment hub that is Century City, the residential component of the Proposed Project also would help to satisfy some of the demand for housing within the greater Los Angeles area. The residential units within the Proposed Project would allow the Proposed Project’s residents to become part of a newly emerging, walkable community within Century City. The residents would be able to take advantage of the opportunity to live, work, shop, dine and enjoy the public space within Proposed Project and the rest of Century City.

¹ The 130 condominium units would include 118 units comprising a combination of two-bedroom, 2.5 bathroom units, three-bedroom, 3.5 bathroom units, three-bedroom, 3.5 bathroom units and four-bedroom, 4.5 bathroom units.

The north building would include 240 hotel rooms, 163 condominium units (averaging 2,000 square feet)², and 117,647 square feet of office space. The north building would also include 45 three-bedroom, 3.5 bathroom units as well as four larger penthouse units (5,000-10,000 square feet).

The eight floors of office use in the north building would provide additional commercial space at the core of Century City. The hotel component of the north building would replace approximately 33 percent of the number of hotel rooms in the Existing Hotel that will be demolished. Due to higher room rates, the new hotel rooms are anticipated in the aggregate to generate a similar level of revenue to the City in the form of transit occupancy tax than the Existing Hotel.

A total of approximately 2,568 parking spaces would be provided. Of these spaces, 2,168 would be provided on-site via a five-level subterranean garage, and the remaining 400 would be provided off-site at the parking structure immediately to the west of the Project Site. The subterranean garage would be accessed via Constellation Boulevard and Avenue of the Stars. All residential parking would be located in an on-site subterranean garage at a minimum of two spaces plus one-half guest space per unit as required by the Advisory Agency's parking policy for condominiums. Parking for the retail/restaurant space would be provided in onsite subterranean parking garage as well as the adjacent parking garage.

Open Space, Landscaping, and Pedestrian Access

The site plan includes extensive publicly accessible space that would be enhanced with extensive landscaping, multiple water features, including a cascading waterwall, and high quality hardscape materials. The Project's on-site open space and recreational areas would be designed to exceed the LAMC requirements³ and would provide for an urban gathering place for occupants of the commercial space, guests of the hotel space, residents and other visitors.

The Proposed Project would improve the pedestrian connectivity between the Project Site and surrounding public streets by establishing new access points along Avenue of the Stars and Constellation Boulevard, including the Plaza. The Plaza would be an open and active public space – in contrast to the

² *The 163 condominium units would include 64 units comprising a combination of two-bedroom, 2.5 bathroom units, three-bedroom, 3.5 bathroom units, two-bedroom, 2.5 bathroom units and three-bedroom, 4.5 bathroom units. The north building would also include 45 three-bedroom, 3.5 bathroom units.*

³ *Section 12.21.G.2. - New construction (resulting in additional floor area and additional units) of a building or group of buildings containing six or more dwelling units on a lot shall provide at a minimum the following usable open space per dwelling unit: 100 square feet for each unit having less than three habitable rooms; 125 square feet for each unit having three habitable rooms; and 175 square feet for each unit having more than three habitable rooms.*

Existing Hotel, which is almost exclusively reserved for private use by hotel patrons. By providing a series of interconnected pedestrian walkways that link to existing sidewalks, the Proposed Project would also link to the “scramble” crosswalk at Avenue of the Stars and Constellation Boulevard envisioned by the Greening Plan to improve the pedestrian experience at this critical intersection by allowing pedestrian crossing in any direction.

The Proposed Project would also be designed to support more street-level program activities along Avenue of the Stars, fronting the Project Site, as recommended by the Greening Plan. Design features would be incorporated into the Project to convert the existing “dead” space along the frontage of Avenue of the Stars into a gateway to the Plaza and publicly accessible gathering space. The Proposed Project would also be designed to facilitate pedestrian access to retail space and restaurants from Avenue of the Stars and would implement the recommendations for street activation in the Greening Plan.

B. CONSTRUCTION/PHASING

Construction activities are expected to begin in June 2011 and occur over a total of approximately three years. As a result, build out of the Proposed Project is anticipated in summer 2014. Demolition of the existing building is expected to begin in June 2011 and occur over a total of approximately 10 to 12 months. Shoring and Grading activities are expected to begin in September 2011, take 14 months, and involve approximately 479,000 cubic yards of excavation, all of which would be exported.

Discretionary Approvals required

Permits and approvals required from the City or other governmental agencies or authorities for development of the Project are expected to include the following:

- Vesting Tentative Tract Map (with haul route approval);
- Specific Plan Project Permit Compliance;
- Planning Director’s Interpretation of the Specific Plan Development Agreement
- Master Conditional Use Permit for the sale or dispensation of alcoholic beverages;
- Conditional Use Permit to allow hotel use within 500 feet of an R zone;
- Demolition permits;
- Any approvals that may be required from the Federal Aviation Administration, pursuant to notification of the FAA under Form 7460;

- Site Plan Review and any other discretionary and ministerial permits and approvals to allow for the development of the Proposed Project.

C. RELATED PROJECTS

Section 15063(b) of the State CEQA Guidelines provides that an IS consider the environmental effects of a proposed project individually as well as cumulatively. Section 15355 of the State CEQA Guidelines defines cumulative impacts as two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. These include those projects which are proposed, recently approved, under construction, or reasonably foreseeable and which could produce a cumulative impact on the environment when considered in combination with the Proposed Project.

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
<u>City of Los Angeles</u>			
LA 1	474, 638, 700 N. Faring Road	<u>Harvard Westlake Middle School</u> ^[1]	
		85,000 sf	Classroom and Facility Net Expansion (Add 12 Faculty)
LA 2	375 N. La Cienega Boulevard	78 du	Apartments
		17,400 sf	Retail
LA 3	329 N. La Cienega Boulevard	140 stu	Private School (K-8)
LA 4	132 - 138 N. Swall Drive	<u>132-138 N Swall Condominiums</u> ^[2]	
		20 du	Condominiums
		(11) du	Apartments (to be removed)
LA 5A	8720 Beverly Boulevard; 8724 W. Alden Drive	<u>Cedars-Sinai Medical Center Project</u> ^[3]	
		100 bd	New Building with 100 Hospital Beds
LA 5B	8720 Beverly Boulevard	<u>Cedars-Sinai Advanced Health Sciences Pavilion</u> ^[3]	
		396,000 sf	Advanced Health Science Pavilion
LA 5C	8720 Beverly Boulevard	<u>Cedars-Sinai Medical Remaining Entitlements</u> ^[3]	
		170,650 sf	Remaining Development Rights
LA 6	100 N. La Cienega Boulevard; 8487 W. Third Street	<u>Beverly Connection</u> ^[4]	
		303,440 sf	Shopping Center
		7,100 sf	YogaWorks (Health/Fitness Club)
		28,000 sf	High-Turnover Restaurant
		7,000 sf	General Office
(273,999) sf	Shopping Center (to be removed)		

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
		(27,829) sf	High-Turnover Restaurant (to be removed)
		(30,746) sf	General Office (to be removed)
LA 7	111 S. Croft Avenue	10 du	Condominiums
LA 8	300 - 322 S. Wetherly Drive; 301 - 323 S. Almont Drive	<u>Wetherly & Third</u> ^[5]	
		140 du	Condominiums
		(73) du	Apartments (to be removed)
		(11) du	Condominiums (to be removed)
LA 9	428 S. Willaman Drive	14 du	Condominiums
LA 10	8500 - 8528 W. Burton Way 400, 422 - 426 S. Le Doux Road	<u>Burton Way Mixed-Use</u> ^[6]	
		88 du	Apartments
		13,500 sf	Grocery Store/Supermarket
		(4,200) sf	Car Sales (to be removed)
LA 11	6411 Wilshire Boulevard	<u>Wilshire Skyline</u>	
		29,060 sf	Retail
		2,500 sf	Fast Food Restaurant
LA 12	1042-1062 S. Robertson Boulevard	130 du	Apartments
		84 stu	Day Care
LA 12	1042-1062 S. Robertson Boulevard	216 stu	Private School (K-8)
LA 13	918 S. Wooster Street	4 du	Condominiums
LA 14	1069 S. Sherbourne Drive	5 du	Condominiums
LA 15	924 S. Sherbourne Drive	4 du	Condominiums
LA 16	1016 S. La Cienega Boulevard	11,085 sf	Shopping Center
LA 17	1022-1054 La Cienega Boulevard	<u>La Cienega Eldercare Facility Project</u> ^[7]	
		183 bd	Assisted Living
		22 du	Skilled Nursing
		(36) du	Apartments (to be removed)
LA 18	1070 La Cienega Boulevard	7,872 sf	Retail
		16,200 sf	Office
LA 19	1488 S. Rexford Drive	5 du	Condominiums
LA 20	9001 - 9041 W. Pico Boulevard	<u>Bais Chaya Mushka Chabad School for Girls</u> ^[8]	
		425 stu	Private School (K-12)
		9,615 sf	Specialty Retail
		31 du	Residential Condominiums

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
		(314) stu	Bais Chaya Mushka Chabad School (to be removed)
LA 21	1476 S. Bedford Street	1476 S Bedford Condominiums ^[9]	
		7 du	Condominiums
		(2) du	Duplex (to be removed)
LA 22	1237 S. Holt Avenue	15 du	Condominiums
LA 23	8525 W. Pico Boulevard	39 du	Apartments
		11,327 sf	Retail
WLA TIMP Area Projects			
LA 24	510 S. Landfair Avenue	36 du	Apartments
		(14) du	Apartments (to be removed)
LA 25	10970 Le Conte Avenue	1,000 sf	Fast Food Restaurant
LA 26	900 Gayley Avenue	2,750 sf	Convenience Market
LA 27	SEC of Broxton Avenue & Le Conte Avenue	15,000 sf	Retail
		2,993 sf	High Turnover Restaurant
		74,000 sf	Medical Office
		1,135 st	Theater
LA 28	1015 Broxton Avenue	Regent Westwood Mixed-Use	
		336 st	Theater
LA 29	1001 - 1029 Tiverton Avenue; 1020 - 1070, 1015 - 1065 Glendon Avenue	Palazzo Westwood ^[10]	
		61,000 sf	Shopping Center
		54,000 sf	Supermarket
		350 du	Apartments
		(652) st	Movie Theater (to be removed)
		(24,000) sf	Specialty Retail (to be removed)
LA 30	11663 Wilshire Boulevard	49 du	Condominiums
		41,000 sf	Office
		8,000 sf	Specialty Retail
LA 31	11677 Wilshire Boulevard	146,708 sf	Office
LA 32	SEC of Wilshire Boulevard & Federal Avenue	Army Reserve Redevelopment (Option 3) ^[11]	
		1,500,000 sf	Medical Uses (Clinic and/or Medical Offices)
LA 33	10951 - 10955 Wilshire Boulevard; 1151 - 1157 Gayley Avenue	The Wilshire Gayley Project ^[12]	
		134 rm	Luxury Business Hotel

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
		10 du	High-Rise Condominiums
		7,520 sf	Ground Floor Neighborhood Serving Retail Uses
LA 34	10960 W. Wilshire Boulevard	36,052 sf	Health/Fitness Center
		<i>(36,052) sf</i>	<i>Office (to be removed)</i>
LA 35	1100 Westwood Boulevard	34,641 sf	Office
LA 36	10852 Lindbrook Avenue	19 du	Apartments
		6,100 sf	Specialty Retail
		<i>(16,100) sf</i>	<i>Specialty Retail (to be removed)</i>
LA 37	10844 W. Lindbrook Avenue	42 rm	Residential Hotel
LA 38	10763 - 10777 Wilshire Boulevard	60 du	Condominiums
		<i>(34) du</i>	<i>Apartments (to be removed)</i>
LA 39	10776 Wilshire Boulevard	<u>The Carlisle Residences</u>	
		119 du	High-Rise Condominiums
		<i>(66) rm</i>	<i>Hotel (to be removed)</i>
LA 40	10700, 10710 Wilshire Boulevard	64 du	Condominiums
LA 41	10475 Wilshire Boulevard	<u>Belmont Village</u>	
		62 du	Independent Living
		118 du	Assisted Living (assumes 1.2 beds/unit)
LA 42	10400 - 10427 W. Ashton Avenue; 1220 - 1222 S. Holmby Avenue; 1249 - 1259 S. Beverly Glen Boulevard	<u>Sinai Temple (option 2)</u> ^[13]	
		12,000 sf	Office
		30 du	Apartments
LA 43	860 S. Devon Avenue	19 du	Apartments
LA 44	10250 Wilshire Boulevard; 1200 S. Club View Drive	<u>Wilshire Comstock Project</u> ^[14]	
		35 du	Condominiums
LA 45	1465 Westwood Boulevard	3,750 sf	Convenience Market
LA 46	11722 W. Ohio Avenue	<u>Ohio Avenue Condominiums</u> ^[15]	
		18 du	Condominiums
		<i>(1) du</i>	<i>Single Family Home (to be removed)</i>
LA 47	11567 Santa Monica Boulevard	72 du	Condominiums
LA 48	10901 Santa Monica Boulevard	36 du	Apartments
		8,485 sf	Retail
LA 49	1767 Westwood Boulevard	111 du	Apartments
		7,000 sf	Retail

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
LA 50	10867 Santa Monica Boulevard	2,070 sf	Fast Food Restaurant and Snack Shop
LA 51	1901 S. Overland Avenue; 1900 S. Selby Avenue	<u>1901 Overland Apartments</u> ^[16]	
		23 du	Apartments
		(17) du	Apartments (to be removed)
LA 52	1813 - 1819 Prosser Avenue	<u>1813-1819 S Prosser Condominiums</u> ^[17]	
		22 du	Condominiums
LA 53	SWC of Santa Monica Boulevard & Beverly Glen Avenue	25,000 sf	Office
LA 54	1807 S. Beverly Glen Boulevard	16 du	Condominiums
LA 55	10250 - 10350 Santa Monica Boulevard	<u>New Century Project</u> ^[18]	
		358,881 sf	Shopping Center
		262 du	High-Rise Condominiums
		(289,460) sf	Office (to be removed)
LA 56	10131 Constellation Avenue	<u>10131 Constellation Avenue</u> ^[19]	
		483 du	High-Rise Condominiums
		(9,150) sf	Bank (to be removed)
		(6,700) sf	Office (to be removed)
		(19,754) sf	Restaurant (to be removed)
LA 57	10000 Santa Monica Boulevard	<u>SunCal Residential Project</u> ^[20]	
		177 du	High-Rise Condominiums
		1,000 sf	Community Serving Retail or Café
		20,000 sf	Private Club
LA 58	1700 S. South Sawtelle Boulevard	94 du	Residential Condominiums
LA 59	1730, 1730 1/2, 1736 S. South Sawtelle Boulevard	55 du	Residential Condominiums
LA 60	1759 S. Beloit Avenue	<u>1759 Beloit Avenue Apartments</u> ^[21]	
		61 du	Apartments
LA 61	1817 S. Beloit Avenue	15 du	Apartments
LA 62	1925 S. Sawtelle Boulevard	18,143 sf	Church (w/230-seat sanctuary, dining hall, offices, classrooms)
		(7,021) sf	Church (to be removed)
LA 63	11260 W. Missouri Avenue; 1929 S. Beloit Avenue	63 du	Apartments
LA 64	2047 S. Sawtelle Boulevard; 11313 W. Mississippi Avenue	10 du	Apartments
		14,000 sf	Specialty Retail (estimated)
LA 65	2040 Stoner Avenue	10,000 sf	Office

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
LA 66	11840 Olympic Boulevard	86,600 sf	Discount Store
		(37,000) sf	Self Storage (to be removed)
LA 67	11785 Olympic Boulevard	<u>Olympic-Stoner Retail Center</u> ^[22]	
		28,000 sf	Retail
		(2,000) sf	High-Turnover Restaurant (to be removed)
		(6,500) sf	Automobile Care Center (to be removed)
LA 68	2142 Pontius Avenue	17,619 sf	Office
LA 69	2136 - 2140 S. Westwood Boulevard	45 du	Apartments
		7,950 sf	Retail
LA 70	2037 S. Beverly Glen Boulevard	16 du	Condominiums
LA 71	10328-10380, 10341 Bellwood Avenue	<u>Bellwood Condominium Project</u> ^[23]	
		158 du	Condominiums
		(112) du	Apartments (to be removed)
LA 72	2055 Avenue of the Stars	<u>St. Regis Condominiums (Option B)</u> ^[24]	
		147 du	High-Rise Condominiums
		7,000 sf	Quality Restaurant
		43,000 sf	Private Club
		(297) rm	St. Regis Hotel (removed, no trip credit taken)
LA 73	11500 W. Tennessee Avenue	84 du	Live/Work Condominiums
LA 74	11165 Tennessee Avenue	5,000 sf	Car Care Center
LA 75	2332 Cotner Avenue	9,400 sf	Office
LA 76	11122 W. Pico Boulevard; 2431 - 2441 S. Sepulveda Boulevard	538 du	Apartments
		266,800 sf	Retail
		(131,578) sf	Cement Plant (to be removed)
		(45,266) sf	Stone Yard (to be removed)
LA 77	10961 W. Pico Boulevard	46 du	Senior Housing
		4,500 sf	Office
LA 78	10534 W. Pico Boulevard	2,750 sf	New Car Sales Expansion
LA 79	10201 W. Pico Boulevard	<u>Fox Studios</u> ^[25]	
		1,000 sp	Approx. 1,000 Space Parking Garage
LA 80	1333 S. Beverly Green Drive	5 du	Condominiums
		(1) du	Single-Family Residence (to be removed)
LA 81	9786 Pico Boulevard	<u>Simon Wiesenthal Center Museum of Tolerance</u> ^[26]	

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
		100,000 sf	Museum
		800 st	Private Events
		(69,477) sf	Museum (to be removed)
LA 82	9760 W. Pico Boulevard	<u>Yeshiva of Los Angeles</u> ^[27]	
		350 stu	High School
		100 stu	Junior/Community College
		(200) stu	High School (to be removed)
		(200) stu	Junior/Community College (to be removed)
LA 83	2900 - 2906 S. Sepulveda Boulevard	<u>2906 S. Sepulveda Boulevard</u> ^[28]	
		48 du	Apartments
		1,500 sf	Office
LA 84	3115 S. Sepulveda Boulevard	28,000 sf	Specialty Retail
		138 du	Condominiums
LA 85	10604 - 10612 National Boulevard	29 du	Condominiums
		2,072 sf	Office
		1,248 sf	Retail
		(10) du	Apartments (to be removed)
LA 86	3200 Motor Avenue	5,800 sf	Office
LA 87	10309 W. National Boulevard	<u>Le Lycee Francais High School</u>	
		340 st	Private High School
<u>City of Beverly Hills</u>			
BH 1	9641 Sunset Boulevard	2,000 sf	Health Spa
BH 2	447 N. Doheny Drive	23 du	Condominiums
		(16) du	Apartments (to be removed)
BH 3	9261 Alden Drive	<u>Young Israel Synagogue</u>	
		14,811 sf	Sanctuary
		1,254 sf	Multi-Purpose Room
BH 4	469 N. Crescent Drive; 470 N. Canon Drive	<u>Wallis Annenberg Center for the Performing Arts</u> ^[29]	
		500 st	Live Performance Theater
		150 st	Studio Theater/Rehearsal Hall
		60 occ	Classrooms
		3,900 sf	Lobby
		430 sp	3 Level Public Use Garage Alternative

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
BH 5	505 N. Rodeo Drive	120 stu	Private School
BH 6	456 N. Camden Drive	1,750 sf	Retail Expansion to Existing Art Gallery
BH 7	9900 Wilshire Boulevard	<u>Robinsons May Mixed-Use</u> ^[30]	
		252 du	Luxury High-Rise Condominiums
		15,656 sf	Various Retail
		4,800 sf	Restaurant
		(220,000) sf	Department Store (to be removed)
BH 8	9876 Wilshire Boulevard	<u>Beverly Hilton Revitalization</u> ^[31]	
		120 du	Luxury High-Rise Condominiums
		522 rm	Hotel
		12,270 sf	Restaurant
			Existing Beverly Hilton including Trader Vic's (to be removed)
BH 9	9936 Durant Drive	13 du	Condominiums
BH 10	9817, 9844 Wilshire Boulevard; 9900 Santa Monica Boulevard	<u>Beverly Hills Gateway Project (Parcels 1, 2, and 3)</u> ^[32]	
		259,613 sf	Office
		38,407 sf	Retail
BH 11	9748 - 9766 Wilshire Boulevard	24,566 sf	General Office
		7,977 sf	Medical-Dental Office
BH 12	9735 Durant Drive	11 du	Condominiums
BH 13	150 Lasky Drive	42 rm	Hotel
BH 14	129 S. Linden Drive	76 du	Senior Congregation
BH 15	125 S. Camden Drive	40 du	Condominiums
BH 16	320 N. Rodeo Drive	15,000 sf	Retail
BH 17	245 - 257 N. Canon Drive	<u>Mixed-Use Plaza</u>	
		11,400 sf	General Office
		30,700 sf	Shopping Center
		1,800 sf	High-Turnover Restaurant
BH 18	231 - 265 N. Beverly Drive	<u>231-265 North Beverly Drive Project</u> ^[33]	
		177,255 sf	General Office
		22,875 sf	Specialty Retail
		8,000 sf	High-Turnover Sit-Down Restaurant
BH 19	202 - 240 N. Beverly Drive;	<u>Beverly Hills Gardens & Montage Hotel Project</u> ^[34]	

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
	203 - 241 N. Canon Drive	228 rm	Hotel with Banquet Facilities
		25 du	Condominiums
		120 mem	Spa Membership
		18 rm	Spa Treatments
		791 sf	Retail
		30,000 sf	Park
		2,230 sf	Restaurant
BH 20	144 Reeves Drive	3 du	Condominiums
BH 21	9378 Wilshire Boulevard	14,996 sf	Office
		14,996 sf	Shopping Center
BH 22	9230 Wilshire Boulevard	150,300 sf	New Car Sales
BH 23	9200 Wilshire Boulevard	<u>9200 Wilshire Boulevard</u> ^[35]	
		54 du	Condominiums
		8,400 sf	Retail
		5,600 sf	Quality Restaurant
BH 24	140 - 144 S. Oakhurst Drive	11 du	Condominiums
BH 25	156 - 168 N. La Peer Drive	16 du	Condominiums
		(6) du	Condominiums (to be removed)
BH 26	115 N. Swall Drive	3 du	Condominiums
BH 27	8800 Burton Way	<u>8800 Burton Way Mixed-Use Development Project</u>	
		11,700 sf	Office
		2,870 sf	Retail
		(1,260) sf	Car Rental Office (to be removed)
BH 28	8747 - 8767 Wilshire Boulevard	60,856 sf	General Office
		11,260 sf	Shopping Center
		3,000 sf	High-Turnover Restaurant
BH 29	216 - 220 S. Arnaz Drive	16 du	Condominiums
BH 30	8601 Wilshire Boulevard	37 du	Condominiums
BH 31	8600 W. Wilshire Boulevard	21 du	Condominiums
		4,800 sf	Retail
		(2,500) sf	Retail (to be removed)
BH 32	8536 Wilshire Boulevard	24,890 sf	Retail
BH 33	155 - 157 N. Hamilton Drive	11 du	Condominiums

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
BH 34	50 N. La Cienega Boulevard	14,000 sf	Medical Office
BH 35	221 - 225 S. Hamilton Drive	27 du	Condominiums
		(14) du	Condominiums (to be removed)
BH 36	121 San Vicente Boulevard	35,000 sf	Medical Office
BH 37	313 - 317 S. Reeves Drive	10 du	Condominiums
		(4) du	Apartments (to be removed)
BH 38	309 - 325 S. Elm Drive	7 du	Condominiums (net)
BH 39	432 - 436 S. Beverly Drive	9,325 sf	Synagogue Expansion
BH 40	432 S. Oakhurst Drive	34 du	Condominiums
City of West Hollywood			
WH 1	9200 - 9220 Sunset Boulevard	<u>SoHo House Project</u> ^[36]	
		<u>Ground Floor</u>	
		1,200 sf	Café
		6,888 sf	High-Turnover Restaurant
		4,232 sf	Outdoor Dining
		5,626 sf	Spa
		62 sf	Office
		<u>Floors 2 - 13</u>	
		8,225 sf	SoHo House
		(8,225) sf	Office (to be removed)
		<u>Sky Penthouse (14th Floor)</u>	
		993 sf	Quality Restaurant
		1,475 sf	Dining/Bar Area
		6,744 sf	SoHo House
		(6,744) sf	Office (to be removed)
		<u>9220 Sunset Boulevard</u>	
		1,040 sf	Office
(1,040) sf	Café (to be removed)		
WH 2	9040 - 9056 W. Sunset Boulevard; 1018 - 1022 N. Doheny Drive; 9031 - 9041 Harratt Street	<u>Sunset/Doheny Hotel Project</u> ^[37]	
		102 rm	Hotel
		20 du	Condominium
		46 du	Time Share (assumed similar to Hotel)
		5,710 sf	Restaurant/Outdoor Dining

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
		8,000 sf	Day Spa
		18,080 sf	Specialty Retail
		(8) du	Apartments (to be removed)
WH 3	9016 - 9034 W. Sunset Boulevard	47,930 sf	Medical Office
		10,055 sf	Retail
		3,480 sf	Restaurant
		(11,400) sf	Sushi Restaurant (to be removed)
WH 4	8950 - 8970 Sunset Boulevard	196 rm	Hotel
		4 du	Apartments
WH 5	914 Wetherly Drive	28 du	Apartments
		2 du	Condominiums
		26 du	Senior Housing
		(2) du	Single-Family Residences (to be removed)
WH 6	8965 Keith Avenue	3 du	Apartments
		(1) du	Single Family Residence (to be removed)
WH 7	9008 Keith Avenue	3 du	Condominiums
		(1) du	Single Family Residence (to be removed)
WH 8	8969 - 8989 Santa Monica Boulevard	13,595 sf	Vons Supermarket Retail Expansion
WH 9	9001 Santa Monica Boulevard	<u>9001 Santa Monica Boulevard</u> ^[38]	
		10,000 sf	Restaurant
		10,550 sf	Commercial
		42 du	Condominiums
		(5,484) sf	Restaurant (to be removed)
WH 10	9061 Nemo Street	(8,845) sf	Automotive Repair Shop (to be removed)
		6,382 sf	Mixed-Use Retail/Office
		1 du	Luxury Dwelling Unit
WH 11	9062 Nemo Street	(2) du	Single Family Residences (to be removed)
		20,105 sf	Retail
WH 12	9040, 9060, 9080, 9098 Santa Monica Boulevard; 603, 607, 617, 623, 629, 633 Almont Dr; 9001, 9021 Melrose Avenue	4 du	Condominiums
		<u>Melrose Triangle</u> ^[39]	
		70,259 sf	Retail
		195 du	Apartments
		327,000 sf	Climate-Controlled Art and Wine Self-Storage

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
		(38,740) sf	Retail (to be removed)
		(23,470) sf	Office (to be removed)
WH 13	458 Doheny Drive	4,850 sf	Retail
		(1) du	Single Family Residence (to be removed)
WH 14	623 La Peer Drive	<u>La Peer Hotel</u> ^[40]	
		69 rm	Hotel
		8 du	Luxury Condominium/Townhouse
		1,750 sf	Specialty Retail
		2,680 sf	Quality Restaurant
WH 15	8750 Melrose Avenue	120,000 sf	Medical Office
WH 16	8711 Melrose Avenue	9,898 sf	Commercial
WH 17	8687 Melrose Avenue	<u>Pacific Design Center Red Building</u>	
		400,000 sf	Office
WH 18	8674 Melrose Avenue	8,700 sf	Wholesale Rug Showroom
WH 19	8650 Melrose Avenue; 544 Norwich Drive	14,571 sf	Retail
		7 du	Condominiums
		(6,745) sf	Commercial (to be removed)
		(1) du	Single Family Residence (to be removed)
WH 20	8590 Melrose Avenue	6,905 sf	Retail
		(3,523) sf	Retail (to be removed)
WH 21	8551, 8564, 8568 Melrose Avenue	30,700 sf	Retail
		10 du	Apartments
		(7,560) sf	Office (to be removed)
		(6,075) sf	Commercial (to be removed)
WH 22	8900 Beverly Boulevard	18,260 sf	Retail
		1,600 sf	Restaurant
		18,970 sf	Medical Office
		6 du	Apartments
		(13,535) sf	Commercial (to be removed)
		(1) du	Single Family Residence (to be removed)
WH 23	148 Swall Drive	3 du	Apartments
		(1) du	Single Family Residence (to be removed)
WH 24	141 S. Clark Drive	105 du	Condominiums

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
WH 25	146 Clark Drive	6 du	Condominiums
		500 sf	Retail
WH 26	312 - 314 N. Robertson Boulevard	8,021 sf	Intensification of Use to Retail
		(8,021) sf	Wholesale Design Showroom (to be removed)
WH 27	8727 Beverly Boulevard	478 sf	Net Addition to Existing Medical Office Building
WH 28	365 N. San Vicente Boulevard	135 du	Condominiums
		42 du	Affordable Senior Housing
^a	Sources:		
^b	^[11] Traffic & Parking Analysis for Proposed Harvard-Westlake Middle School Campus Improvement Project, City of Los Angeles, Crain and Associates, November 2003.		
^c	^[2] Proposed Mitigated Negative Declaration for 132-138 N. Swall Drive, City of Los Angeles, August 20, 2008.		
^d	^[3] Traffic Impact Study for Cedars-Sinai Medical Center Project, City of Los Angeles, Linscott, Law & Greenspan, Engineers, June 23, 2008.		
^e	^[4] Traffic Impact Analysis for Beverly Connection, City of Los Angeles, Crain and Associates, December 2008.		
^f	^[5] Traffic Impact Report for the Proposed Condominium Development at 300 South Wetherly Drive, City of Los Angeles, Crain and Associates, June 2007.		
^g	^[6] Initial Study/Mitigated Negative Declaration for Burton Way Mixed-Use Development Project, City of Los Angeles, January 2009.		
^h	^[7] Traffic Impact Analysis for an Assisted Living and Skilled Nursing Facility, City of Los Angeles, Overland Traffic Consultants, Inc., July 2008.		
ⁱ	^[8] "Neighbors oppose Chabad expansion on Pico", Jane Ulman, The Jewish Journal, September 24, 2008.		
^j	^[9] Proposed Mitigated Negative Declaration for 1476 South Bedford Street; Wilshire, 90035, City of Los Angeles, August 6, 2008.		
^k	^[10] Traffic Analysis for Palazzo Westwood Mixed-Use Development (Supermarket Alternative), City of Los Angeles, Crain and Associates, August 2002.		
^l	^[11] "Plans for Army Reserve land get public viewing", Martha Groves, Los Angeles Times, September 13, 2007.		
^m	^[12] Notice of Preparation and Notice of Public Scoping Meeting, The Wilshire Gayley Project, City of Los Angeles, August 4, 2008.		
ⁿ	^[13] Proposed Mitigated Negative Declaration for future developments incidental to the Sinai Temple, Los Angeles, December 3, 2008.		
^o	^[14] Traffic Analysis for 35-Unit Condominium Project located at the SEC of Wilshire Blvd and Comstock Ave in Westwood Village, City of Los Angeles, Crain and Associates, October 2004.		
^p	^[15] Proposed Mitigated Negative Declaration for 11722 W. Ohio Avenue, City of Los Angeles, October 29, 2008.		
^q	^[16] Proposed Mitigated Negative Declaration for 1901 South Overland Avenue, 1900 South Selby Avenue; West Los Angeles, 90025, City of Los Angeles, September 10, 2008.		
^r	^[17] Proposed Mitigated Negative Declaration for 1813 - 1819 S. Prosser Avenue, City of Los Angeles, August 27, 2008.		
^s	^[18] Traffic Impact Study for Westfield Century City New Century Plan, City of Los Angeles, Linscott, Law & Greenspan, Engineers, October 10, 2007.		
^t	^[19] Draft Traffic Study for 10131 Constellation Boulevard Residential Project, City of Los Angeles, Kaku Associates, Inc., October 2005.		
^u	^[20] Notice of Preparation and Notice of Public Scoping Meeting, SunCal Residential Project at 10000 Santa Monica Boulevard, City of Los Angeles, April 21, 2008.		
^v	^[21] Proposed Mitigated Negative Declaration for 1759 S Beloit Avenue; West Los Angeles, 90025, City of Los Angeles, October 6, 2008.		
^w	^[22] Traffic Analysis for a Proposed Retail Center located on Olympic Boulevard between Stoner Avenue and Granville Avenue, City of Los Angeles, Crain and Associates, October 2006.		
^x	^[23] Traffic Impact Analysis Report for Proposed 158-Unit Condominium Project, Bellwood Ave so. of Olympic Blvd, City of Los Angeles, Hirsch/Green Transp. Consulting, Inc., September 2007.		
^y	^[24] Traffic Impact Analysis for a Proposed Condominium Complex located at 2055 Avenue of the Stars, City of Los Angeles, Overland Traffic Consultants, Inc., August 2005.		
^z	^[25] Trip generation rates based on Traffic Impact Analysis for the Renovation and Expansion of Fox Studio Facilities (Revised), Century City, Crain & Associates, October 1991.		
^{aa}	^[26] Traffic Impact Study for Simon Wiesenthal Center Museum of Tolerance at 9786 Pico Boulevard, City of Los Angeles, Crain &		

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
			<i>Associates, October 2008.</i>
<i>bb</i>			^[27] <i>Traffic Impact Study for Yeshiva University of Los Angeles Boys High School Phase II Project at 9760 West Pico Boulevard, City of Los Angeles, Crain & Associates, February 2009.</i>
<i>cc</i>			^[28] <i>Proposed Mitigated Negative Declaration for 2906 S. Sepulveda Boulevard, West Los Angeles, 90064, January 12, 2009.</i>
<i>dd</i>			^[29] <i>Draft Traffic and Parking Study for the Wallis Annenberg Center for the Performing Arts and Public Parking Garage, City of Beverly Hills, Fehr & Peers/Kaku Associates, June 2008.</i>
<i>ee</i>			^[30] <i>Traffic Study for 9900 Wilshire Project, City of Beverly Hills, Fehr & Peers, October 2007.</i>
<i>ff</i>			^[31] <i>Draft EIR for The Beverly Hilton Revitalization Plan, City of Beverly Hills, Impact Sciences, Inc., October 2007.</i>
<i>gg</i>			^[32] <i>Draft EIR for the Beverly Hills Gateway Project, City of Beverly Hills Department of Community Development, October 2008.</i>
<i>hh</i>			^[33] <i>Beverly/Wilshire Office Project Traffic Impact Analysis, City of Beverly Hills, RBF Consulting, May 2007.</i>
<i>ii</i>			^[34] <i>Beverly Hills Gardens & Montage Hotel EIR (Appendix B), City of Beverly Hills, Parsons Transportation Group, 2004.</i>
<i>jj</i>			^[35] <i>Traffic Study for the 9200 Wilshire Boulevard Mixed-use Project, City of Beverly Hills, Katz, Okitsu & Associates, September 30, 2005.</i>
<i>kk</i>			^[36] <i>Draft EIR for 9200 Sunset Boulevard Intensification of Use Project, City of West Hollywood, May 2009.</i>
<i>ll</i>			^[37] <i>Draft EIR for Sunset/Doheny Hotel Project, City of West Hollywood, October 2008.</i>
<i>mm</i>			^[38] <i>Traffic Impact Study for 9001 Santa Monica Boulevard, City of West Hollywood, Parsons, July 16, 2007.</i>
<i>nn</i>			^[39] <i>Traffic Impact Analysis for Melrose Triangle Project, City of West Hollywood, LSA Associates, Inc., January 2008.</i>
<i>oo</i>			^[40] <i>Traffic Impact Analysis for La Peer Hotel, City of West Hollywood, September 2008.</i>

III. INITIAL STUDY CHECKLIST

LEAD CITY AGENCY	COUNCIL DISTRICT	DATE
<i>Los Angeles City Planning Department</i>	5	<i>June 11, 2009</i>
RESPONSIBLE AGENCIES		
PROJECT TITLE/NO.		CASE NO.
<i>Century Plaza Development Project</i>		
PREVIOUS ACTIONS CASE NO.	<input type="checkbox"/> DOES have significant changes from previous actions. <input type="checkbox"/> DOES NOT have significant changes from previous actions.	

PROJECT DESCRIPTION:

The Proposed Project is the demolition of an existing 849,873 gross square foot hotel and associated buildings, and the construction of a mixed-use development consisting of two 49 story, 570-foot buildings. The south building will contain 130 luxury condominium units averaging roughly 3,100 square feet in size. This residential building (containing approximately 556,073 gross square feet of total floor area) would also include concierge services and other resident-focused amenities. The north building of the Proposed Project would include 240 hotel rooms, 163 hotel condominium units (averaging 2,000 square feet), and 117,647 gross square feet of office space. In total, the mixed-use north building would include approximately 870,069 gross square feet of floor area. The office component would comprise eight floors of the north building, as well as a portion of the ground floor. Ten floors of the mixed use building would be exclusively dedicated to hotel rooms, and the condominium units will be dispersed throughout 29 floors. The first two floors of the building would consist of hotel and office lobby space. Meeting room and ballroom space (comprising 26,250 square feet) would be located below the plaza level between the two buildings. A total of approximately 2,568 parking spaces would be provided.

ENVIRONMENTAL SETTING:

The Proposed Project is situated on an approximately 250,000 square-foot (5.75 acres) parcel at the southwest corner of the intersection of the Avenue of the Stars and Constellation Boulevard in the Century City area of the City of Los Angeles (the "Project Site"). The Project Site is approximately nine (9) miles west of Downtown Los Angeles and approximately six (6) miles east of the Pacific Ocean. The Project Site is located in the West Los Angeles Community Plan Area, and more specifically, in the Century City North Specific Plan Area. Additionally, the Project Site is located in an area designated as a Regional Center by the Los Angeles General Plan Framework Element and as Regional Commercial in the West Los Angeles Community Plan. The Project Site is generally a rectangular-shaped property that is bounded by Constellation Boulevard to the northwest, Avenue of the Stars to the northeast, The Century residential condominium development currently under construction to the southeast, and the MGM parking structure and MGM Drive to the southwest. The Project Site is positioned west of the large elliptical fountain in the center of Avenue of the Stars. Regional access is available from both the San Diego Freeway (I-405) and the Santa Monica Freeway (I-10), which are located approximately 1.9 miles west and 1.75 miles south of the Project Site, respectively. In addition, a network of major roadways in the area provides local and regional access to the Project Site including Olympic Boulevard, Santa Monica Boulevard, and Avenue of the Stars.

PROJECT LOCATION

The southwest corner of the intersection of Avenue of the Stars and Constellation Boulevard in the Century City area of the City of Los Angeles.

PLANNING DISTRICT		STATUS: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> ADOPTED date: Updated July 27, 1999
West Los Angeles		
EXISTING ZONING	MAX. DENSITY ZONING	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN <input type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN
C2-2-O (Commercial)	NA	
PLANNED LAND USE & ZONE	MAX. DENSITY PLAN	
C2-2-O	NA	
SURROUNDING LAND USES	PROJECT DENSITY	
Retail, Commercial, Multi-Family Residential, and Hotel	NA	

DETERMINATION (To be completed by Lead Agency)

On the basis of this initial evaluation:

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

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

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

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

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

SIGNATURE

TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of a mitigation measure has reduced an effect from “Potentially Significant Impact” to “Less

Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross referenced).

- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - 1) Earlier Analysis Used. Identify and state where they are available for review.
 - 2) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - 3) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - 1) The significance criteria or threshold, if any, used to evaluate each question; and
 - 2) The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Population/Housing | |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

 **BACKGROUND**

PROPONENT NAME	PHONE NUMBER
PROPONENT ADDRESS	
AGENCY REQUIRING CHECKLIST	DATE SUBMITTED
PROPOSAL NAME (If Applicable)	

ENVIRONMENTAL IMPACTS (Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:				
a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- d. Expose sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES. Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?
- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. CULTURAL RESOURCES: Would the project:

- a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA Section 15064.5?
- b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Section 15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

VI. GEOLOGY AND SOILS. Would the project:

- | | | | | | |
|------|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. | Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving : | | | | |
| i. | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. | Strong seismic ground shaking? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. | Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. | Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. | Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

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

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

VIII. HYDROLOGY AND WATER QUALITY. Would the proposal result in:

- a. Violate any water quality standards or waste discharge requirements?
- b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f. Otherwise substantially degrade water quality?
- g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h. Place within a 100-year flood plain structures which would impede or redirect flood flows?

- | | | | | | |
|--|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| i. | Expose people or structures to a significant risk of loss, inquiry or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. | Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| IX. LAND USE AND PLANNING. Would the project: | | | | | |
| a. | Physically divide an established community? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| X. MINERAL RESOURCES. Would the project: | | | | | |
| a. | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XI. NOISE. Would the project: | | | | | |
| a. | Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XII. POPULATION AND HOUSING. Would the project:

- | | | | | | |
|----|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Displace substantial numbers of people necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIII. PUBLIC SERVICES. Would the project

- | | | | | | |
|------|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. | result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| i. | Fire protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | Police protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. | Schools? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. | Parks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| v. | Other governmental services (including roads)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XIV. RECREATION.

- | | | | | | |
|----|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XV. TRANSPORTATION/CIRCULATION. Would the project:

- | | | | | | |
|----|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. | Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Result in inadequate parking capacity?
- g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

XVI. UTILITIES. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?
- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g. Comply with federal, state, and local statutes and regulations related to solid waste?
- h. Other Utilities and Service Systems?

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

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

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

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



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

PREPARED BY Martin Watson	TITLE Project Manager, Christopher A. Joseph & Associates	TELEPHONE # (310) 473-1600	DATE June, 12, 2009
-------------------------------------	--	--------------------------------------	-------------------------------

IV. ENVIRONMENTAL IMPACT ANALYSIS

The following analysis provides the supporting documentation for the determinations presented in the City of Los Angeles' Initial Study ("IS") and CEQA Environmental Checklist. Each response evaluates how the Proposed Project (as defined in Section II, Project Description) may affect the existing environmental conditions at the Project Site (as defined in Section II, Project Description) and the surrounding environment.

I. AESTHETICS

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

Potentially Significant Impact. The Project Site is located along Avenue of the Stars, within the highly urbanized central portion of the Century City community. The skyline of Century City is defined by the presence of numerous high-rise structures, including the two 44-story Century Plaza Towers, the 39-story AIG SunAmerica Building, the 34-story Fox Plaza office building, the 36-story Constellation Plaza (MGM) Building, the 23-story Watt Plaza towers, the soon to be completed 45-story Century residential tower (adjacent to the south of the Project Site), and the 19-story Hyatt Regency Century Plaza Hotel (the "Existing Hotel"), located on the Project Site. The areas immediately to the north, east, and west of the Project Site are developed predominantly with commercial uses. Two 47-story condominium developments have been approved at the northeast corner of Avenue of the Stars and Constellation Place. Century Woods, a medium-density low-rise residential condominium development is located directly southwest of the Project Site.

Visual resources within the vicinity of the Project Site include the Century City skyline and other larger urban features of the cityscape, open space areas such as the Hillcrest Country Club and Rancho Park to the south, the Los Angeles Country Club, as well as the more distant views of the Santa Monica Mountains, to the north. Scenic vistas in the vicinity of the Project Site are available from along Avenue of the Stars, as well as from the Los Angeles Country Club, the Rancho Park Golf Course, and certain private residences in the area.

The Project Site is currently improved with the Existing Hotel and associated uses, including an Equinox spa/fitness center. Constructed in 1966, the Existing Hotel was designed in the 1960's late modern style of architecture and contains a few elements of the New Formalism style. The building is crescent shaped with a corresponding curved driveway. The concave side of the building (the east façade) faces Avenue of the Stars.

The Proposed Project would involve the demolition of all existing structures on the Project Site, including the Existing Hotel, extensive excavation and grading, and the construction of a large mixed-use development featuring two 570-foot 49 story buildings. The Proposed Project's buildings could potentially obstruct views of scenic vistas in the Proposed Project vicinity. In addition, further study is

required to determine whether the Existing Hotel could be considered a unique urban feature within a scenic vista. Thus, the Proposed Project has the potential to affect existing views of visual resources from public view locations in the Proposed Project area. Therefore, further analysis of this issue in an Environmental Impact Report (EIR) is recommended.

The EIR analysis will include: (1) an identification and description of the valued view resources present in the area, including consideration of whether the Existing Hotel could be considered a unique urban feature; (2) an identification of public vantage points that have access to the identified valued view resources; (3) an analysis of changes attributable to the new buildings, as well as signage; and (4) analysis of the Proposed Project's potential to block views of the identified view resources from public vantage points (e.g., Avenue of the Stars).

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

Potentially Significant Impact. The Project Site is completely developed and does not contain any natural resources such as rock outcroppings or other locally notable recognized aesthetic natural features. The Proposed Project is located along Avenue of the Stars. The entire length of Avenue of the Stars, from Pico Boulevard north to Santa Monica Boulevard is a designated Scenic Highway by the City of Los Angeles General Plan.¹ Further study is required to determine whether the Existing Hotel could be considered to be an historic resource under CEQA (refer to Section V(a) below). Constructed in 1966, the Existing Hotel was designed in the 1960's late modern style of architecture and contains a few elements of the New Formalism style. Additionally, numerous mature, ornamental trees are located on the Project Site (refer to Section IV.E., Biological Resources below).

Development of the Proposed Project would substantially alter the appearance of the Project Site, as the Proposed Project would involve the demolition of all existing structures on the Project Site and the removal of all landscaping from the Project Site. The design, size and nature of the Proposed Project would therefore add to the existing urban elements of the cityscape that form the basis for the Scenic Highway designation on Avenue of the Stars. The Proposed Project also has the potential to substantially damage scenic resources, including, but not limited to, a building that has potential for historical significance and trees located on the Project Site. Therefore, it is recommended that potential Proposed Project impacts to the scenic resources along this City-designated scenic highway be considered in a further analysis of this issue in an EIR.

The EIR analysis will include: (1) an identification of the scenic highways that may be affected by the Proposed Project and a description of the attributes upon which the designation of these roadways as scenic highways is based; (2) a description of on-site construction activities that may be viewed from the

¹ *City of Los Angeles General Plan Transportation Element, Map E, Scenic Highways In the City of Los Angeles.* Available at: http://cityplanning.lacity.org/cwd/gnlpln/transelt/TEMaps/E_Scnc.gif. Accessed January 5, 2009.

identified scenic highways; (3) a description of future site conditions after completion of the Proposed Project as viewed from the identified scenic highways; and (4) an assessment of the extent to which demolition of the Existing Hotel, removal of the landscaping, and Proposed Project construction and operations would affect existing scenic resources as viewed from the affected scenic highways.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. The Proposed Project vicinity is characterized by a concentration of high-rise office buildings, hotels, a regional shopping complex and, entertainment center, and to a lesser extent high- and low-rise condominium developments. The properties surrounding the Project Site are generally consistent with the characterization of the Century City North Specific Plan (CCNSP) area.

As outlined above, the existing visual character of the Project Site is entirely defined by the Existing Hotel, designed in the 1960's late modern architecture style. The Existing Hotel forms a crescent shape with the concave curve of such crescent facing Avenue of the Stars. Landscaping and mature, ornamental shrubs and trees, as well as a pool and spa center area, surround the existing structure. The single-story Equinox spa/fitness building is located at the northwest portion of the Project Site, behind the Existing Hotel building.

Development of the Proposed Project would include the demolition and removal of all existing on-site structures and landscaping and the replacement of these buildings with a mixed-use development featuring two, 570 foot, 49-story buildings and a landscaped two-acre Plaza with commercial and retail space at ground level, with approximately 109,278 gross square feet of retail, restaurant and café space surrounding the Plaza.

Development of the Proposed Project would substantially alter the existing appearance of the Project Site and may create potential impacts on the existing visual character or quality of the Project Site and its surroundings. As mentioned above, at approximately 570-feet in height, the two proposed buildings would be among the tallest buildings in the Century City area. The Plaza would be pedestrian friendly, extensively landscaped, and would include water features. The Plaza would be open to and visible by the general public, a contrast from the landscaping currently on the Project Site, which is restricted to hotel patrons and largely obstructed from view by the Existing Hotel. Due to its design, size and nature, the Proposed Project would substantially alter the visual character of the Project Site, and further analysis of this issue in an EIR is recommended.

The EIR analysis will include: (1) a description of the visual character of the Project Site, as viewed from off-site public locations under existing and proposed conditions; (2) an analysis of potential impacts as may be perceived from adjacent, nearby and more distant vantage points; and (3) an evaluation of Proposed Project consistency with all applicable urban design/aesthetic policies as set forth in applicable City planning documents (e.g., City General Plan, West Los Angeles Community Plan, CCNSP, and the Greening Plan).

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

Shade/Shadow

Potentially Significant Impact. The Proposed Project, given its height and mass has the potential to shade existing off-site shadow sensitive land uses to a greater extent than the shadows cast by the Existing Hotel and other buildings on the Project Site, and further analysis of this issue in an EIR is recommended.

The EIR analysis will include: (1) an identification of shadow-sensitive uses in the surrounding adjacent area, consisting of residential, recreational, or institutional uses and commercial uses with routinely used pedestrian-oriented outdoor spaces, or outdoor restaurants; (2) an analysis of the maximum amount of shading that could be caused by the mass and height of the Proposed Project's structures for the morning, mid-day, and afternoon periods, during the Summer and Winter solstices and the Spring/Fall equinox, consistent with the City's CEQA Guidelines and the CCNSP; (3) an identification of shadow sensitive uses that would be shaded by the Proposed Project; and (4) a description of the extent and duration of shading on any shadow-sensitive uses by the Proposed Project.

Glare

Potentially Significant Impact. Project development would result in taller, larger buildings closer to off-site uses than under existing conditions. The nature of the Project as proposed has the potential to reflect sunlight from windows and building surfaces and, thereby, generate daytime glare on nearby uses and roadways. The Proposed Project also has the potential to generate daytime glare from reflected sunlight and nighttime glare from vehicle movement, as well as from aesthetic and security lighting. Therefore, further analysis of this issue in an EIR recommended.

The EIR analysis will include: (1) a description of existing on-site and off-site daytime and nighttime glare conditions; (2) an identification of glare-sensitive uses, including off-site uses (including residential, commercial and retail) subject to impacts from the Proposed Project; (3) a description of potential new glare sources that may be introduced as part of the Proposed Project; and (4) an assessment of the potential impacts of future on-site glare sources upon the identified glare-sensitive uses or the potential for glare to interfere with the performance of an off-site activity, such as safe operation of a motor vehicle.

Artificial Light

Potentially Significant Impact. The Proposed Project lies within an urbanized area, with relatively high levels of ambient nighttime artificial light from surrounding commercial buildings. Traffic on local streets also contributes to overall ambient artificial light levels in the Proposed Project vicinity.

The Proposed Project would involve the construction of a substantial mixed-use development on the Project Site, which would include interior and exterior security lighting, landscaping lighting,

architectural highlighting, and building signage. The Proposed Project therefore has the potential to increase ambient lighting, which could impact off-site residential properties and, possibly, interfere with the performance of an off-site activity. In addition, in accordance with Federal Aviation Administration regulations regarding construction of high-rise buildings, the Proposed Project may be required to install lights on the roofs of both buildings to mark their respective heights for aviation purposes. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will include: (1) a description of the City regulatory environment as it relates to artificial light; (2) description of the existing lighting conditions and illuminated signage within the Project Site, along adjacent streets, and within the areas immediately surrounding the Project Site; (3) identification of light sensitive uses in the surrounding area; (4) a description of the Proposed Project's artificial light sources; and (5) a description of changes in the lighting characteristics of the Project Site as seen from off-site locations that would adversely affect the character of the surrounding area or the potential for artificial light to interfere with the performance of an offsite activity, such as safe operation of a motor vehicle.

II. AGRICULTURE

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

No Impact. The Project Site is located in an urbanized setting of Los Angeles and is not developed for agricultural use. The site is not zoned for agricultural use nor is it designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Department of Conservation, Division of Land Resources Protection.² Therefore, the Proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No impacts would occur, and no mitigation measures are required. Further analysis of this issue is not required.

² California Department of Conservation, Division of Land Resource Protection, *Farmland Mapping and Monitoring Program, GIS data, website: www.consrv.ca.gov/DLRP/fmmp/overview/survey_area_map.htm, accessed January 5, 2009.*

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

No Impact. The Project Site is zoned C2-2-O (Commercial) and is not enrolled under the Williamson Act.³ Thus, the Proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impacts would occur, and no mitigation measures are required. Further analysis of this issue is not required.

c) Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. As noted, the Project Site is located in an urbanized area of Los Angeles and does not contain any agricultural uses, nor are any agricultural uses located in the vicinity of the Project Site. Thus, development of the Proposed Project would not convert any farmland to non-agricultural use. No impacts would occur, and no mitigation measures are required. Further analysis of this issue is not required.

III. AIR QUALITY

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

Potentially Significant Impact. The Project Site is located within the 6,600 square mile South Coast Air Basin (Basin). Within the Basin, the South Coast Air Quality Management District (SCAQMD) is recommended, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone, PM₁₀ and PM_{2.5}).⁴ As such, the Proposed Project would be subject to the SCAQMD's Air Quality Management Plan (AQMP). The SCAQMD has adopted criteria for determining consistency with regional plans and the regional air quality management plan (AQMP) in its *CEQA Air Quality Handbook* (Handbook), which the City has adopted as its thresholds of significance. These include: (1) identifying whether a project would increase the frequency or severity of existing air quality violations or cause or contribute to new air quality violations and (2) identifying whether a project would exceed the assumptions utilized in preparing the AQMP. Under the second criterion, a significant impact would occur if a project is inconsistent with the growth assumptions upon which the regional AQMP was based. These growth assumptions are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG).

³ California Department of Conservation, Division of Land Resource Protection, *Williamson Act Protection*, website: www.consrv.ca.gov/DLRP/lca/index.htm, accessed January 5, 2009.

⁴ The Basin has technically met the CO standards for attainment since 2002, but the official status has not been reclassified by the USEPA.

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment.⁵ With regard to air quality planning, SCAG has prepared the Regional Comprehensive Plan and Guide (RCPG), which includes Growth Management and Regional Mobility chapters that form the basis for the land use and transportation control portions of the AQMP, and are utilized in the preparation of the air quality forecasts and consistency analysis included in the AQMP. Both the RCPG and AQMP are based, in part, on projections originating with the City of Los Angeles General Plan. In addition, the current AQMP addresses several State and Federal planning requirements and incorporates substantial new scientific data, primarily in the form of updated emission inventories, ambient measurements, new meteorological data and new air quality modeling tools. The Proposed Project would support and be consistent with several important policy directives set forth in the AQMP. For example, the Proposed Project would provide for new residential uses within a major regional employment center, locate new development within proximity to existing transit facilities, and the Proposed Project would utilize land with existing infrastructure that could support the new development.

Project development would involve the demolition and removal of all existing on-site structures, extensive excavation and grading, and the construction of a large mixed-use development. The Proposed Project would include hotel, residential, commercial, office, retail, and restaurant uses.

Thus, the Proposed Project would result in an increase in stationary and mobile source air emissions associated with construction and operation of the Proposed Project. As a result, Project development could have an adverse effect on the SCAQMD's implementation of the AQMP. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will include: (1) an evaluation of the Proposed Project's consistency with the SCAQMD's AQMP in accordance with the procedures established in the SCAQMD's CEQA Air Quality Handbook; and (2) an assessment of Project consistency with the applicable policies of the City's General Plan Air Quality Element and the County General Plan policies addressing air quality issues.

Potential Project impacts with regard to the Los Angeles County Congestion Management Plan are addressed in Section XV(g) (Transportation/Circulation) below.

⁵ SCAG serves as the federally designated metropolitan planning organization (MPO) for the Southern California region.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Construction Emissions

Potentially Significant Impact. As indicated above, the Project Site is located within the South Coast Air Basin, which is characterized by relatively poor air quality. Project development would involve the demolition and removal of all existing on-site structures, extensive excavation and grading, establishing building foundations, road building, installation of utility lines and services, and the construction of a large mixed-use development. The Proposed Project would include hotel, residential, office, retail, and restaurant uses. Air emissions would occur during all phases of Project construction (e.g., demolition, excavation, site preparation, and constructing the buildings themselves). As a result, the Proposed Project has the potential to exceed SQAQMD-prescribed emission thresholds during its construction. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will (1) describe the regulatory environment as it relates to air quality; (2) develop the Proposed Project's daily and quarterly regional construction emissions inventory using the mobile-source and fugitive dust emissions factors derived from URBEMIS 2007;⁶ (3) identify sensitive receptors in the Proposed Project area that may be impacted by Proposed Project construction; (4) identify maximum impacts to sensitive receptors from the Proposed Project's daily construction emissions using the SCAQMD's localized significance thresholds (LSTs) methodology; and (5) analyze the potential for emissions of air toxics during construction and their resultant potential impacts.

Operational Emissions

Potentially Significant Impact. The Proposed Project would include hotel, residential, office, retail, and restaurant uses. The new buildings and uses within the Proposed Project would generate air emissions during their operational phase, including emissions from vehicle trips, energy consumption from on-site activities (such as lighting and heating and cooling) associated with the residential, hotel, retail, and office uses.

These emissions have the potential to exceed SCAQMD-prescribed emission standards. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will include: (1) a forecast of daily regional emissions from mobile and stationary sources that would occur during long-term Project operations; (2) an evaluation of localized pollutant concentrations; and (3) an evaluation of potential impacts to future on-site residents from motor vehicle travel on major area roadways (e.g., Avenue of the Stars, Santa Monica Boulevard, Olympic Boulevard).

⁶ *URBEMIS 2007 is an emissions estimation/evaluation model developed by the State of California Air Resources Board that is based, in part, on SCAQMD CEQA Air Quality Handbook guidelines and methodologies.*

The analyses will address both criteria pollutants (i.e., pollutants for which ambient air quality standards have been established) and toxic air contaminants, including, but not limited to, diesel particulate emissions.

Greenhouse Gas Emissions

Gases that trap heat in the atmosphere are referred to as greenhouse gases. Greenhouse gases are different than the criteria gases and air toxics discussed above, because greenhouse gases have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature. Global climate change, which most scientists believe to be caused by greenhouse gases, is a widely discussed scientific, economic and political issue in the United States. The State of California is undertaking initiatives designed to address the effects of greenhouse gas emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California. Activities associated with the Proposed Project, including construction and operational activities, would include associated human activity-related greenhouse gas emissions. The Proposed Project has the potential to result in a net increase in greenhouse gas emissions. These potential greenhouse gas emissions could have a cumulatively considerable impact on climate change within the region and globally. Therefore, further analysis of this issue in an EIR is recommended. Evaluation of these emissions and associated emission reduction strategies within the context of the ongoing State of California process to define methodologies for considering greenhouse gas emissions and thresholds of significance for such gases will be undertaken in the EIR.

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

Potentially Significant Impact. The SCAQMD's approach for assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and state Clean Air Acts. The Proposed Project, as described above, would result in increases in air emissions from activities associated with construction and operation, occurring in the Basin, which is currently in non-attainment of federal and state air quality standards for ozone, PM₁₀ and PM_{2.5}. Construction activities that would result in an increase of on-site emissions include, but are not limited to, the demolition and removal of all existing on-site structures, extensive excavation and grading, establishing building foundations, road building, installation of utility lines and services, and the construction of a large mixed-use development. Proposed Project operations that would result in increases in stationary and mobile air emissions include, but are not limited to, the consumption of natural gas for space and water heating, the operation of landscape maintenance equipment, and vehicle travel. Therefore, implementation of the Proposed Project could potentially contribute to air quality impacts, which combined with other existing and future emissions sources in the area, could cause a cumulative impact. Therefore, further analysis of this issue in an EIR is recommended.

The EIR's cumulative air quality analysis will be conducted in accordance with the procedures established by the SCAQMD and will address the degree to which the Proposed Project would or would not result in a cumulatively considerable net increase of any criteria pollutant for which the Basin is classified as non-attainment under an applicable federal or state ambient air quality standard.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Proposed Project construction activities and operations, as described above, would increase air emissions above current levels. Land uses that are considered more sensitive to air pollution than others include hospitals, schools, residences, playgrounds, childcare centers, athletic facilities, and retirement homes.⁷ Sensitive receptors in the vicinity of the Proposed Project include, but are not limited to, the Century Woods condominium development, located immediately southwest of the Project Site, the Park Place Condominiums development, located 0.1 mile southeast of the Project Site, and the single family residential homes located to the west of the Project Site on the west side of Century Park West. Additionally, Beverly Hills High School is located approximately 0.3 mile east of the Project Site. This issue will be analyzed further in an EIR as the Proposed Project could expose these sensitive receptors to substantial pollutant concentrations. As previously described, Proposed Project impacts on pollutant concentrations with regard to nearby sensitive receptors would be analyzed during Proposed Project construction as well as long-term operations. The analysis will address concentrations of both criteria pollutants and toxic air contaminants.

e) Would the project create objectionable odors affecting a substantial number of people?

Potentially Significant Impact. Objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other pungent elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The Proposed Project involves the development of residential, hotel, office, and retail uses; these elements would not be anticipated to generate odors during operations. However, the Project also includes the development of restaurant uses, which may generate odors. Additionally, emissions from construction equipment operating within the Project Site may temporarily create objectionable odors. Odors from construction equipment would be mainly limited to the immediate environs of the local construction sites. Notwithstanding, as a potential odor impact could occur, this issue will be evaluated further in an EIR.

⁷ South Coast Air Quality Management District, *CEQA Air Quality Handbook*, Figure 5-1, April 1993.

IV. BIOLOGICAL RESOURCES

- a) **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

No Impact. The Project Site and the surrounding area are predominantly developed with structures or impervious surfaces. The Project Site is completely disturbed and only ornamental landscaping, shrubs and trees. No protected species, as listed on the California Department of Fish and Game Natural Diversity Database (CNDDDB), were identified on the Project Site and no habitat currently exists on-site which may be suitable for any sensitive plant or animal species recorded in the region.⁸ Most of these species occur in woodland/forest, riparian, sage scrub, or aquatic habitats and none of these habitat types currently exist on or adjacent to the site. As no significant impacts would occur, no mitigation measures or further evaluation of this issue are recommended..

- b) **Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

No Impact. The Project Site and the surrounding area are predominantly developed with structures or impervious surfaces. The Project Site is completely disturbed and features only ornamental landscaping, shrubs and trees. There is no riparian habitat or other sensitive natural communities present on the Project Site as identified in the City or regional plans or in regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service. No watercourses are present within or adjacent to the Project Site that have the potential to support riparian vegetation. The Project Site is not located in or adjacent to a Significant Ecological Area, as defined by the City of Los Angeles⁹. As no significant impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

⁸ California Department of Fish and Game. 2009. *Natural Diversity Database. Commercial version. Search of occurrences on the Beverly Hills, Hollywood, Venice and Inglewood USGS Quadrangles, conducted on January 12, 2009.*

⁹ City of Los Angeles, Dept. of City Planning, *Los Angeles Citywide General Plan Framework, Draft EIR, January 19, 1995, page 2.18-36 and Figure BR-1B.*

- c) **Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No Impact. The Project Site and the surrounding area are predominantly developed with structures or impervious surfaces. The Project Site is completely disturbed and features only ornamental landscaping, shrubs and trees. Additionally, no water features or other topographic depressions are present on-site. There are no federally protected waters or wetlands, as defined by Section 404 of the Clean Water Act, on the Project Site or within surrounding area. As no significant impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

- d) **Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

No Impact. The Project Site and the surrounding area are predominantly developed with structures or impervious surfaces. The Project Site is completely disturbed and features only limited areas of ornamental landscaping, shrubs and trees. The developed nature of the Project Site as well as the extent and nature of the surrounding development on all sides of the Project Site do not act as a migratory corridor or provide an area for resident terrestrial wildlife movement. No established native resident or migratory wildlife corridor is present on or adjacent to the Project Site. No aquatic habitat is present on or adjacent to the Project Site that could support fish species. The extensive level of urbanization of the Project Site and surrounding area precludes its use as a native wildlife nursery site. As no significant impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

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

Less Than Significant Impact. As outlined above, the Project Site is currently developed with a larger hotel and associated structures. The limited vegetation on the Project Site mainly consists of mature ornamental landscaping. A tree survey of the Project Site was completed by Christopher A. Joseph & Associates (December 4, 2008), to identify whether there exists on the Project Site any protected trees as defined under the Los Angeles Municipal Ordinance No. 177404 (native oaks, walnut, California bay laurel and sycamore) and/or any significant trees (refer to Appendix A of this IS). The survey found 113 non-native significant ornamental trees (defined as having an eight-inch diameter or more at 4.5 feet above the natural grade) on the Project Site, primarily consisting of Canary Island pines (*Pinus canariensis*) and Canary Island date palms (*Phoenix canariensis*). The survey did not identify any protected trees on the Project Site.

Development of the Proposed Project would result in the removal of all 113 mature ornamental trees from the Project Site. It is the City Advisory Agency's tract map policy to require the replacement of existing mature non-protected trees removed at development sites at a 1:1 ratio. Removal without replacement of

a mature non-protected tree with a trunk diameter of 12 inches or greater at 4.5 feet above natural grade would be a significant impact. The Proposed Project would incorporate a landscaping plan, which would include, as is practicable, the planting of replacement trees as well as new shrubs and groundcover. In addition, any street trees removed during the construction of the Proposed Project would be replaced in accordance with the City of Los Angeles Street Tree Ordinance. Compliance with standard City of Los Angeles Conditions of Approval and tree replacement at the Project Site in compliance with the City's tree replacement policy would ensure the Proposed Project would not conflict with any local policies or ordinances regarding the protection of biological resources. As no significant impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

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

No Impact. A significant impact would occur if a project is inconsistent with resource policies of any conservation plans of the types cited above. The Project Site and surrounding vicinity are not located within an area covered by a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. As no impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

V. CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Potentially Significant Impact. Section 15064.5 of the State CEQA Guidelines defines an historical resource as: (1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or (3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if the Proposed Project were to adversely affect a historical resource meeting one of the above definitions.

There are no previously identified Federal or State level designated properties within or near the Project Site. Further study is required to determine whether the Existing Hotel could be considered to be an historic resource under CEQA. Constructed in 1966, the Existing Hotel was designed in the 1960's late modern style of architecture and contains a few elements of the New Formalism style. Architect Minoru Yamasaki, who designed the World Trade Center in New York City, also designed the Century Plaza Hotel. In the Century City area, Mr. Yamasaki also designed the iconic, triangular Century Plaza Towers,

located approximately 850 feet east of the Project Site. The Proposed Project would involve the demolition and removal of all structures on the Project Site, including the Existing Hotel. Further study is required to determine whether the Existing Hotel could be considered to be an historic resource under CEQA. Therefore, the potential exists for the Proposed Project to have a potentially significant impact on an historic structure and further analysis of this issue in an EIR is recommended.

The EIR analysis will evaluate all on-site structures and assess their potential for designation as historic resources, based upon criteria used by the National Register, the California Register of Historic Places, the City of Los Angeles Historic-Cultural Monuments and the survey methodology of the State Office of Historic Preservation. The EIR analysis would focus on the effects of the proposed Project's development on those on-site resources which may be eligible for designation as an historic resource.

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

Potentially Significant Unless Mitigation Incorporated. The Project Site has already been subject to extensive disturbance due to construction of the Existing Hotel, which also included several levels of underground parking. Given the extent of the previous disturbance to the underlying soil, if any archaeological resources were present on the Project Site, they have likely been disturbed due to previous grading activities. The improvements associated with the Proposed Project would however require additional excavation and grading to a greater depth than previously excavated for the existing development on the Project Site.

A records search was conducted by the South Central Coastal Information Center ("SCCIC") at California State University, Fullerton to identify previously recorded prehistoric and historic resources in the Project area. The records search indicated that there are no previously identified prehistoric and/or historic archaeological resources in the Project Area, and no unique and/or important prehistoric and/or historic archaeological sites have been encountered on or within the vicinity of the Project Site.

While it is likely that, given the level of excavation and disturbance on the Project Site that any archaeological resources that may have been present have been previously disturbed, it is conceivable that archaeological resources would be encountered at the new depth of excavation. Section 21083.2(i) provides that the lead agency may make provisions for unanticipated discovery of potential archaeological resources. Therefore, the mitigation measures require that if a potential archaeological resource is discovered during construction of the Proposed Project, work in the area would cease for an immediate evaluation of the significance of the resource. If it were to be determined to be historically significant, then data recovery plan shall be implemented if needed. As a result, construction activities associated with the Proposed Project are not anticipated to disturb, damage, or degrade potential or unique archaeological resources or archaeological sites considered historic resources. However, should archeological materials be discovered during construction of the Proposed Project, the below Mitigation Measure would ensure impacts remain less than significant, and no further evaluation of this is recommended.

Mitigation Measures

As little potential for encountering significant archaeological deposits exists, monitoring of ground disturbing activities is not be required. However, in the event of an unanticipated discovery, the following mitigation measures are recommended:

ARCH 1 If an archaeological resource is encountered, construction activities will be diverted and a qualified archaeologist will be consulted. The archaeologist will assess the significance of the exposed archaeological discovery in accordance all relevant California Register criteria. If the resource is historically significant, and -if it is not possible to construct the project without disturbance of the archaeological resource, a data recovery plan shall be implemented unless the qualified archaeologist determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource. The data recovery plan, if needed, shall set forth the size of the sample to be acquired, the methods and techniques of excavation, methods and techniques of laboratory studies to be conducted, documentation procedures, and the place where all materials and documentation will be curated. All work required by this measure shall be undertaken in a manner that minimizes disruption and delay to the project.

ARCH- 2 In the event human remains are discovered, work in the immediate vicinity of the discovery will be suspended and the County Coroner will be contacted. If the remains are deemed Native American in origin, the NAHC will be contacted to request consultation with an NAHC-appointed MLD pursuant to Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5. Work may be resumed at the landowner's discretion but shall only commence once consultation and treatment have been concluded. Work may continue on other parts of the Project Site while consultation and treatment are conducted.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Unless Mitigation Incorporated. The proposed improvements associated with the Proposed Project would require some excavation and grading. The Project Site has been previously disturbed and/or consists of fill that does not have a high probability of uncovering significant vertebrate fossil remains; thus, any paleontological resources that may have existed at one time at these levels have likely been previously disturbed. However, the fill is underlain by Late of Middle Pleistocene age alluvial fan deposits which have been assigned a High paleontological rating. Disturbance of these deposits would have the potential to impact significant paleontological resources

As outlined above, the Project Site has already been subject to extensive disturbance due to construction of the Existing Hotel which also included several levels of underground parking. The improvements

associated with the Proposed Project would require additional excavation and grading to a greater depth than previously excavated for the existing development on the Project Site.

While it is likely that, given the level of disruption over time on the Project Site that any paleontological resources that may have been present have been previously disturbed, it is possible that significant vertebrate fossil remains could be encountered at the new depth of excavation. However, should paleontological materials be discovered during construction of the Proposed Project, with the implementation of the mitigation measures described below, potential impacts would be reduced to less than significant levels and no further evaluation of this topic is recommended.

PALEO-1 If a potential paleontological resource is encountered, construction activities will be diverted and a qualified paleontologist will be consulted. If a potential fossil is found and the paleontologist determines that such fossil could be important, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of such fossil and, if necessary and appropriate, salvage of such fossil.

PALEO-2 At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor may assist the paleontologist in removing rock samples from excavation and grading locations for initial processing.

PALEO-3 All fossils encountered and recovered from the Project Site shall be prepared by the paleontologist to the point of identification and catalogued before such fossil is donated to a final repository.

PALEO-5 All fossils recovered from the Project Site will be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Along with any fossil donated to an institution, the paleontologist shall also prepare (or have prepared) and included with the fossil notes, maps, and (if available) relevant photographs of the fossil and its location prior to removal.

PALEO-5 If fossils are recovered from the Project Site, following completion of the tasks set forth Paleo-2 through Paleo-5 above, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, and a description of the fossils collected and their respective significance. The report shall be submitted by the paleontologist to the Lead Agency, to the Natural History Museum of Los Angeles County, and to representatives of other appropriate or concerned agencies. This report shall signify the satisfactory completion of the monitoring and review of excavation and grading activities and application of the required mitigation measures.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. As discussed above, the Project Site is heavily disturbed and is currently developed with a large hotel and related structures, including an underground parking garage. While the Project Site is not known to contain human remains or known burial grounds, the proposed improvements associated with the Proposed Project would require additional excavation and grading to a depth previously unexcavated for the existing development on the Project Site. Given the extent to which the Project Site has been previously disturbed and/or consists of fill materials, the potential for encountering human remains at the Project Site is considered remote.

However, it remains possible due to the additional excavation associated with the Proposed Project. Should human remains or related resources be discovered, such resources would be treated in accordance with Mitigation Measure Arch-2 above and applicable federal, State and local regulations and guidelines for disclosure, recovery, relocation and preservation, such as Public Resources Code SS5097.98. As such, impacts would be less than significant and no additional mitigation measures or further analysis of this issue is recommended.

VI. GEOLOGY AND SOILS

The following analysis is derived from (the “Geotechnical Report”): *Report of Geotechnical Consultation for Proposed Development: 2025 Avenue of the Stars Century City District, Los Angeles, CA, Tract No. 709060*, prepared by MACTEC (December 17, 2008) (Appendix B) and *Supplemental Geotechnical Consultation Memorandum, Proposed Project, 2025 Avenue of the Stars, Century City District, Los Angeles, California, Tract No. 70690*. (“Geotechnical Report Supplement”) (Appendix C)

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

Less Than Significant Impact. The Project Site is located in the seismically active region of Southern California. Numerous active and potentially active faults with surface expressions (fault traces) have been mapped adjacent to, within, and beneath the City of Los Angeles. There are several major active faults in the Los Angeles metropolitan region that could affect on-site development. The most notable of these is the San Andreas Fault, which is located approximately 38 miles (55 kilometers) northwest of the Project Site, on the far side of the San Gabriel Mountains. Several other important active faults lie closer

to and even within the populated area of greater Los Angeles. These include the Santa Monica, Hollywood, Verdugo, Elysian Park, Raymond, Newport-Inglewood, and Faults.

The Project Site is not located within an Alquist-Priolo Fault Zone, and neither active nor potentially active faults cross the Project Site.¹⁰ Additionally, the Project Site is not included in a City of Los Angeles Fault Rupture Study Area. The closest known active fault is the Santa Monica fault, located approximately 0.7 mile north of the Project Site. The Santa Monica and Hollywood fault zone form a portion of the Transverse Ranges Southern Boundary (TRSB) fault system. The TRSB fault system also includes the Malibu-Coast fault to the west of the Santa Monica fault and the Raymond and Cucamonga faults to the east of the Hollywood fault. The Santa Monica fault zone (SMFZ) is the western segment of the Santa Monica-Hollywood fault zone. The fault zone trends east – west from the Santa Monica coastline on the west to the Hollywood area on the east. The Inglewood Fault of the Newport-Inglewood Fault Zone is located approximately 2.8 miles to the southeast of the Project Site.

Research indicates that the SMFZ is separated into an east segment and a west segment, divided by the West Beverly Hills Lineament. The Project Site is located in the east segment of the SMFZ; the east segment of the SMFZ is not considered active. Although the west segment of the Santa Monica is considered active, it has not yet been included in a State of California Special Studies (Alquist-Priolo) Earthquake Fault Zone.

Blind thrust fault zones affecting the Project Site include the Northridge Thrust, located beneath the majority of the San Fernando Valley. The vertical surface projection of the Northridge Thrust is approximately 6.0 miles northwest of the Project Site at the closest point. Other nearby blind thrust fault zones include the Compton-Los Alamitos Thrust and the Elysian Park Thrust, with the closest edge of the vertical surface projections located approximately 8.0 miles southeast and 12.0 miles southeast of the Project Site, respectively.

No active or potentially active faults are known to underlay and project toward the Project Site. Therefore, the fault rupture potential on-site is considered very low. Thus, impacts to fault rupture would be less than significant. As no significant impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

(ii) Strong seismic ground shaking?

Potentially Significant Impact. According to the Geotechnical Report, there are 36 known active faults and potentially active faults within 50 miles of the Project Site. Historic earthquakes of moderate to major magnitude that have occurred in the region include the 6.4 magnitude Big Bear Earthquake on June 28, 1992, the 6.7 magnitude Northridge earthquake on January 17, 1994, and the 7.1 magnitude Hector Mine Earthquake on October 16, 1999.

¹⁰ California Department of Conservation, California Geologic Survey, Alquist-Priolo Fault Hazard Zones, Beverly Hills Quadrangle, Revised 1986. http://www.consrv.ca.gov/CGS/rghm/ap/Map_index/F4D.htm

As noted above, the Santa Monica Fault and the Newport-Inglewood Fault zones are located nearby. Thus, the location of the Project Site within a seismically active area could expose people or structures to strong seismic ground shaking, similar to conditions present throughout southern California. Although the Proposed Project must comply with building regulations set forth by the State Geologist, which specify structural requirements for different types of buildings in a seismically active area, a potential impact may occur. Therefore, further analysis of this issue is recommended.

The EIR analysis will identify the potential for seismic ground shaking and will take into consideration the impact of seismic activity on future development.

(iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction involves a sudden loss in strength of a saturated, cohesionless soil, which is caused by shock or strain and results in temporary transformation of the soil to a fluid mass. The surface effects of liquefaction typically take the form of sand boils, differential ground settlement, or lateral spreading. Liquefaction typically occurs in areas where the groundwater is less than 50 feet from the surface and where soils are composed of poorly consolidated, fine to medium-grained sand. In addition to the necessary soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to initiate liquefaction.

The Geotechnical Report evaluated potential impacts for seismic-related ground failure, including the differential seismic settlement and liquefaction. According to City of Los Angeles Seismic Safety Element (1996) and the California Geological Survey (formerly California Division of Mines and Geology), the Project Site is not located within an area identified as having the potential for liquefaction. Additionally, the Project Site is not located within a State of California designated Liquefaction Hazard Zone.¹¹ The depth to ground water is deep and the alluvial soils are dense and very dense and are not subject to liquefaction.

Furthermore, the Proposed Project would comply with the California Geological Survey Special Publications 117, 'Guidelines for Evaluating and Mitigating Seismic Hazards in California (1997),' State and local building and safety codes (including the City of Los Angeles Building Code and the Los Angeles Municipal Code, as well as any recommendations set forth in the Geotechnical Report. Thus, the environmental impact associated with this issue is less than significant and no mitigation measures or further evaluation of this topic are recommended.

¹¹ City of Los Angeles, Department of City Planning. *Parcel Profile Report, 2025 S Avenue of the Stars. Generated January 7, 2009.*

(iv) Landslides?

Less Than Significant Impact. The Geotechnical Report evaluated potential impacts related to slope stability and landslides. The Project Site is not within an area identified as having a potential for seismic slope instability.¹² Moreover, the Project Site does not meet the Los Angeles Zoning Code definition of “Hillside Area” and is thus exempt from Hillside Ordinance No. 168,159. Also, there are no known landslides at the Project Site, nor is the Project Site in the path of any known or potential landslides. The Project Site is relatively level. However, the Project Site is included in an area of “Cluster of Small Shallow Surficial Landslides” in the City of Los Angeles General Plan Safety Element (City of Los Angeles (1996)).

Development of the Proposed Project must comply with building regulations set forth by the State Uniform Building Code (UBC) with the City and County Building Code Amendments, which require site analysis and remedial measures of unstable slopes prior to development that would reduce impacts to a less-than-significant level. As no significant impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

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

Potentially Significant Unless Mitigation Incorporated. During construction, demolition, excavation, and grading would expose soil for a limited time, allowing for possible erosion. Development must comply with City and County building regulations, including all applicable provisions of Chapter IX, Division 70 of the Los Angeles Municipal Code which addresses grading, excavations, and fills. Further, the Proposed Project would be developed in compliance with the applicable requirements of the National Pollutant Discharge Elimination System (NPDES), which are intended to reduce runoff and erosion. Compliance with NPDES permit requirements includes the implementation of best management practices (BMPs) that address issues relating to runoff and erosion. Existing City and County regulations also require a local Storm Water Pollution Prevention Plan (SWPPP) and a Wet Weather Erosion Control Plan (WWECP) to be developed for development projects such as the Proposed Project.

During operation of the Proposed Project, the potential for soil erosion to occur would be limited due to the generally level topography, the presence of on- and off-site drainage facilities, and the limited amount of pervious surfaces. Given that the Project Site is largely covered with impervious surfaces, the Proposed Project would only result in a minor increase in the amount of impervious surface area on the Project Site. Standard Urban Stormwater Mitigation Plan (SUSMP) provisions would be implemented throughout the operational life of the Proposed Project that would assist in reducing on-site erosion. A SUSMP is a working plan that is systematically reviewed and revised to ensure that BMPs are functioning properly and are effective at treating runoff from the Project Site for the life of the Proposed

¹² *Ibid.*

Project. Implementation of the following mitigation measures would ensure that the impacts associated with erosion are less-than-significant. As such, no further evaluation of this topic is recommended.

- GEO-3** The Applicant shall comply with Ordinance No. 172,176 and Ordinance No. 173,494, where applicable, which specify Stormwater and Urban Runoff Pollution Control and require the application of Best Management Practices.
- GEO-4** The Applicant shall also comply with Chapter IX, Division 70 of the Los Angeles Municipal Code, as applicable, which addresses grading, excavations, and fills.
- GEO-5** The Applicant shall meet the applicable requirements of the Standard Urban Stormwater Mitigation Plan approved by the Los Angeles Regional Water Quality Control Board.

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

Less Than Significant Impact. Artificial fill material on the Project Site is underlain with Late to Middle Pleistocene age alluvial fan deposits. These deposits consist of silty sand, sand, and clayey sand with layers of clay and silt and local gravel and cobbles. The upper natural soils are moderately firm to firm. The underlying silty sand and sand are dense to very dense. The soils become more dense with an increase in depth and are not subject to liquefaction. The low potential for liquefaction would preclude the potential for lateral spreading. Thus, Project impacts related to liquefaction and lateral spreading would be less than significant and no mitigation measures are required.

As noted above in Response to Checklist Question VI(a)(iv), the Project Site is included in an area of “Cluster of Small Shallow Surficial Landslides.” in the City of Los Angeles General Plan Safety Element (City of Los Angeles (1996)). However, there are no known landslides at the Project Site, nor is the Project Site in the path of any known or potential landslides. Further, the Project Site is relatively level. Thus, impacts related to landslides would be less than significant and no mitigation measures are required.

Based on the Geotechnical Report, the clay, silt and silty sandy soils and the alluvial deposits beneath the ground surface of the Project Site are massive or horizontally stratified. The soils lack characteristics that could act as planes of weakness and the soil conditions are considered favorable from a gross geologic standpoint. Nonetheless, the sandy alluvial soils could be prone to caving or local raveling.

The Proposed Project would be required to implement the recommendations set forth in the Geotechnical Report, as well as with building regulations set forth by the City and County Building Codes—such as the use of shoring to withstand lateral pressure.

Subsidence occurs when fluids from the ground (such as petroleum or groundwater) are withdrawn. The Project Site is located within the Beverly Hills Oil Field, but has not been documented to have

experienced subsidence. The Project Site is not within an area of known subsidence associated with fluid withdrawal (ground water or petroleum), peat oxidation, or hydrocompaction. The Proposed Project would not have an adverse effect of the geologic stability of adjacent properties.. Excavations associated with the proposed project would be engineered such that lateral support of the adjacent properties are maintained using appropriate slope cuts or shoring.

The Project Site does not exhibit characteristics that would result in the potential for geotechnical hazards to the Proposed Project. The Proposed Project would comply with the Los Angeles Building Code and the Los Angeles Municipal Code requirements as well as all recommendations in the Geotechnical Report. Therefore, no significant impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

d) Would the project be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact.

As noted above, the onsite natural soils consist of silty sand, sand, and clayey sand with layers of silt. The clay is generally lean. Based on the Geotechnical Report Supplement, the clay ranges from low to highly expansive, with an Expansion Index values ranging from 31 to 138. The on-site expansive soils will therefore shrink and swell with changes in moisture content. On-site expansive soils could result in building damage as a result of uneven pressure on the foundation. This is considered a potentially significant impact. Development of the Proposed Project must comply with building regulations set forth by the City Building Code, as well as with the applicable provisions of the LAMC and recommendations outlined in the Geotechnical Report Supplement. While development must comply with building regulations set forth by the City Building Code and the recommendations of the Geotechnical Report Supplement, there is a potential for risks associated with expansive soils. Thus, further evaluation of this topic in an EIR is recommended. The EIR analysis will identify the potential for soil expansion to occur and will take into consideration the impact of this potential hazard on future development.

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

No Impact. The Project Site is located in an area that is served by a City-operated wastewater collection, conveyance, and treatment system. No septic tanks or alternative disposal systems would be required nor are they included as part of the Proposed Project. As no impacts would occur, no mitigation measures or further evaluation of this issue in an EIR is recommended.

VII. HAZARDS AND HAZARDOUS MATERIALS

The following analysis is based, in part, upon the following documents: the *Phase I Environmental Site Assessment*, prepared by IVI Due Diligence Services, Inc., April 22, 2008 (Appendix D).

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

Less Than Significant Impact. The residential, hotel, office, commercial, retail, and restaurant uses associated with the Proposed Project would use the types and amounts of hazardous materials typical for similar developments. Commercial uses typically include the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pesticides for landscaping, photo-developing and printing chemicals, and petroleum based products. The residential and hotel uses would involve the limited use of household cleaning solvents and pesticides. Construction of the Proposed Project would also involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Any associated risk would be adequately reduced to a less-than-significant level through compliance with these standards, regulations, and recommendations. As such, construction and operation of the Proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. As no significant impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

b) Would the project create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. The Proposed Project involves the construction of a mixed-use development project, which would include residential, hotel, office, commercial, retail, and restaurant uses. Potentially hazardous materials that would likely be stored and used on the Project Site include typical cleaning solvents, paints and lacquers, laundry detergents, and pesticides, which, when stored and used in small quantities, would not pose a risk of upset or significant environmental impact.

Asbestos-Containing Materials (ACMs) and Lead-Based Paints (LBPs)

Due to age of the existing structures on the Project Site, the potential exists for encountering asbestos containing materials (ACMs). The use of ACMs was unregulated until the late 1970s. The Phase I Environmental Site Assessment (ESA) evaluated the potential for ACMs to exist at the Project Site. Although sporadic abatements have reportedly been conducted, significant quantities of ACM remain at the Project Site. Such ACMs include spray applied fireproofing, spray applied acoustic ceiling finishes, thermal system pipe and fitting insulation, thermal insulation pads in incandescent light fixtures, wall plaster, wall plaster patching compound, cement board, fire door insulation, vault door insulation, cooler drain pipe insulation, sink mastic, fire stop insulation, duct sealant, valve gasket material, refrigerator sealant, various vinyl floor tiles, vinyl baseboard and mastic, roof flashing, elevator brake shoe pads (suspect) and mirror and vanity mastic (assumed). In addition, the roofing systems may contain asbestos. Consequently, demolition may result in additional areas containing ACMs to be encountered and there is

the potential to create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Additionally, since the Existing Hotel was constructed prior to the Consumer Product Safety Commission's 1978 ban on the sale of lead-based paints (LBP) to consumers and the use of LBP in residences, there is a potential that LBP may have been applied at the Project Site. Thus, as there is the potential for encountering both ACMs and LBPs during Proposed Project demolition activities, further analysis of this topic in an EIR is recommended.

Dry Cleaning and Perchloroethylene (PCE)

Dry cleaning utilizing Perchloroethylene (PCE) was conducted on the bottom basement level of the Existing Hotel building since it opened in 1966 until 2007. Subsurface investigations conducted in 1999 identified PCE impacted soils beneath the building basement slab. In December 1999, a soil vapor extraction (SVE) system was installed in the soil beneath the dry cleaning machine area. The system operated for four months in 2000 and was deactivated when concentrations of volatile organic compounds (VOCs) had reportedly declined to a level at which it was no longer feasible to continue the extraction process. It was concluded that further extraction would not significantly reduce VOC concentrations in the subsurface.

In June 2003, IVI conducted a Phase I ESA and recommended soil samples be collected to verify the effectiveness of the remediation. Subsequently, IVI carried out a Phase II Environmental Site Assessment at the Project Site in August of 2003. No significant readings were identified in the soil samples, with the exception of one boring, which indicated a significant reading.

The IVI Phase II Assessment identified the dry cleaning solvent PCE in soils beneath the dry cleaning machine. However, the levels of PCE were substantially lower than concentrations detected in the pre-remediation soil samples noted above. As such, the SVE System substantially reduced VOC concentrations in the soils beneath the dry cleaning equipment. Therefore, based on data collected and review of previous reports, it was unlikely that the release of PCE discovered in the soils under the dry cleaning area has impacted the groundwater, which is located approximately 142 feet below ground surface. Additionally, remaining PCE contamination in the soils is not likely to pose a significant impact to human health as the contamination has been largely remediated. However, as there is the potential for remaining PCE in the soil, and thus, potential for a release of hazardous materials into the environment, further evaluation of this issue in an EIR is recommended.

Methane Zone

The Project Site is located within a Methane Zone as designated by the City of Los Angeles and the California Division of Oil, Gas, and Geothermal Resources (DOGGR). There is a potential methane

hazard at the site due to the proximity of a methane gas source. Additionally, the Project Site is located within the Beverly Hills Oil Field¹³, and two known abandoned oil wells are located on the Project Site.¹⁴

Construction within a Methane Zone requires detailed plans for adequate protection against methane. Therefore, the Proposed Project has the potential to create a significant environmental hazard to the public or environment through foreseeable upset and accidental release of hazardous materials (methane) during Proposed Project grading and excavation activities. Additionally, without proper mitigation, there is the potential for methane releases to result in a hazard during operation of the Proposed Project. Thus, further evaluation of this issue in an EIR is recommended.

Former Oil Wells

Two oil wells, part of the Beverly Hills Oilfield, are located on the Project Site. According to the DOGGR, the wells, Wolfskill 37 (G&M Oil Company) and Wolfskill 50 (Chevron USA, Inc.) were plugged and abandoned in 1944 and 1916, respectively. Although it is unlikely that these wells were closed in accordance with current guidelines, inasmuch as the Project Site was significantly excavated during construction of the existing improvements, and given the general environmental non-sensitivity of the area in conjunction with the former area-wide use as an oilfield, it is unlikely that these wells are of material concern. Moreover, methane gas measurements at the Project Site and surrounding buildings by Geraghty & Miller in March of 1987, found no concerns relative to methane. However, as the potential of a release of hazardous materials into the environment as a result of the former oil wells, further evaluation of this issue in an EIR is recommended.

Underground Storage Tanks (USTs)

An active 16-year-old, state-of-the-art, double-wall steel 2,000-gallon diesel underground storage tank (UST), featuring cathodic protection, leak detection and spill prevention serves the Existing Hotel's emergency generators. The tank is reportedly registered with the Los Angeles City Fire Department (LAFD) and appears to meet federal tank construction specifications. As this identified UST is in good condition, the Project Site is not identified on the leaking UST database.

This current UST replaced a former UST that was located in the same location. Minor quantities of contaminated soil were found during excavations of the former tank and subsequently removed. A "no further action letter" was issued by the LAFD on July 23, 1992.

¹³ City of Los Angeles, Department of City Planning, *Los Angeles Citywide General Plan, Safety Element, November 26, 1996, Exhibit E, Oil Field & Oil Drilling Areas in the City of Los Angeles.*

¹⁴ City of Los Angeles, Bureau of Engineering, Department of Public works. *Navigate LA.* Available at: <http://navigatela.lacity.org>. Accessed January 6, 2009.

Additionally, two, 5,000-gallon gasoline USTs and all associated piping were removed from the Project Site in September 1998. These USTs were located beneath the driveway entrance for the employee parking garage off Constellation Boulevard. Upon removal, one soil sample was collected from beneath each tank at a depth of two feet below the base of the excavation, and six soil samples were taken from the stockpiled soil (from the excavation). All soil samples were analyzed for total petroleum hydrocarbons, benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary butyl ether (MTBE). All detected concentrations were below LAFD action levels. A “no further action letter” was subsequently issued by the LAFD and dated November 24, 1998.

As the Proposed Project would demolish and remove all existing structures, there is potential for impacts to result from the removal of ACMs, LBPs, and USTs from the Project Site, as well as from any remaining contamination associated with former oil wells or remaining contaminated soils. Since the Project Site is located within a City-designated methane zone, grading and excavation activities during construction of the Proposed Project could result in the release of methane gas and other related gas emissions. As there is the potential to create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, further evaluation of this topic in an EIR is recommended.

The EIR analysis will include: (1) a summary of applicable federal, state, and local regulatory standards and procedures; (2) the role of the LAFD in implementing state statutes for the use, storage, or transport of common hazardous materials; (3) summaries of prior investigations conducted at the Project Site; (4) background information regarding the number and location of hazardous materials stored and used on the property (including USTs and ACMs), current hazardous management practices, and hazardous waste storage and disposal practices. The EIR analysis will also evaluate the use, handling and transport of hazardous materials that would be used during Proposed Project construction and operation; including paints, cleaning materials, vehicle fuels, and caustic construction compounds. On the basis of regulatory standards, the EIR will assess potential impacts from any on-site listed sites, the handling and storage of hazardous materials and the transport of hazardous materials during Proposed Project construction and operation. Further, the EIR would evaluate the potential for methane on the Project Site to result in significant impacts. The EIR analysis will also provide information on current emergency response and/or evacuation plans.

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

Potentially Significant Impact. The Project Site is not located within 0.25 mile of any existing Los Angeles Unified School District (LAUSD), Beverly Hills Unified School District (BHUSD), or any private schools. However, Beverly Hills High School, a BHUSD school, is located approximately 0.3 miles east of the Project Site. The Proposed Project would use minimal amounts of hazardous materials for routine cleaning and maintenance. Additionally, as discussed above in Response VII(b), due to the Proposed Project’s location within a City-designated methane zone, grading and excavation activities during construction of the Proposed Project could result in the release of methane gas and other

related gas emissions. Also discussed above, the building potentially contains ACMs, LBPs, and USTs on the Project Site. As the Proposed Project is located 0.3 mile west of Beverly Hills high School, just outside of the 0.25-mile radius, it is recommended that this issue be addressed in an EIR.

The EIR analysis will identify the location of all existing and proposed schools in the vicinity of the Project Site and evaluate the potential for the release of hazardous materials associated with the Proposed Project's construction or operations that could affect these or other schools located within the vicinity.

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

Potentially Significant Impact. The Phase I ESA included a review of the Federal, State, and Local environmental agency listings of properties to determine whether recognized environmental conditions have been reported for the Project Site and surrounding area. The results of this investigation revealed that the Project Site is identified on three databases. The Project Site was identified on the U.S. Environmental Protection Agency Resource and Recovery Act (RCRA) Generator Database for the former dry cleaning equipment that utilized PCE as a cleaning agent. The Project Site was also identified on the California Hazardous Substance Storage Container Underground Storage Tank (HSCD UST) and Statewide Environmental Evaluation and Planning System (SWEEPS) for both the current 2,000-gallon UST and the former 10,000-gallon UST located on the Project Site, which was replaced with the current UST in 1992. Lastly, the Project Site was identified on the national AIRS database for the permitting of the dry cleaning operations and diesel-fired emergency generators with the SCAQMD. As the Project Site is listed on several databases for the operation of former and current USTs, further evaluation of this topic in an EIR is recommended. The EIR analysis will include: (1) a summary of the review of applicable federal, state, and local hazardous materials regulatory databases; (2) background information regarding the number and location of hazardous materials stored and used on the property (including USTs and ACMs); (3) analysis of all identified on-site hazardous materials concerns and their potential to result in significant hazard to the public or the environment; and (4) a description and analysis of the role of the City of Los Angeles Fire Department (LAFD) in installing, monitoring, and removing identified hazardous materials concerns.

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

No Impact. The Project Site is not located within two miles of an airport or within an airport planning area. Therefore, no impact with respect to this issue would occur. As no impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The Project Site is not located within two miles of a private airstrip. Therefore, no impact with respect to this issue would occur. As no impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

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

Potentially Significant Impact. Within the Proposed Project vicinity, Santa Monica Boulevard and Olympic Boulevard are designated disaster routes in the event of a major disaster or emergency.¹⁵ The Proposed Project has the potential to increase traffic in the vicinity of these routes (refer to Section XV(a), below) and as a result could potentially affect emergency response or evacuation. Therefore, as emergency evacuation impacts could occur, further analysis of this issue in an EIR is recommended.

The EIR analysis will take into consideration the effects of the Proposed Project's construction and operations on the emergency plans referenced in this question.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The Project Site is located in a highly urbanized area of Los Angeles, which does not contain any wildlands or high fire hazard terrain or vegetation. Therefore, no impact would occur, and no further analysis is recommended.

VIII. HYDROLOGY AND WATER QUALITY

The following analysis is based, in part, upon the following documents: the *Environmental Impact Report Site Hydrology*, prepared by PSOMAS, and dated January 12, 2009. (See Appendix E.)

a) Would the project violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. Proposed Project construction activities have the potential to degrade water quality through the exposure of surface runoff (primarily rainfall) to exposed soils, dust, and other debris. Proposed Project development would increase the amount of on-site impermeable areas, through the addition of new structures and to a lesser degree from the construction of new on-site roads and parking facilities. As a result, the potential exists for the transport of pollutants due to the exposure of

¹⁵ *Los Angeles General Plan Safety Element, Exhibit H, Critical Facilities and Lifeline Systems, page 61 (November 1996).*

surface runoff to typical urban contaminants (e.g., oil and grease). While compliance with applicable regulations is anticipated to reduce these impacts to a less-than-significant level, further analysis of this issue in an EIR is recommended.

The EIR analysis will identify the potential for the exposure of surface water to soils, dust and debris during construction and for increases in pollutant loadings in surface runoff from new Project facilities (e.g., parking lots and streets) during operation of the Proposed Project.

With regard to potential impacts during Proposed Project construction, all on-site construction activities must comply with federal and state regulations and City and County building regulations, including a NPDES Construction Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Wet Weather Erosion Control Plan (WWECP). Notwithstanding the Proposed Project's compliance with the foregoing, the EIR analysis will evaluate on-site sources that could have an adverse effect on groundwater quality, including underground storage tanks (USTs) and related infrastructure systems. The EIR will also describe recent and current surface water quality data that includes those pollutants for which there are applicable water quality standards (i.e. metals, nutrients), and provide information regarding the existing quality of groundwater beneath the site. The EIR will also describe existing on-site programs that address pollutant levels in surface water runoff and evaluate the effect of the Project Site's surface water runoff on existing pollutant levels in off-site collection systems. The EIR will also identify any known off-site groundwater contamination that could migrate onto the Project Site.

b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Impact. Existing percolation of rainwater and irrigation water into the existing water table could be diminished and, as such, the Proposed Project could have an impact with respect to groundwater recharge. Additionally, as the Proposed Project would require excavation to a greater extent than previously required for the development of existing structures, there is the potential to encounter groundwater during Project development. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will evaluate construction impacts upon groundwater hydrology and long-term operational impacts resulting from changes in groundwater recharge with respect to the existing state regulations. The EIR will describe regional, sub-regional and local area groundwater levels. The EIR analysis will also evaluate local existing groundwater conditions including, but not necessarily limited to, existing uses and subsurface stratigraphy, groundwater depth and the direction of flow.

- c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?**

Potentially Significant Impact. The existing Project Site drains via surface runoff and curb outlets into two separate city storm drain systems. Approximately 1.62 acres of the Project Site drains south into a 12” storm drain line located at the western edge of the Project Site along an existing private alley called Garden Lane. An additional area of approximately 1.34 acres drains through curb outlets to the private alley and flows off-site southeast via overland flow. An area approximately 4.21 acres in size drains to the northwest and collects at a catch basin at the corner of Avenue of the Stars and Constellation Boulevard. This catch basin connects to an existing 42” storm drain line which flows south along Constellation Boulevard. The remaining 1.53 acres drains southwest through curb drains into Constellation Boulevard and is eventually collected at the corner of Constellation Boulevard and Century Park West by a catch basin.

The development of the Proposed Project would require grading and excavation that may alter the direction of runoff from the Project Site. In addition, future on-site development is anticipated to result in an increase in impermeable surface area, which in turn could increase surface water runoff and a resultant potential for flooding. Thus, further analysis of this issue in an EIR is recommended.

The EIR analysis will describe existing regional, sub-regional and local watersheds and drainage areas and will identify existing on- and off-site drainage facilities. The EIR will also identify on-site drainage areas and flow quantities for existing conditions. Any existing off-site drainage constraints will be identified. The EIR will also identify proposed changes to on-site drainage areas and impacts of Project buildings, new landscaping and hardscape on future drainage patterns. In addition, the EIR will analyze the potential for on-site flooding impacts and the potential for on-site conditions to cause off-site flooding as well as address current regulations and practices regarding on-site detention and the extent to which the Proposed Project complies with City standards regarding the design and construction of the Proposed Project’s future stormwater conveyance facilities.

- d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

Potentially Significant Impact. Refer to response to Section VIII(c), above.

- e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Potentially Significant Impact. As discussed above, the existing Project Site drains via surface runoff and curb outlets into two separate city storm drain systems. Proposed Project development would result in an increase the amount of impermeable surfaces on the site. This change in on-site conditions could

increase surface water runoff across the site, before entering the off-site stormwater drainage system that serves the Project Site. Compliance with applicable regulations and building permits is anticipated to reduce any impacts to a less-than-significant level, as the Proposed Project would not be granted such permits if stormwater flows would exceed the capacity of the existing storm drain infrastructure. Nevertheless, further analysis of this issue in an EIR is recommended.

The EIR analysis will identify existing and proposed drainage patterns and facilities, and analyze the effects of proposed development on the capacity of existing and proposed drainage systems (refer to Sections VIII(c), above). The EIR will also address any potential pollution that could occur from flooding within or across the Project Site, including streets, parking areas, natural terrain, or other sources of potential contamination, such as USTs or workshop areas that require the storage or use of potentially hazardous materials or chemicals.

f) Would the project otherwise substantially degrade water quality?

Potentially Significant Impact. Construction of the Proposed Project would expose soils and fill materials to surface water runoff, during on-site grading and excavation activities. Such exposure has the potential to have an adverse impact on water quality. The increase in impermeable surfaces that would occur under the Project could increase surface water runoff, which could degrade water quality by picking up contaminants from ground surfaces and roadways. While compliance with applicable regulations is anticipated to reduce any impacts to a less-than-significant level, further analysis of this issue in an EIR is recommended.

The EIR analysis will describe the regulatory environment as it relates to water quality and will evaluate recent and current surface and groundwater quality data for the Project Site. The EIR analysis will also identify on-site sources that could have an effect on water quality and will evaluate existing on-site programs that address on-site water quality issues. Although it is assumed that the Proposed Project would not require major changes to the existing nature of discharges as recognized in existing permits, the EIR will update information regarding status of existing permits that are applicable to the Project Site. The Draft EIR will also update groundwater information with recent field test data, and will identify any known off-site groundwater contamination that could migrate onto the Project Site.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. Although the Proposed Project would include the development of residential units, the Project Site is not located in an identified 100-year flood hazard area as mapped on a Federal Hazard Boundary or Flood Insurance Rate Map and is not within a 100-year flood plain mapped by the City of

Los Angeles.¹⁶ As no impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. As mentioned above, the Project Site is not located in an identified 100-year flood hazard area as mapped on a Federal Hazard Boundary or Flood Insurance Rate Map of the City of Los Angeles. As no impacts would occur, no mitigation measures or further evaluation of this issue in an EIR is recommended.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. According to the City of Los Angeles, the Project Site does not lie within a potential inundation area.¹⁷ There are no levees or dams in the Proposed Project vicinity. As no impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

j) Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?

No Impact. The Project Site is not located in a potential tsunami zone.¹⁸ Furthermore, since the Project Site is not located in close proximity to a contained body of water, there is no potential impact associated with a seiche. With respect to the potential impact from a mudflow, the Project Site is relatively flat and is surrounded by urban development; therefore, it does not contain any sources of mudflow. There are no major hills or steep slopes in the Proposed Project vicinity. As no impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

IX. LAND USE AND PLANNING

a) Would the project physically divide an established community?

Potentially Significant Impact. All proposed development associated with the Proposed Project would occur within the boundaries of the Project Site as it currently exists, and would not require an alteration of

¹⁶ City of Los Angeles Department of City Planning, *Safety Element of the General Plan, Exhibit "F": "100 Year and 500-year Flood Plains"* March 1994.

¹⁷ City of Los Angeles Department of City Planning, *Environmental and Public Facilities Maps: Inundation & Tsunami Hazard Areas in the City of Los Angeles*, September 1996.

¹⁸ *Ibid.*

the existing transportation infrastructure. Also, the Proposed Project would not result in the permanent closure of any existing pedestrian routes, but would instead facilitate pedestrian traffic through the Project Site. Therefore, the development of the Proposed Project's various components is not anticipated to occur in a configuration that would physically divide an established community. However, given the scale, intensity and mixed-use nature of land uses proposed under the Proposed Project, further evaluation of this issue in an EIR is recommended.

The EIR analysis will evaluate the specific uses, locations, and scale of the Proposed Project's various components and will identify the physical properties and types of off-site land uses. The analysis will take into consideration the compatibility and/or contrast of the Proposed Project, with respect to the surrounding established communities.

b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. Currently, land uses on the Project Site are limited to a hotel and related facilities. The Proposed Project's mixed-use nature, including residential, office, restaurant, and retail uses, as well as a hotel would represent a distinct change from the current land use on the Project Site. Various local and regional plans guide development of the Project Site. At the local level, the West Los Angeles Community Plan implements land use policies for the Project Site and vicinity. The Project Site is also located in the CCNSP. Land use designations in the CCNSP conform to, and are consistent with, the land use provisions of the West Los Angeles Community Plan. Further, the Project Site is located within the planning boundaries of the West Los Angeles Transportation Improvement and Mitigation Specific Plan. Additionally, the Project Site is located within the planning boundaries of the Greening of Century City – Pedestrian Connectivity Plan (the "Greening Plan"). Also, new project development within the City is subject to the requirements and regulations of the City of Los Angeles General Plan Framework. The LAMC governs land use at the Project Site through development restrictions and building standards.

The Proposed Project's mixed-use nature including residential, office and retail, uses as well as the scale and intensity of those uses, represents a change from the current land use of the Project Site. Thus, in addition to the variety of local and regional plans that are applicable to the Project Site, this change represents a potentially significant impact under this issue; therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will identify current land use designations and address the proposed land use designations and amount of development with the policies of all adopted, applicable City, County and regional land use plans.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. There are no applicable habitat conservation plans or natural community conservation plan applicable to the Project Site or Project area. As such, implementation of the Proposed Project would not conflict with any habitat conservation plans. As no impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

X. MINERAL RESOURCES

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The Project Site is not located in an area containing notable mineral deposits as designated by the City of Los Angeles.¹⁹ The Project Site is not designated as an existing mineral resource extraction area by the State of California.²⁰ The Project Site is not classified as a Non-Fuel Production Area by the California Geological Survey.²¹ As noted, the Proposed Project would occur within a highly urbanized area that has been previously developed and would not involve changes to the existing environment in a way that would affect mineral resources. Therefore, Proposed Project implementation would not result in the loss or availability of a known mineral resource. As no impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

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

No Impact. Government Code Section 65302(d) states that a conservation element of the general plan shall address “minerals and other natural resources.” According to the Conservation Element of the City of Los Angeles General Plan, sites that contain potentially significant sand and gravel deposits which are to be conserved follow the Los Angeles River flood plain, coastal plain, and other water bodies and courses and lie along the flood plain from the San Fernando Valley through downtown Los Angeles. These sites are also identified in only two Community Plan elements of the City’s General Plan, both of which are located in the Los Angeles River flood plain (the Sun Valley and the Sunland–Tujunga–Lake View Terrace–Shadow Hills–East La Tuna Canyon Community Plans), neither of which incorporates the

¹⁹ City of Los Angeles, Department of City Planning, *Los Angeles Citywide General Plan, Safety Element, November 26, 1996, Exhibit E.*

²⁰ State of California Department of Conservation, Division of Mines and Geology / U.S. Geologic Survey, *Minerals Yearbook: The Mineral Industry of California, 2001.*

²¹ State of California Department of Conservation, California Geologic Survey, *Map of California –Principal Mineral Producing Localities 1990-2000*, <http://www.consrv.ca.gov/CGS/mineals/images/YellowMap.pdf>.

Project Site.²² Furthermore, the Project Site and its surrounding area are predominantly developed with urban uses. As such, implementation of the Proposed Project would not result in impacts associated with the loss or availability of a known mineral resource that would be of value to the region and the residents of the state. As no impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

XI. NOISE

a) **Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Potentially Significant Impact. Implementation of the Proposed Project would involve the construction of a large mixed-use development on the Project Site and would increase the types of land uses that occur on the Project Site. As such, noise levels from on-site sources would also have the potential to increase during both construction and operation of the Proposed Project.

Existing on-site noise generation sources include vehicles (commercial loading/unloading, and staff/guest ingress/egress), patrons, building equipment (i.e., HVAC equipment), and guest events. Vehicular traffic along adjacent roadways such as Avenue of the Stars and Constellation Boulevard constitutes the major noise source within the Proposed Project vicinity.

Construction of the Proposed Project would require the use of construction equipment during activities such as grading, excavation, hauling, establishing building foundations, road building, installation of utility lines and services, and other construction activities. The concurrent use of construction equipment and machinery has the potential to increase noise levels above the applicable standards of the City. Construction of the Proposed Project, including activities such as the demolition and removal of the existing on-site structures, and the use of heavy equipment (e.g., cranes, dump trucks, backhoes, bulldozers) would generate a temporary increase in noise at the Project Site.

Proposed Project operation, given its mixed-use nature including residential, office and retail uses, as well as the scale and intensity of those uses, has the potential to increase existing noise levels. Specifically, noise levels may increase from Project-related traffic including commercial loading/unloading activities, hotel guest, resident, and visitor ingress/egress, as well as the operation of building equipment. Another lesser but recognizable potential noise source is the vehicles entering and exiting the adjacent parking structure for cars parked off-site by persons visiting the Proposed Project.

In addition, given the proposed increased intensity and scale of development on the Project Site, the above noise sources may be closer to off-site sensitive receptors such as nearby residences, which could

²² City of Los Angeles, *Conservation Element of the City of Los Angeles General Plan, September 16, 2001.*

be potentially affected as a result of implementation of the Proposed Project. Noise attributable to the construction and operation of the Proposed Project therefore has the potential to cause noise levels to exceed City Noise Ordinance standards. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will: (1) describe the City Noise Ordinance as it relates to construction noise, and to noise generating activities and changes in ambient noise levels during Project operation; (2) identify sensitive receptors in the Proposed Project area that may be impacted by Project construction and operational noise levels (i.e., land uses that are considered more sensitive to noise than others are as follows: residential uses; public parks; churches; schools; libraries; and museums); (3) conduct a noise monitoring program at selected locations in the Proposed Project area that may be affected by Project noise sources; (4) analyze construction noise impacts by determining the noise levels generated by the different types of on-site construction activities, calculating the construction-related noise level at nearby sensitive receptor locations, and comparing these construction-related noise levels to ambient noise levels (i.e., noise levels without construction noise); (5) establish the noise levels from existing on-site sources and forecast future noise levels from on-site sources based on the noise characteristics of existing uses; and (6) analyze roadway noise impacts attributable to motor vehicle travel generated by on-site development.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second and in the U.S. is referenced as vibration decibels (VdB).

Construction of the Proposed Project, as described above, would require the use of construction equipment during grading, excavation, hauling, the establishment of building foundations, installation of utility lines and services, and other construction activities. The use of concurrent earthmoving equipment and machinery could potentially cause groundborne vibration and noise, albeit on a temporary basis. During operation of the Proposed Project, ground-borne vibration may also emanate from increased road traffic attributable to the Proposed Project, parking structures or other on-site activities. Therefore, further analysis of this issue in an EIR is recommended.

The EIR's vibration analysis will take into consideration the effects of the Proposed Project's construction and operational activities on nearby sensitive receptors.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. As outlined above, Proposed Project operation, given its mixed-use nature including residential, office and retail, uses as well as the scale and intensity of those uses, has the

potential to increase ambient noise levels above existing levels within the Proposed Project vicinity. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will develop and implement a noise-monitoring program at selected off-site locations to establish current ambient noise conditions. Based on this data, and forecasts of noise levels from the Proposed Project, future noise levels at off-site receptors will be analyzed. This analysis will take into account all existing and future on-site noise sources.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. As previously discussed in Section XI(a) & (b), construction activity attributable to the Proposed Project has the potential to temporarily or periodically increase ambient noise levels above existing levels. In addition, the nature and type of proposed on-site uses may also result in periodic increases in noise levels. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will identify existing noise levels based on a noise monitoring program conducted at selected locations in the Proposed Project area, the identification of noise sensitive receptor locations and an analysis of the effect of the range of Project noise sources that occur on a periodic basis on existing community noise levels.

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

No Impact. As discussed in item VII(e), the Project Site is not located within an airport land use plan or within two miles of any airports; therefore, no impact would occur. As no impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project Site is not located within the vicinity of a private airstrip; therefore, no impact would occur. As no impacts would occur, no mitigation measures or further evaluation of this issue are recommended.

XII. POPULATION AND HOUSING

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

Potentially Significant Impact. The Proposed Project proposes the development of approximately 293 residential units; 240 hotel rooms; approximately 226,925 gross square feet of commercial office, retail, and restaurant uses; and, approximately 26,520 gross square feet of meeting and ballroom space. Due to its size, scale and nature, development of the Proposed Project would generate a number of temporary construction-related jobs as well as an incremental increase in the area's permanent employment base. In addition, the residential uses associated with the Proposed Project would increase the number of households and consequently the total population of the Project vicinity. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will: (1) include a forecast of construction employees and the potential for construction workers to create a new demand for housing or services not currently available; (2) forecast new employees associated with on-site development; (3) describe the characteristics of the proposed residential development and forecast the on-site residential population at Project completion; (4) compare the forecasted increase in Proposed Project population, housing and employment to available projections in selected planning areas (e.g., the RCPG); and (5) assess the consistency of Project development with the policies set forth in the City's General Plan Housing Element and the RCPG.

- b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The Project Site is currently occupied by a hotel. No housing currently exists on the Project Site. Therefore, no impact with respect to housing displacement would occur and no mitigation measures or further evaluation of this issue are recommended.

- c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact. The Project Site is currently occupied by the Existing Hotel. No people currently permanently reside on the Project Site. Therefore, no impact with respect to housing displacement would occur and no mitigation measures or further evaluation of this issue are recommended.

XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental**

impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

(i) Fire protection?

Potentially Significant Impact. The Proposed Project proposes the development of approximately 293 residential units; 240 hotel rooms; approximately 226,925 gross square feet of commercial office, retail, and restaurant uses; and, approximately 26,520 gross square feet of meeting and ballroom space. This additional development and resulting employment and population growth would likely increase the demand for services by the LAFD. If existing service capacities are exceeded, new facilities, personnel and/or equipment would be required to maintain acceptable response times and service levels. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will include: (1) an identification of the locations, number of service personnel, equipment, and response times of the fire stations currently serving the Project Site; (2) an identification of Fire Code requirements applicable to the Proposed Project, including high-rise buildings and parking structures; (3) an analysis of potential impacts during Project construction arising out of the presence of combustible materials and the effects of Project construction on emergency access outside as well as inside of the Project Site; (4) an identification of the Proposed Project's fire flow requirements; (5) an evaluation of the adequacy of existing fire stations and personnel to provide service to the Proposed Project during long-term Proposed Project operations and determine if expanded or new fire stations or additional personnel would be required; (6) an identification of constraints to service and relevant planning standards as well as proposals for new fire stations or increases in staffing and equipment; (7) an identification and analysis of any special issues associated with Proposed Project development (e.g., related to the mix of uses); and (8) a description of proposed fire suppression or fire safety design features. The EIR analysis will also evaluate the effects of Project operations on emergency access.

(ii) Police protection?

Potentially Significant Impact. The additional development and resulting population and employment growth that would occur under the Proposed Project would likely increase the demand for LAPD services. If existing service capacities are exceeded, new facilities, equipment and/or personnel may be required to maintain acceptable response times and service levels. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will include: (1) a description of the current police services provided by LAPD by identifying the location of the LAPD stations serving the Project Site, average emergency response times by the LAPD to the various on-site areas; (2) analysis of the potential for increased demand on police services due to construction activities, including emergency access; (3) information regarding local and regional officer-to-resident ratios and crimes per capita; (4) a description of Project design features that would reduce the Proposed Project's demand for police services (e.g., adherence to LAPD's Design Out Crime Guidelines); (5) an analysis of the increase in demand on LAPD services on the basis of the Proposed Project's patron, employee and resident populations; and (6) a comparison of the Proposed

Project's increased demand on police services with the capacity of existing and any planned facilities to adequately serve the Proposed Project during construction and operation. The EIR analysis will also make a determination regarding the need for new or expanded police facilities, equipment and/or personnel.

(iii) Schools?

Potentially Significant Impact. The employment and population growth attributable to the Proposed Project would increase the demand for schools and facilities operated by the LAUSD²³. If school/facility capacities were exceeded by Project development, facility enhancements or other measures to address the increases in enrollment levels would be required. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will: (1) identify the LAUSD elementary, middle, and senior high schools serving the Project Site; (2) describe existing and projected student populations and enrollment capacities of the existing and planned LAUSD schools serving the Project Site; (3) forecast the number of elementary, middle, and senior high school students that would be directly generated by the Proposed Project's residential uses and indirectly generated by the Proposed Project's employment opportunities, and (4) compare the Proposed Project's estimated student population to the forecasted capacities of the existing and planned public schools. Any increases in student population that would not be accommodated by existing and planned public schools would be identified. In addition, the EIR analysis will also evaluate issues with regard to the interface between school bus and pedestrians routes to local schools and on- and off-site construction activities. It should be noted that the Applicant would be required to pay developer school fees to the LAUSD. Pursuant to the Leroy F. Greene School Facilities Act of 1998 (SB 50), these fees are deemed to provide full and complete mitigation of school facilities impacts.

(iv) Parks?

Potentially Significant Impact. The Proposed Project proposes the development of approximately 293 residential units; 240 hotel rooms; approximately 226,925 gross square feet of commercial, retail, and restaurant uses; and, approximately 26,520 gross square feet of meeting and ballroom space. This additional development would create a demand for public parks and recreational facilities. Several public parks are located within the Proposed Project vicinity. Local parks in the vicinity of the Project Site

²³ While the adjacent Beverly Hills Unified School District (BHUSD) accepts students from outside the district through its permit program, potential non-district students are approved on a case-by-case basis and according to specific criteria. Further, telephone communication with BHUSD Permit Office in June 2009 confirmed that this permit program is being significantly downsized over the coming academic school years (e.g., approximately 0.4 percent of the next academic year's student body will consist of new permitted non-district students). Therefore with the restrictive nature of this program, in addition to the BHUSD actively reducing the number of non-district students admitted, As such, Proposed Project-related impacts to LAUSD would only be analyzed, as it is anticipated that by buildout of the Proposed Project (2014) it is deemed extremely unlikely that any Proposed Project-generated students would be eligible to attend BHUSD.

include Cheviot Hills Park and Recreation Center, the Rancho Park Golf Course, the Roxbury Recreation Center and Beverly Glen Park. While the Proposed Project would provide a large public area, this would not meet the traditional definition of a park, and the potential exists that Project development would increase the demand for off-site park and recreational facilities to an extent that would cause the capacity of existing park and recreational facilities to be exceeded. Thus, further analysis of this issue in an EIR is recommended.

The EIR analysis will: (1) identify existing and planned parks and/or recreational facilities in the Proposed Project's service area; (2) describe recreational facilities and useable open space associated with the Proposed Project; (3) evaluate the City recreational standards and the parkland standards of the Quimby Act; and (4) compare the change in the existing service area population/parkland ratio with the addition of the Proposed Project's estimated residential population in order to determine the effect of the Proposed Project on existing parkland ratios and City and Quimby standards. In addition, the EIR analysis will also assess any temporary impacts, such as access to parks, caused by Project construction.

(v) Other governmental facilities (including roads)?

Potentially Significant Impact. Library services within the Proposed Project area are provided by the City's Public Library (LAPL). As the Proposed Project would involve the construction of 293 residential units and new employment opportunities, it is anticipated that there would be a corresponding increase in the demand for LAPL facilities and services. The LAPL assesses service capacity based on the residential population within a specified distance of City libraries. If the Proposed Project causes existing library service capacities to be exceeded, library service capacity would need to be expanded. As the potential for this to occur exists, further analysis of this issue in an EIR is recommended.

The EIR analysis will: (1) identify existing and planned libraries in the Proposed Project's service area (libraries within a two-mile radius of the Project Site); (2) describe the existing service population and approximate service capacities of existing libraries and planned/funded new libraries; (3) provide an estimate of the Proposed Project's population (residential, transient and employment) and (4) compare the potential population increase to the service capacity of the libraries serving the Project Site.

XIV. RECREATION

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

Potentially Significant Impact. Refer to response to Section XIII(a)(iv), above.

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

Potentially Significant Impact. The Proposed Project includes the construction of a spa, pool and other amenities for active recreation and an on-site Plaza with seating areas, landscaping, water features, and other amenities that could be use for passive recreational purposes. The construction of these facilities is not anticipated to have an adverse physical effect on the environment. Nevertheless, since these recreational uses are essential components of the Proposed Project, the evaluation of the environmental effects of these uses will be incorporated into the analyses included throughout the EIR.

XV. TRANSPORTATION AND TRAFFIC

a) Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number or vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?

Potentially Significant Impact. The Proposed Project proposes the development of approximately 293 residential units; 240 hotel rooms; approximately 226,925 gross square feet of commercial, retail, and restaurant uses; and, approximately 26,520 gross square feet of meeting and ballroom space. Construction and operation of the Proposed Project could impact the surrounding traffic and roadway system which is under the jurisdiction of the City's Department of Transportation (LADOT). Construction activities associated with the Proposed Project could affect the surrounding transportation system through the hauling of excavated materials and debris, the transport of construction equipment, the delivery of construction materials, as well as vehicular travel by construction workers to and from the Project Site. Although temporary in nature these activities have the potential to adversely affect roadway conditions within the Proposed Project vicinity.

Once construction activities have concluded, the Proposed Project's residents, guests, employees, and visitors would generate both vehicle and transit trips throughout each day. Given the scale and nature of the Proposed Project, the potential increase in the use of the transportation facilities within the vicinity of the Proposed Project by traffic attributable to the Proposed Project could exceed existing roadway and transit system capacities. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will evaluate the impact of construction and operation activities on street, intersection, freeway and transit service levels. With regard to construction activities, the EIR analysis will: (1) describe existing vehicle and pedestrian (i.e., sidewalks, crosswalks, etc.) circulation patterns around the Project Site and along the routes likely to be used by construction-related vehicles; (2) identify existing bus and transit stops that may require relocation; (3) forecast the number of haul and delivery truck and construction worker trips; and (4) analyze potential construction-related impacts to travel lanes, sidewalks, bicycle lanes/paths, turning lanes, and parking.

During Project operations, the Proposed Project's traffic forecasts will be based on a traffic model, developed in coordination with LADOT. The EIR analysis will address the Proposed Project's potential

impacts on the streets, intersections, freeways and transit systems serving the Proposed Project area. Volume/Capacity (V/C) ratios and Levels of Service (LOS) at study intersections during the A.M. and P.M. peak hours will be based on LADOT required methodology. Forecasts of future baseline traffic conditions (i.e., future conditions without the Proposed Project) will include existing traffic volumes, ambient growth, and cumulative development traffic. Trip generation forecasts will be based on the mix of uses within the Proposed Project, including residential, hotel, commercial, retail and restaurant uses, taking into consideration visitors, residents, employees, etc. The EIR analysis will also identify potential impacts on neighborhood streets within adjacent residential areas.

b) Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. A Congestion Management Plan (CMP) traffic impact analysis is recommended if a project will add 150 or more trips to a given freeway, in either direction during either the a.m. or p.m. weekday peak hour. An analysis is also required at all CMP monitoring intersections where a project would add a total of 50 or more peak hour trips. The potential exists that the traffic associated with the Proposed Project, individually and/or cumulatively, would exceed the established service levels of CMP designated roads and highways. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will: (1) describe the CMP; (2) identify CMP intersections and freeway segment monitoring locations that may be affected by the Proposed Project; and (3) analyze potential Project impacts on CMP facilities, in accordance with current CMP methodologies.

c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Potentially Significant Impact. The Project Site is not located within the vicinity of a public or private airport. The closest airport to the Project Site is the Santa Monica Municipal Airport, which is located approximately three miles southwest of the Project Site. Based upon the Santa Monica Municipal Airport's land use plan, the Project Site is not located within its planning boundary. The Proposed Project does not propose any uses that would increase the frequency of air traffic. The Proposed Project includes two 49-story buildings. The Proposed Project would comply with the applicable Federal Aviation Administration requirements regarding rooftop lighting for high-rise structures. In addition, the Proposed Project would comply with the notice requirements imposed by the Federal Aviation Administration for all new buildings taller than two hundred feet and it would complete Form 7460-1 (Notice of Proposed Construction or Alteration). While no significant impacts to air traffic patterns are anticipated from the Proposed Project, it is recommended that further analysis of this issue be included in the EIR. The EIR analysis will evaluate potential Project impacts to air traffic patterns, including either an increase in traffic levels or a change in location.

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

Potentially Significant Impact. The roadways adjacent to the Project Site are part of the urban roadway network and contain no sharp curves or dangerous intersections. The Proposed Project would not alter the existing roadway network adjacent to the Project Site. The Proposed Project, due to its scale and nature, could however increase traffic levels in the Proposed Project vicinity, particularly at the locations that provide direct access to the Project Site and, thereby, may increase the potential for hazardous conditions in the future. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will evaluate potential Project impacts at both existing and planned primary access points, including, but not limited to, the interface of the Proposed Project's access points with pedestrian/bicyclist flows (e.g., the intersection of Avenue of the Stars and Constellation Boulevard).

e) Would the project result in inadequate emergency access?

Potentially Significant Impact. Construction activities associated with the Proposed Project could potentially involve the temporary closure of one or more travel lanes on streets adjacent to the Project Site in connection with the installation or upgrading of local infrastructure to serve the Proposed Project. Closure of, or construction within, these roadways would have the potential to impede vehicular access to adjoining uses, as well as reduce the rate of traffic flow within and adjacent to the affected roadways. The Proposed Project would also generate construction traffic, including haul and delivery trucks, which may affect the capacity of adjacent streets and highways during these activities. In addition, any increase in traffic generated by the Proposed Project has the potential to impact street and intersection service levels and the rate of flow on adjacent streets and highways. Obstruction to on- or off-site properties could potentially result in inadequate emergency access as there would be a reduction in the carrying capacity of an existing street. Also, Santa Monica Boulevard and Olympic Boulevard are designated disaster routes in the Safety Element of the City of Los Angeles General Plan Framework.²⁴ Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will evaluate the surrounding street system that will be used by the Proposed Project, the location of any off-site construction activities, and the impact of the Proposed Project's traffic with respect to projected roadway service levels. The emergency access analysis will take into consideration the effects of new development on the ability of police, fire, and EMT services to access on- as well as off-site properties during the construction and operation of the Proposed Project.

²⁴ City of Los Angeles Department of Planning, *General Plan Framework Series, Safety Element – Critical Facilities and Lifeline Systems*, April 199.

f) Would the project result in inadequate parking capacity?

Potentially Significant Impact. The Proposed Project would involve the construction of a large mixed use development that would generate the need for additional parking at the Project Site to adequately accommodate the parking needs of residents, guests, employees and visitors. As mentioned above in Section II (Project Description), a total of approximately 2,568 parking spaces would be provided by the Proposed Project, including approximately 400 parking spaces in an adjacent off-site parking garage. However, since an increased demand can potentially result in inadequate on-site parking capacity, during Project construction as well as operations, further analysis of this issue in an EIR is recommended.

The EIR analysis will describe the locations and number of spaces in existing and proposed parking facilities, the temporary removal of on-site parking during Project construction, and the availability and potential impact on on-street parking conditions. The EIR analysis will also include a calculation of the required parking for each of the Proposed Project's land use components based on LAMC requirements and policies (i.e., City's Advisory Agency residential parking policy), as applicable, and analyze the extent to which the Proposed Project's parking program is consistent with these requirements and policies. The EIR analysis will also identify the change in location and quantity of on-site parking during Project operation and will assess the Proposed Project's parking supply relative to these conditions. In addition, the EIR analysis will evaluate the Proposed Project's parking demand and the ability of the Proposed Project to meet this demand, taking into account peak parking demand during weekdays and weekends, as well as during seasonal variations.

g) Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Potentially Significant Impact. Although the Proposed Project would reduce the total number of hotel rooms from that currently present on the Project Site, it would involve a consequential addition of office, retail, and restaurant uses, as well as the addition of a total of 293 residential condominium units. The Proposed Project could therefore increase demand for alternative transportation modes. Since the Proposed Project could increase the demand for alternative transportation, it may exceed adopted programs or plans for such alternative systems. Therefore, further analysis of this issue in an EIR is recommended.

In evaluating transit impacts, the EIR analysis will follow CMP transit analysis guidelines in the identification of all existing bus, rail, and shuttle services within Proposed Project area. Project transit trips will be forecasted according to CMP methodology. The impact of the Proposed Project with respect to bus and rail capacity will then be assessed. The EIR analysis will also discuss bicycle facilities both on- and off-site.

XVI. UTILITIES AND SERVICE SYSTEMS

a) **Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Less Than Significant Impact. Section 13260 of the California Water Code states that persons discharging or proposing to discharge waste that could affect the quality of the waters of the State, other than into a community sewer system, shall file a Report of Waste Discharge (ROWD) containing information, which may be required by the appropriate RWQCB. The RWQCB then authorizes a NPDES permit that ensures compliance with wastewater treatment and discharge requirements. The Los Angeles Regional Water Quality Control Board (LARWQCB) enforces wastewater treatment and discharge requirements for properties in the Project area.

Wastewater from the Project Site is conveyed via municipal sewage infrastructure maintained by the Los Angeles Bureau of Sanitation to the Hyperion Treatment Plant (HTP). (For further discussion of the sewage system that serves the Project Site, see Checklist Question XVI(b).) Wastewater from the Project Site would be treated according to the wastewater treatment requirements enforced by the LARWQCB. Therefore, a significant impact would not result from development of the Proposed Project. As less than significant impacts would occur, no mitigation measures or further evaluation of this issue in an EIR is recommended.

b) **Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Potentially Significant Impact. Water and sewer systems consist of two components, the source of the water supply or place of sewage treatment, and the conveyance systems (i.e., distribution lines and mains) that link the location of these facilities to an individual development site.

Wastewater Treatment Facilities and Existing Infrastructure

As stated in Checklist Question XVI(a), above, the Project Site would be served by the City of Los Angeles Department of Public Works, Bureau of Sanitation, which provides municipal sewage services to the City. Sewage from the Project Site would be conveyed via sewer infrastructure to the HTP, which is operating at approximately 80 percent capacity. The plant has a maximum daily capacity to provide full secondary treatment for approximately 450 million gallons per day (mgd) and currently treats an average flow of approximately 362 mgd.²⁵ Therefore, the current remaining capacity of the HTP is approximately 88 mgd.

²⁵ “Major Activities – Wastewater Collection and Treatment,” <http://www.cityofla.org/SAN/sanmact.htm>.

Final determination of local sewer line capacity would be determined as part of the normal permitting process for the Proposed Project. The Bureau of Engineering may then conduct a sewer availability study to thoroughly evaluate the additional flow impact to the local sewer lines. In addition, the Proposed Project would be required to comply with the monthly allocation set forth by City Ordinance, prior to the issuance of building permits for a project. Although the Proposed Project would not be able to connect to the City's wastewater system until capacity is available and, therefore, would not cause the Bureau of Sanitation to exceed LAWQCB treatment requirements, given the importance of this issue at a local and Citywide level, further analysis of this issue in an EIR is recommended.

The EIR analysis will (i) describe existing facilities at the HTP relative to the facility meeting its wastewater treatment requirements, (ii) calculate the Proposed Project's total wastewater demand in gallons per day, based on the Proposed Project's individual land use components, and (iii) compare this increase in wastewater flows to those set forth in the City's Sewer Allocation Ordinance which in part is the means by which Project development would occur without causing the wastewater treatment requirements of the HTP to be exceeded.

Water Treatment Facilities and Existing Infrastructure

The Project Site is served by the Los Angeles Aqueduct Filtration Plant, located in Sylmar, owned and operated by the Los Angeles Department of Water and Power (LADWP), which treats City water prior to distribution throughout the LADWP's Western Los Angeles Water Service Area. The Proposed Project would result in a growth in residential, office, retail, and restaurant uses on the Project Site; however, the Proposed Project would result in an overall net reduction in the number of hotel rooms on the Project Site. This reduction in the overall number of hotel rooms, which have a relatively high water demand and sewer generation compared to the other proposed uses, is anticipated to result in an overall net reduction in water demand and sewer generation at the Project Site. However, upgraded or new water and wastewater conveyance systems may be required. Therefore, further analysis of this issue in an EIR is recommended.

The EIR analysis will address potential impacts on the regional system, even though none are anticipated, as well as potential impacts on the local conveyance systems. In so doing, the EIR analysis will describe the location and condition of existing sewer lines within and adjacent to the Project Site, as well as the regional lines that are downstream of the Proposed Project's flows. The EIR will also describe the existing flow levels and available capacity adjacent to, and upstream and downstream of, the Project Site. The Proposed Project's estimated peak demand, based on the Proposed Project's land use components, will be evaluated and compared to the available capacity, in order to determine the capacity of water conveyance systems. The location and capacity of water conveyance lines will also be evaluated to determine whether adequate fire flow and domestic water service to the Project Site is available. The EIR analysis will also address the extent to which new construction is recommended to upgrade the existing water and wastewater conveyance systems. This particular analysis will include the approximate duration of construction and the type of excavations that would be required to remove or repair any inadequate water or wastewater lines and/or the need to install new lines. The disruption of any streets or sidewalks

due to open excavations will be described and the EIR will assess potential impacts based on the duration and extent of street or sidewalk disruption and the resulting obstruction of vehicle and pedestrian access.

c) Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. As discussed above in Section VIII(c), the existing Project Site drains via surface runoff and curb outlets into two separate city storm drain systems. The Proposed Project's anticipated growth in residential, office, hotel, and retail uses, will increase the amount of on-site impermeable areas due to new buildings, parking lots and roads. As a result, surface water runoff into existing on- and off-site storm drain systems would increase. As previously discussed (see Section VIII(e)), runoff from the Project Site could potentially exceed the capacity of the existing storm drain systems operating in the Project vicinity. Therefore, further analysis of this issue in an EIR is recommended.

The EIR's hydrology analysis will evaluate the locations and capacities of existing drainage systems and will evaluate the proposed Project's estimated runoff. The EIR analysis will also describe the locations of existing storm drains and the locations of any drains that may need to be replaced. The evaluation will include the approximate duration of construction and the type of excavations, if any, that would be required to remove or repair any inadequate storm drains or to install new storm drains. The disruption of any streets or sidewalks due to open excavations will be assessed based on the duration and extent of street or sidewalk disruption and the resulting obstruction of vehicle and pedestrian access.

d) Would the project have significant water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. LADWP is responsible for providing water service to the Project Site. Overall, any Proposed Project that is consistent with the City of Los Angeles General Plan has been taken into account in the City's Urban Water Management . The City of Los Angeles' water supply comes from local groundwater sources, the Los Angeles-Owens River Aqueduct the State Water Project, and water purchased from the Metropolitan Water District of Southern California (obtained from the Colorado River Aqueduct).

Due to statewide drought conditions in the mid-1970s and late 1980s, there is a need for water conservation in periods of water shortage. The LADWP recommends that water should be conserved at all times, because efficient use of water allows increased water for use in dry years and makes water available for beneficial environmental uses. Further, any project that is consistent with the City's General Plan has been taken into account in the planned growth in overall water demand in the City's Urban Water Supply Management Plan. For projects that are not consistent with the General Plan or that meet the requirements established in Sections 10910-10915 of the California Water Code, a water supply assessment demonstrating sufficient water supply is recommended on a project-by-project basis. As mentioned above, the Proposed Project is anticipated to result in an overall net reduction of water use on

the Project Site. However, as the evaluation of the availability of water in an EIR is recommended, an analysis will be conducted in the EIR..

The EIR analysis will calculate the Proposed Project's total water demand in gallons per day, based on the Proposed Project's individual land use components, and will compare the results to the available water supply.

- e) **Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Less Than Significant Impact. (Refer to Section XVI(a), above.)

- f) **Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Potentially Significant Impact. Solid waste management services within the City of Los Angeles are provided by various public agencies and private companies. Solid waste from multi-family units and commercial developments is primarily handled by private collectors, whereas solid waste from single-family and some smaller multi-family residences is handled by the City's Bureau of Sanitation. As a commercial, retail, hotel, restaurant, and multi-family residential development, the Proposed Project's solid waste would be collected and transported by private contractors.

The increased commercial and residential growth generated by the Proposed Project would incrementally increase demand on the capacity of the landfills that serve development across the City. Site-generated solid waste would be disposed of at landfills located both within and outside of Los Angeles County. Class III landfills accept all types of non-hazardous solid waste. Solid waste disposal needs would occur during Proposed Project construction as well as long-term Project operations. Construction wastes would be generated by the demolition of existing on-site uses, the export of soil material, as well as from the byproducts of new construction, all of which would represent a one-time demand for area landfills. Once construction is complete, daily activities of the Proposed Project's developed land uses would generate solid waste on a daily basis.

Although the Proposed Project's solid waste would represent a small percentage of the daily solid waste generated in the City and County of Los Angeles, the effects of the incremental increase in operational and construction solid waste have the potential to exceed existing and projected capacities and/or to conflict with the policies of the Los Angeles County Solid Waste Management Plan (CoSWMP) or the City's Solid Waste Management Policy Plan (CiSWMPP) and Source Reduction and Recycling Element (SRRE). Thus, further evaluation of this topic in an EIR is recommended.

The EIR analysis will describe the types and quantity of debris that would be generated by demolition and construction, and the quantity of solid waste that would be generated on a daily and annual basis during Project operation. These forecasts will also address the approximate quantity of wastes that would be

recycled or diverted from landfill disposal in accordance with City recycling policies. The EIR analysis will also identify the location, classification, and projected capacity of landfills that may receive the Proposed Project's construction and operation wastes. Based on these forecasts, the EIR analysis will determine the consistency of the Proposed Project's solid waste disposal with the diversion and recycling goals of the CoSWMP, as well as the City's CiSWMPP, SRRE, and determine if the Proposed Project's solid waste disposal needs would be met by existing and planned landfill facilities. In addition, the EIR analysis will address the disposal of hazardous materials during Project construction and operations.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. Solid waste management is guided by the California Integrated Waste Management Act of 1989 that emphasizes resource conservation through reduction, recycling, and reuse of solid waste. The Act requires that localities conduct a Solid Waste Generation Study (SWGS) and develop a Source Reduction Recycling Element (SRRE). The City has prepared the CiSWMPP, which would be applicable to the Proposed Project. The Proposed Project would be required to comply with the CiSWMPP, in addition to applicable federal and state regulations associated with solid waste. Furthermore, the California Solid Waste Reuse and Recycling Act of 1991 requires development projects to provide adequate storage areas for collection and removal of recyclable materials. Recycling collection facilities would be included as part of the Proposed Project. Since the Proposed Project would comply with all applicable federal, state, and local regulations, related to solid waste, no impacts with respect to compliance with existing solid waste statutes and regulations would occur. No mitigation measures or further evaluation of this issue are recommended.

h) Other Utilities and Service Systems?

Potentially Significant Impact. Other utility and service system impacts resulting from the proposed improvements associated with the Proposed Project are anticipated to be the use of gas, electricity, telephones, and cable on-site. As the Proposed Project would require connection to these service distribution systems and has the potential to increase demand on the existing utility infrastructure, further analysis of this issue in an EIR is recommended.

The EIR would: (a) identify the existing utilities serving the Proposed Project (e.g., natural gas and electricity); (b) analyze any potential increase in demand for service required by the Proposed Project; and (c) compare any potential increase in demand for service against the available capacity available from the identified provider.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or

restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. Based on the analysis contained in this Initial Study, the Proposed Project has the potential to result in significant impacts with regard to the issues addressed herein, including Aesthetics, Air Quality, Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Transportation/Circulation/Parking, and Utilities and Service Systems. Therefore, the Proposed Project has the potential to degrade the quality of the environment. An EIR will be prepared to analyze and document these potentially significant impacts. All feasible mitigation measures will be identified to reduce the identified significant impacts.

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

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of the Proposed Project are combined with the impacts of related projects in proximity to the Project Site, thereby resulting in impacts that are greater than the impacts of the Proposed Project alone. Located within the vicinity of the Project Site are other past, current and/or reasonably foreseeable projects, whose development, in conjunction with that of the Proposed Project, may contribute to potential cumulative impacts. Impacts of the Proposed Project on both an individual and cumulative basis will be addressed in an EIR. Therefore, the potential for cumulative impacts related to aesthetics; air quality and greenhouse gas emissions; land use and planning; noise; public services; transportation and traffic; wastewater; stormwater; solid waste disposal; utilities and water, resulting from the Proposed Project in conjunction with related projects will be analyzed and documented in an EIR.

The potential for significant cumulative impacts from the other environmental issues that are not to be evaluated and documented in the EIR can be assessed at this time. Cumulative impacts are concluded to be less than significant for those issues for which it has been determined that the Proposed Project would have no contributory impact. Environmental issue categories meeting this criterion include agricultural resources, biological resources, and mineral resources. Therefore, only those aspects of the Proposed Project to be analyzed and documented in an EIR are concluded to have the potential for significant cumulative impacts.

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

Potentially Significant Impact. Construction and operation of the Proposed Project could result in environmental effects that could have substantial adverse effects on human beings, either directly or indirectly. As a result, these potential effects will be analyzed further in an EIR.

Appendix A

Tree Survey



December 8, 2008

Department of City Planning
Division of Land, 7th Floor
200 N. Spring Street
Los Angeles, CA 90012

Re: Woodbridge Century Plaza Project

Dear Division of Land,

As requested by the Woodbridge Century Plaza Project Team, I conducted a survey of the proposed project site located at 2025 Avenue of the Stars in the West Los Angeles Community Plan Area of the City of Los Angeles on December 4, 2008. The purpose of this survey was to locate all significant trees on the project site within the proposed limit of work area, defined as having an eight inch diameter (caliper) or more at 4.5 feet above natural grade, and to determine whether any protected species trees as defined under Los Angeles Municipal Ordinance 177,404, i.e., Oaks (*Quercus* sp.) indigenous to California but excluding the Scrub Oak (*Quercus dumosa*), Southern California Black Walnut (*Juglans californica* var. *californica*), Western Sycamore (*Platanus racemosa*) and California Bay (*Umbellularia californica*) are present on the subject site.

The significant trees on the subject site are primarily Canary Island pines (*Pinus canariensis*) and Canary Island date palms (*Phoenix canariensis*); all trees on the site have been planted as part of the ornamental landscape development. No protected species trees as defined under Los Angeles Municipal Ordinance 177,404 were observed on the site; tables detailing the species currently existing on the site (see Tables 1 and 2) and a tree location map are provided as attachments to this letter.

Sincerely,

Christopher A. Joseph & Associates

S. Lynn Kaufman
Landscape Architect
CA License # 2975

enclosures

Table 1
Woodbridge Century Plaza Project
Detail of Observed Tree Species

Tree Number	Common Name	Scientific Name (Genus species)	Caliper (in inches)*
1	Rustyleaf fig	<i>Ficus rubiginosa</i>	27.0
2	Rustyleaf fig	<i>Ficus rubiginosa</i>	22.0
3	Rustyleaf fig	<i>Ficus rubiginosa</i>	21.0
4	Mediterranean fan palm	<i>Chamaerops humilis</i>	9.0 6.0 8.5
5	Mediterranean fan palm	<i>Chamaerops humilis</i>	10.0 10.0 10.0 10.0 9.0 8.0
6	Mediterranean fan palm	<i>Chamaerops humilis</i>	9.0 8.0 8.0 8.0
7	Mediterranean fan palm	<i>Chamaerops humilis</i>	9.0 9.0 8.0 8.0 8.0
8	Mediterranean fan palm	<i>Chamaerops humilis</i>	10.0 9.0 8.0 8.0
9	Mediterranean fan palm	<i>Chamaerops humilis</i>	11.0 10.0 10.0 9.0 7.0
10	Mediterranean fan palm	<i>Chamaerops humilis</i>	8.0 8.0 7.0 7.0 7.0

Tree Number	Common Name	Scientific Name (<i>Genus species</i>)	Caliper (in inches)*
11	Kaffirboom coral tree	<i>Erythrina caffra</i>	22.0
			16.0
			16.0
			14.0
12	Rustyleaf fig	<i>Ficus rubiginosa</i>	11.0
			11.0
			10.0
13	Rustyleaf fig	<i>Ficus rubiginosa</i>	12.0
			8.0
14	Rustyleaf fig	<i>Ficus rubiginosa</i>	10.0
			10.0
			8.0
15	Weeping Chinese banyan	<i>Ficus benjamina</i>	13.0
16	Weeping Chinese banyan	<i>Ficus benjamina</i>	8.0
			5.5
17	Weeping Chinese banyan	<i>Ficus benjamina</i>	14.0
18	Rustyleaf fig	<i>Ficus rubiginosa</i>	11.0
19	Rustyleaf fig	<i>Ficus rubiginosa</i>	15.0
			10.0
20	Rustyleaf fig	<i>Ficus rubiginosa</i>	16.0
			12.0
			10.0
			10.0
21	Canary Island date palm	<i>Phoenix canariensis</i>	25.0
22	Canary Island date palm	<i>Phoenix canariensis</i>	23.0
23	Canary Island date palm	<i>Phoenix canariensis</i>	29.0
24	Canary Island date palm	<i>Phoenix canariensis</i>	24.0
25	Canary Island date palm	<i>Phoenix canariensis</i>	24.0
26	Canary Island date palm	<i>Phoenix canariensis</i>	25.0
27	Canary Island date palm	<i>Phoenix canariensis</i>	25.0
28	Canary Island date palm	<i>Phoenix canariensis</i>	28.0
29	Canary Island date palm	<i>Phoenix canariensis</i>	26.0
30	Canary Island date palm	<i>Phoenix canariensis</i>	20.0
31	Canary Island date palm	<i>Phoenix canariensis</i>	27.0
32	Canary Island date palm	<i>Phoenix canariensis</i>	27.0
33	Canary Island pine	<i>Pinus canariensis</i>	14.0

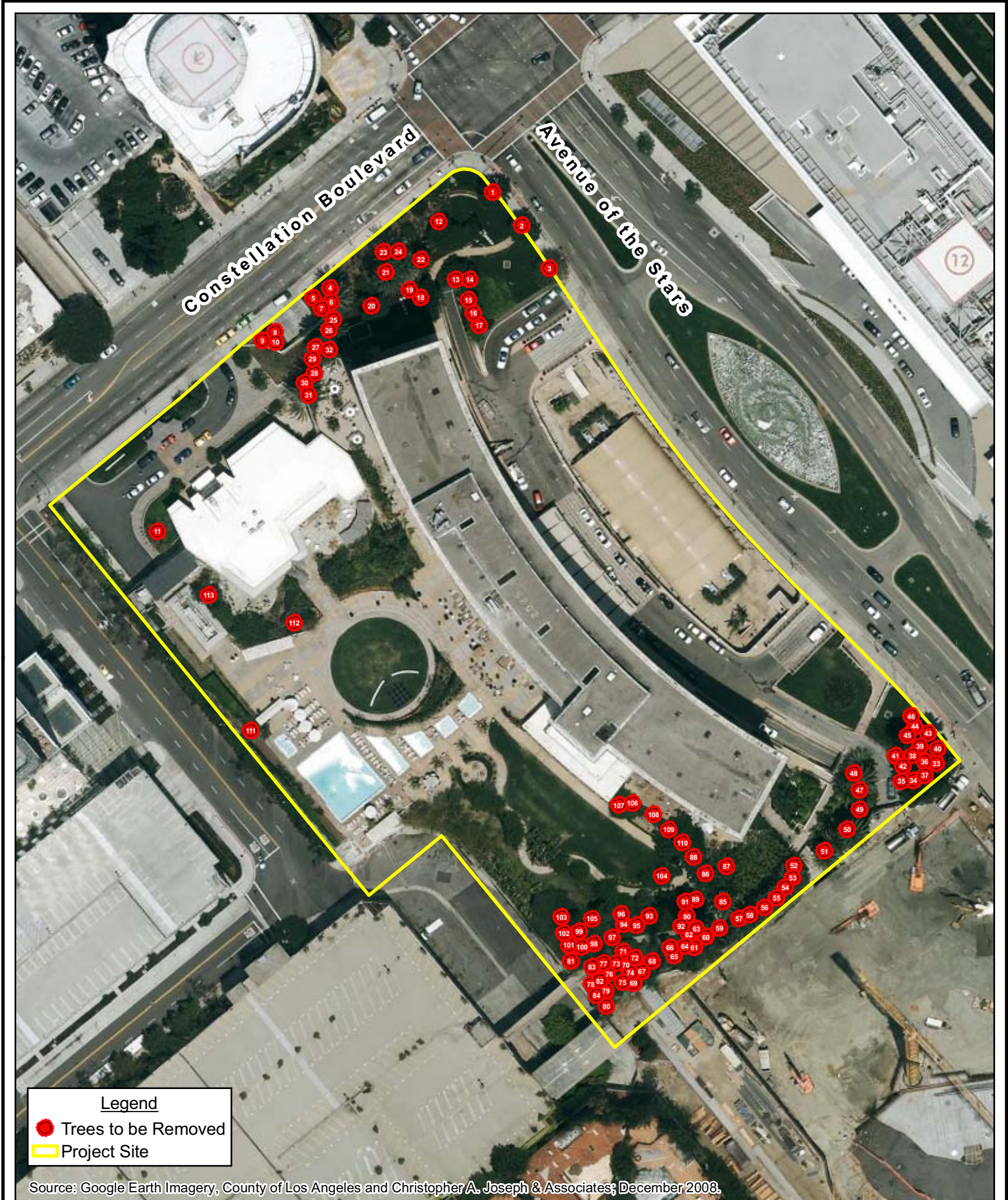
Tree Number	Common Name	Scientific Name (Genus species)	Caliper (in inches)*
34	Canary Island pine	<i>Pinus canariensis</i>	12.0
35	Canary Island pine	<i>Pinus canariensis</i>	13.0
36	Canary Island pine	<i>Pinus canariensis</i>	11.0
37	Canary Island pine	<i>Pinus canariensis</i>	11.0
38	Canary Island pine	<i>Pinus canariensis</i>	13.0
39	Canary Island pine	<i>Pinus canariensis</i>	8.0
40	Canary Island pine	<i>Pinus canariensis</i>	12.0
41	Canary Island pine	<i>Pinus canariensis</i>	11.0
42	Canary Island pine	<i>Pinus canariensis</i>	10.0
43	Canary Island pine	<i>Pinus canariensis</i>	15.5
44	Canary Island pine	<i>Pinus canariensis</i>	10.0
45	Canary Island pine	<i>Pinus canariensis</i>	15.0
46	Canary Island pine	<i>Pinus canariensis</i>	15.0
47	Canary Island date palm	<i>Phoenix canariensis</i>	29.0
48	Canary Island date palm	<i>Phoenix canariensis</i>	27.0
49	Canary Island date palm	<i>Phoenix canariensis</i>	28.0
50	Canary Island date palm	<i>Phoenix canariensis</i>	27.0
51	Canary Island date palm	<i>Phoenix canariensis</i>	26.0
52	Canary Island date palm	<i>Phoenix canariensis</i>	24.0
53	Canary Island date palm	<i>Phoenix canariensis</i>	30.0
54	Canary Island date palm	<i>Phoenix canariensis</i>	32.0
55	Canary Island date palm	<i>Phoenix canariensis</i>	32.0
56	Canary Island date palm	<i>Phoenix canariensis</i>	32.0
57	Canary Island date palm	<i>Phoenix canariensis</i>	29.0
58	Canary Island date palm	<i>Phoenix canariensis</i>	26.0
59	Canary Island date palm	<i>Phoenix canariensis</i>	27.0
60	Canary Island pine	<i>Pinus canariensis</i>	8.0
61	Canary Island pine	<i>Pinus canariensis</i>	12.0
62	Canary Island pine	<i>Pinus canariensis</i>	11.0
63	Canary Island pine	<i>Pinus canariensis</i>	10.0
64	Canary Island pine	<i>Pinus canariensis</i>	11.0
65	Canary Island pine	<i>Pinus canariensis</i>	10.0
66	Canary Island pine	<i>Pinus canariensis</i>	9.0

Tree Number	Common Name	Scientific Name (<i>Genus species</i>)	Caliper (in inches)*
67	Canary Island pine	<i>Pinus canariensis</i>	9.0
68	Canary Island pine	<i>Pinus canariensis</i>	11.0
69	Canary Island pine	<i>Pinus canariensis</i>	11.0
70	Canary Island pine	<i>Pinus canariensis</i>	13.0
71	Canary Island pine	<i>Pinus canariensis</i>	12.0
72	Canary Island pine	<i>Pinus canariensis</i>	11.0
73	Canary Island pine	<i>Pinus canariensis</i>	11.0
74	Canary Island pine	<i>Pinus canariensis</i>	10.0
75	Canary Island pine	<i>Pinus canariensis</i>	10.0
76	Canary Island pine	<i>Pinus canariensis</i>	10.0
77	Canary Island pine	<i>Pinus canariensis</i>	9.0
78	Canary Island pine	<i>Pinus canariensis</i>	8.0
79	Canary Island pine	<i>Pinus canariensis</i>	10.0
80	Canary Island pine	<i>Pinus canariensis</i>	11.0
81	Canary Island pine	<i>Pinus canariensis</i>	10.0
82	Canary Island pine	<i>Pinus canariensis</i>	9.0
83	Canary Island pine	<i>Pinus canariensis</i>	12.0
84	Canary Island pine	<i>Pinus canariensis</i>	12.0
85	Canary Island date palm	<i>Phoenix canariensis</i>	26.0
86	Rustyleaf fig	<i>Ficus rubiginosa</i>	14.0
			11.0
			8.0
87	Rustyleaf fig	<i>Ficus rubiginosa</i>	10.0
			8.0
			7.0
			7.0
88	Kaffirboom coral tree	<i>Erythrina caffra</i>	25.0
			24.0
			24.0
			16.0
89			14.0
90	Canary Island pine	<i>Pinus canariensis</i>	17.0
91	Canary Island pine	<i>Pinus canariensis</i>	10.0
92	Canary Island pine	<i>Pinus canariensis</i>	17.0
93	Canary Island pine	<i>Pinus canariensis</i>	13.0

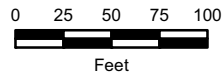
Tree Number	Common Name	Scientific Name (Genus species)	Caliper (in inches)*
94	Canary Island pine	<i>Pinus canariensis</i>	14.0
95	Canary Island pine	<i>Pinus canariensis</i>	12.0
96	Canary Island pine	<i>Pinus canariensis</i>	12.0
97	Canary Island pine	<i>Pinus canariensis</i>	13.0
98	Canary Island pine	<i>Pinus canariensis</i>	10.0
99	Canary Island pine	<i>Pinus canariensis</i>	11.0
100	Canary Island pine	<i>Pinus canariensis</i>	10.0
101	Canary Island pine	<i>Pinus canariensis</i>	14.0
102	Canary Island pine	<i>Pinus canariensis</i>	15.0
103	Canary Island pine	<i>Pinus canariensis</i>	19.0
104	Rustyleaf fig	<i>Ficus rubiginosa</i>	11.0
105	Canary Island pine	<i>Pinus canariensis</i>	19.0
106	Rustyleaf fig	<i>Ficus rubiginosa</i>	18.0
107	Pygmy date palm	<i>Phoenix roebelenii</i>	9.0
108	Pygmy date palm	<i>Phoenix roebelenii</i>	9.0 6.0
109	Pygmy date palm	<i>Phoenix roebelenii</i>	10.0 7.0 6.0
110	Pygmy date palm	<i>Phoenix roebelenii</i>	10.0
111	Queen palm	<i>Syagrus romanzoffianum</i>	8.0
112	Queen palm	<i>Syagrus romanzoffianum</i>	11.0
113	Japanese black pine	<i>Pinus thunbergiana</i>	18.0 10.0 9.0
* - multiple numbers indicate multi-trunk tree measurements			
Source: Christopher A. Joseph & Associates, December 2008			

Table 2
Woodbridge Century Plaza Project
Summary of Observed Tree Species

Common Name	Scientific Name (Genus Species)	Number Observed	% of Total Observed
Mediterranean fan palm	<i>Chamaerops humilis</i>	7	6.2
Kaffirboom coral tree	<i>Erythrina caffra</i>	2	1.8
Weeping Chinese banyan	<i>Ficus benjamina</i>	3	2.7
Rustyleaf fig	<i>Ficus rubiginosa</i>	13	11.5
Canary Island palm	<i>Phoenix canariensis</i>	26	23.0
Pygmy date palm	<i>Phoenix roebelenii</i>	4	3.5
Canary Island pine	<i>Pinus canariensis</i>	55	48.7
Japanese black pine	<i>Pinus thunbergiana</i>	1	0.9
Queen Palm	<i>Syagrus romanzoffianum</i>	2	1.7
Total		113	100.0
<i>Source: Christopher A. Joseph & Associates, December 2008</i>			



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research



Woodridge
Century Plaza
Tree Survey

Appendix B
Geotechnical Report

**REPORT OF
GEOTECHNICAL CONSULTATION
FOR PROPOSED DEVELOPMENT**

**2025 AVENUE OF THE STARS
CENTURY CITY DISTRICT
LOS ANGELES, CALIFORNIA
TRACT NO. 70960**

Prepared for:

NEXT CENTURY ASSOCIATES

Los Angeles, California

December 17, 2008

MACTEC Project 4953-08-2061





engineering and constructing a better tomorrow

December 17, 2008

Mr. Rick Arambulo
Next Century Associates
1999 Avenue of the Stars, Suite 2850
Los Angeles, California 90067

Subject: **LETTER OF TRANSMITTAL
Report of Geotechnical Consultation
Proposed Development
2025 Avenue of the Stars
Century City District, Los Angeles, California
Tract No. 70690
MACTEC Project 4953-08-2061**

Dear Mr. Arambulo:

We are pleased to submit this report presenting the results of our geotechnical consultation for the site of the proposed development for Next Century Associates located at 2025 Avenue of the Stars in the Century City District of Los Angeles, California. This consultation was conducted in general accordance with our proposal dated December 3, 2008 that you authorized on December 4, 2008.

Our consultation was performed to evaluate the subject site and provide our findings as to the existing soils underlying the subject site and provide preliminary foundation recommendations for the proposed development. Should you have any questions regarding this report, or if we can be of further service to you on this phase of the project, please contact us. Additional studies should be performed to provide detailed and definitive geotechnical recommendations for the proposed project when the project details are more defined.



Mr. Rick Arambulo
December 17, 2008
Page 2

It has been a pleasure to be of professional service to you. Please call if you have any questions or if we can be of further assistance.

Sincerely,

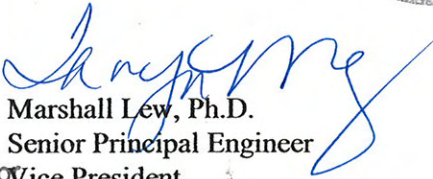
MACTEC Engineering and Consulting, Inc.



Martin B. Hudson, Ph.D.
Chief Engineer



Rosalind Munro
Senior Engineering Geologist



Marshall Lew, Ph.D.
Senior Principal Engineer
Vice President

with permission
P:\4953 Geotech\2008-proj\82061 Next Century\4.1 Reports\4953-08-2061r01.doc
(8 copies submitted)

Mr. Rick Arambulo
December 17, 2008
Page 2

It has been a pleasure to be of professional service to you. Please call if you have any questions or if we can be of further assistance.

Sincerely,

MACTEC Engineering and Consulting, Inc.

Martin B. Hudson, Ph.D.
Chief Engineer

Rosalind Munro
Senior Engineering Geologist

Marshall Lew, Ph.D.
Senior Principal Engineer
Vice President

P:\4953 Geotech\2008-proj\82061 Next Century\4.1 Reports\4953-08-2061r01.doc
(8 copies submitted)

**REPORT OF GEOTECHNICAL CONSULTATION
PROPOSED DEVELOPMENT**

**2025 AVENUE OF THE STARS
CENTURY CITY DISTRICT
LOS ANGELES, CALIFORNIA
TRACT NO. 70690**

Prepared for:

NEXT CENTURY ASSOCIATES

Los Angeles, California

MACTEC Engineering and Consulting, Inc.

Los Angeles, California

December 17, 2008

Project 4953-08-2061

TABLE OF CONTENTS

1.0	SCOPE	1
2.0	PROPOSED DEVELOPMENT	3
3.0	CURRENT SITE CONDITIONS.....	4
4.0	GEOLOGIC-SEISMIC HAZARD EVALUATION	5
4.1	GEOLOGIC SETTING.....	5
4.2	GEOLOGIC MATERIALS	5
4.3	GROUND WATER	6
4.4	FAULTS	6
4.5	GEOLOGIC-SEISMIC HAZARDS.....	13
4.6	CONCLUSIONS.....	16
5.0	PRELIMINARY GEOTECHNICAL RECOMMENDATIONS	17
6.0	GENERAL LIMITATIONS AND FINDINGS.....	19
7.0	BIBLIOGRAPHY	20

TABLES:

1. Major Named Faults Considered to be Active in Southern California
2. Major Named Faults Considered to be Potentially Active in Southern California
3. List of Historic Earthquakes of Magnitude 4.0 or Greater Within 100km of the Site

FIGURES:

1. Vicinity Map
2. Site Plan
3. Geologic Map
4. Regional Faults and Seismicity Map

APPENDIX: Logs of Borings and Direct Shear Test Data

1.0 SCOPE

This report of geotechnical consultation provides an evaluation of the existing soils underlying the site located at 2025 Avenue of the Stars in the Century City district of Los Angeles, California (Tract No. 70690). This report also presents preliminary foundation recommendations for the proposed development for Next Century Associates. The location of the site is shown in Figure 1, Vicinity Map.

We previously performed several geotechnical investigations at the site. The results of our geotechnical consultation presented in this report were developed using the geotechnical information from our previous geotechnical investigation reports listed below:

- Century Plaza Hotel; report dated November 12, 1962 (our Project No. 62353 and supplemental geotechnical recommendations, issued under the name of LeRoy Crandall & Associates (LCA), a MACTEC legacy company).
- Swimming Pool and Spa Additions; report dated February 4, 2000 (our Project No. 70131-0-0020 and its supplemental geotechnical recommendations, issued under the name of Law/Crandall, a MACTEC legacy company).
- Phase 2B Renovation Units; report dated November 20, 2006 (our Project No. 4953-06-2421).

In addition, our legacy company of LeRoy Crandall and Associates (LCA) performed observation and testing of shoring and foundation excavations, and control of compacted backfill during the construction of the Century Plaza Hotel (LCA Project No. 63742); the report was submitted on August 4, 1967.

Our geotechnical consultation was based on the soil and ground-water conditions presented in our previous reports. The scope of our services was to develop the following:

- Limited geologic-seismic hazards evaluation,
- Preliminary foundation recommendations.

Our preliminary recommendations are based on the results of our previous field explorations, laboratory tests, and appropriate engineering analyses. A comprehensive foundation investigation

with additional exploration borings will be required to establish the definitive foundation recommendations once the project advances to the design development phase.

2.0 PROPOSED DEVELOPMENT

The proposed development for Next Century Associates will require the demolition and removal of the existing buildings at the site. The proposed development will consist of two towers, having about 50 stories and extending about 600 feet above average street grade at Avenue of the Stars. One tower will be for residential use and the other tower will be a mixed-use building, which may include residential, hotel and office uses. The towers will be set over a podium structure that will have retail uses, a large ballroom, and four to five levels of below-grade parking for the development. Preliminary plans indicate that the lowest floor will be established at about Elevation 230, which is about 58 feet below average grade along Avenue of the Stars and about 40 feet below average grade on the west side of the property. The proposed below-grade parking will extend out to the property lines. Structural loads are not available at the present time. The project is shown on the Site Plan, Figure 2; also shown on Figure 2 are the approximate locations of the prior borings at the site.

3.0 CURRENT SITE CONDITIONS

The site is located at 2025 Avenue of the Stars in the Century City district of Los Angeles, California, and is bounded on the north by Constellation Boulevard, on the south by The Century development, currently under construction, on the west by MGM Drive, and on the east by Avenue of the Stars. The site is currently occupied by the existing Hyatt Regency Century Plaza Hotel with two to three subterranean parking levels. A spa and swimming pool area are located at the west side of the tower. The Equinox Health Club is located at the northwest corner of the site. The proposed development will require the demolition and removal of the existing structures on the site.

The existing 16-story hotel structure has a subterranean structure that encompasses about 70 percent of the site. Information from our previous foundation investigation report for the hotel indicates that the lowest floor of the existing subterranean structure ranges from Elevation 245 to 268.

The existing hotel structure is supported on conventional spread footings where the depth to firm soils was small, or drilled-and-belled caissons where the depth to firm soils was greater. Information contained in the August 4, 1967 observation and testing report indicates that the tower portion of the existing hotel building is supported on conventional spread footings. Sections of the non-tower portion of the hotel building were also supported on spread footings, however, belled caissons support the remainder and the various appurtenant structures (ramps) on the north, south and west sides of the hotel building. Some of the belled caissons are established as deep as Elevation 222 on the west side of the building.

4.0 GEOLOGIC-SEISMIC HAZARD EVALUATION

4.1 GEOLOGIC SETTING

The site is located in the Los Angeles Basin in the northernmost part of the Peninsular Ranges province near the boundary between the Transverse Ranges and Peninsular Ranges geomorphic provinces. The Transverse Ranges geomorphic province is characterized by east-west trending mountain ranges that include the Santa Monica Mountains. The southern boundary of the province is marked by the Santa Monica, Hollywood, Raymond, Sierra Madre, and Cucamonga faults. The Peninsular Range province is characterized by northwest/southeast trending alignments of mountains and hills and intervening basins, reflecting the influence of northwest trending major faults and folds controlling the general geologic structural fabric of the region. This province extends northwesterly from Baja California into the Los Angeles Basin and westerly into the offshore area, including Santa Catalina, Santa Barbara, San Clemente and San Nicolas islands. This province is bounded on the east by the San Jacinto fault zone.

Locally the site is located on an alluvial fan. The ground surface ranges from approximately Elevation 260 to 290. The relationship of the site to the local geologic conditions is depicted in Figure 3, Geologic Map. The location of major faults and earthquake epicenters in Southern California are shown on the Regional Faults and Seismicity Map, Figure 4.

4.2 GEOLOGIC MATERIALS

Based on reviewing the results of our prior explorations at the site, fill soils, 0 to 27 feet thick, were found in the borings. The fill soils consisted of clay, silt and silty sand and were not uniformly well compacted. However, during the construction of the existing Hyatt Regency Century Plaza and swimming pool and spa area, the fill soils at the project site were removed and replaced as properly compacted (certified) soils.

The fill is underlain by Late to Middle Pleistocene age alluvial fan deposits. These deposits consist of silty sand, sand, and clayey sand with layers of clay and silt and local gravel and cobbles. The upper natural soils are moderately firm to firm. The underlying silty sand and sand are dense to very dense throughout the depth explored. The soils become more dense with increase in depth to the maximum 151-foot depth explored. Firm to very firm highly cemented soils were encountered

below depths of roughly 70 feet. The surface of the dense to very dense silty sand and sand soils in the prior borings ranges between Elevation 230 and 275. The surface of the dense soils appears to be deeper on the west (extending to about Elevation 220) based on the depths of the belled caissons for the existing hotel building.

The logs of the prior borings are presented in the attached Appendix. Also shown in the Appendix is a summary of direct shear test data from the geotechnical investigation for the existing hotel.

4.3 GROUND WATER

Water seepage was encountered within the six deeper borings previously drilled at the site at depths ranging from 40 feet to 74 feet below the then-existing ground surface; water seepage was observed in the borings between Elevation 202 and 211. Based on Seismic Hazard Zone Report 023 published by California Geological Survey, the historical high ground-water level was greater than 40 feet below the ground surface.

4.4 FAULTS

The numerous faults in Southern California include active, potentially active, and inactive faults. The criteria for these major groups are based on criteria developed by the California Geological Survey, CGS (previously the California Division of Mines and Geology), for the Alquist-Priolo Earthquake Fault Zoning Program (Hart, 1999). By definition, an active fault is one that has had surface displacement within Holocene time (about the last 11,000 years). A potentially active fault is a fault that has demonstrated surface displacement of Quaternary age deposits (last 1.6 million years). Inactive faults have not moved in the last 1.6 million years. A list of nearby active faults (those faults included in CGS, 2003) and the distance in miles between the site and the nearest point on the fault, the maximum magnitude, and the slip rate for the fault is given in Table 1. A similar list for potentially active faults is presented in Table 2. The faults in the vicinity of the site are shown in Figure 4, Regional Faults and Seismicity Map.

ACTIVE FAULTS

Santa Monica Fault

The active Santa Monica fault is located approximately 0.7 mile north of the site. The Santa Monica and Hollywood fault zone form a portion of the Transverse Ranges Southern Boundary (TRSB) fault system. The TRSB fault system also includes the Malibu-Coast fault to the west of the Santa Monica fault and the Raymond and Cucamonga faults to the east of the Hollywood fault (Dolan et al., 2000b). The Santa Monica fault zone (SMFZ) is the western segment of the Santa Monica-Hollywood fault zone. The fault zone trends east - west from the Santa Monica coastline on the west to the Hollywood area on the east. Urbanization and development within the greater Los Angeles area has resulted in a poor understanding of the lateral extent, location, and rupture history of the SMFZ. However, the surface expression of the SMFZ includes fault-related geomorphic features, offset stratigraphy, and ground water barriers within late Quaternary deposits (Hill et al., 1979).

Research indicates that the SMFZ is separated into an east segment and a west segment, divided by the West Beverly Hills Lineament. The east segment of the SMFZ is not considered active (Dolan et al., 2000; Dolan et al., 1997, Hummon et al., 1992; Ziony et al., 1985). However, the west segment of the fault is considered active (Pratt et al., 1998; Dolan et al., 2000a).

Although the west segment of the Santa Monica fault is considered active, it has not yet been included in a State of California Special Studies (Alquist-Priolo) Earthquake Fault Zone. The site is not included in a City of Los Angeles Fault Rupture Study Area (City of Los Angeles, 1996).

Hollywood Fault

The active Hollywood fault is located about 1.7 miles north-northeast of the site and approximately trends east-west along the base of the Santa Monica Mountains from the West Beverly Hills Lineament in the West Hollywood-Beverly Hills area (Dolan and Sieh, 1992) to the Los Feliz area of Los Angeles. The fault is a ground-water barrier within Holocene sediments (Converse et al., 1981). Studies by several investigators (Dolan et al., 2000a; Dolan et al., 1997; Dolan and Sieh, 1992; and Crook and Proctor, 1992) have indicated that the fault is active, based

on geomorphic evidence, stratigraphic correlation between exploratory borings, and fault trenching studies.

Until recently, the approximately 15 kilometer-long Hollywood fault zone was considered to be expressed as a series of linear scarps and faceted south-facing ridges along the south margin of the eastern Santa Monica Mountains and the Hollywood Hills. Multiple recent fault rupture hazard investigations have shown that the Hollywood fault zone is located south of the faceted ridges and bedrock outcrops along Sunset Boulevard (Harza, 1997, William Lettis & Associates, 1998, Law/Crandall, 1998). Active deposition of numerous small alluvial fans at the mountain front and a lack of fan incision suggest late Quaternary uplift of the Santa Monica Mountains along the Hollywood fault zone (Dolan et al., 2000b, Dolan et al., 1997, Dolan and Seih, 1992, Crook et al., 1983). The fault dips steeply to the north and has juxtaposed Tertiary and Cretaceous age rocks over young sedimentary deposits of the northern Los Angeles basin. The Hollywood fault zone has not produced any damaging earthquakes during the historical period and has had relatively minor micro-seismic activity.

Newport-Inglewood Fault Zone

The Newport-Inglewood fault zone is located about 3.7 miles southeast of the site. The Newport-Inglewood fault zone is composed of a series of discontinuous northwest-trending en echelon faults extending from Ballona Gap southeastward to the area offshore from Newport Beach. The Newport-Inglewood fault zone is reflected at the surface by a line of geomorphically young anticlinal hills and mesas formed by the folding and faulting of a thick sequence of Pleistocene age sediments and Tertiary age sedimentary rocks (Barrows, 1974). Fault-plane solutions for 39 small earthquakes (between 1977 and 1985) show mostly strike-slip faulting with some reverse faulting along the north segment (north of Dominguez Hills) and some normal faulting along the south segment (south of Dominguez Hills to Newport Beach) (Hauksson, 1987). Investigations by Law/Crandall (1993) in the Huntington Beach area indicate that the North Branch segment of the Newport-Inglewood fault zone offsets Holocene age alluvial deposits in the vicinity of the Santa Ana River.

Malibu Coast Fault Zone

The active Malibu Coast fault zone is located 7.4 miles west-southwest of the site and is an east-west trending, north-dipping reverse fault extending westward from Santa Monica to offshore of Point Mugu. Fault trenching conducted in 1985 and 1986 on south Winter Mesa in the Malibu area of Los Angeles County exposed several faults disrupting Tertiary and Pleistocene units, and one fault offsetting colluvial deposits estimated to be 6,000 years old (Fall et al., 1987). The observed faults, named the Winter Mesa faults, are believed to be splays of the Malibu Coast fault; accordingly, the Holocene faulting on the Winter Mesa faults is considered representative of active faulting along the Malibu Coast fault zone.

Raymond Fault

The Raymond fault is located approximately 10 miles east-northeast of the site. The fault is primarily a left-lateral strike-slip fault with a minor component of high-angle reverse offset, placing basement rocks north of the fault over alluvial sediments south of the fault. The Raymond fault has long been recognized as a ground-water barrier in the Pasadena/San Marino area and numerous geomorphic features along its entire length (such as fault scarps, sag ponds, springs, and pressure ridges) attest to the fault's activity during the Holocene epoch (last 11,000 years). Within the last 36,000 to 41,000 years, five to eight separate earthquake events have been recognized along the Raymond fault (Crook et al., 1987, Weaver and Dolon, 2000). The most recent fault movement, based on radiocarbon ages from materials collected in an excavation exposing the fault, occurred sometime between $2,160 \pm 105$ and $1,630 \pm 100$ years before present (LeRoy Crandall and Associates, 1978; Crook et al., 1987; Weaver and Dolan, 2000). An average slip rate of 1.5 mm/yr and a maximum magnitude of 6.5 are estimated by the California Geological Survey (2003) for the Raymond fault.

Verdugo Fault

The active Verdugo fault zone is composed of several faults including the Verdugo fault, the San Rafael fault, and the Eagle Rock fault. The Verdugo fault is located approximately 11 miles northeast of the site. The most recent documented activity along this fault occurs in the Holocene age alluvial deposits along the western flank of the Verdugo Mountains in the Burbank area (Los Angeles County Seismic Safety Element, 1990). A State of California Special Studies Earthquake

Fault Zone has not been established for the Verdugo fault by the State. However, this portion of the fault is considered active by the State (Jennings, 1994, CGS, 2003).

Palos Verdes Fault Zone

Studies by Stephenson et al. (1995), which included geophysical studies, aerial photograph interpretation, and limited fault trenching, indicate that there are several active on-shore splays of the Palos Verdes fault zone which is 12 miles southwest of the site. Geophysical data also indicate the off-shore splays of the fault are active, offsetting Holocene age deposits (Clarke et al., 1985). Based on geophysical data, the dip of the fault is interpreted to be near vertical to 55 degrees to the southwest (Stephenson et al., 1995). Vertical separations up to about 5,900 feet occur across the fault at depth. However, strike-slip movement is indicated by the configuration of the basement surface and lithologic changes in the Tertiary age rocks across the fault. No historic large magnitude earthquakes are associated with this fault. However, the fault is considered active by the California Geological Survey (CGS) and local reviewing agencies.

San Andreas Fault Zone

The Mojave segment of the active San Andreas fault zone is located about 38 miles northeast of the site. This fault zone, California's most prominent geological feature, trends generally northwest for almost the entire length of the state. The 1857 Fort Tejon earthquake was the last major earthquake along the San Andreas fault zone in Southern California.

BLIND THRUST FAULT ZONES

Several buried thrust faults, commonly referred to as blind thrusts, underlie the Los Angeles Basin at depth. These faults are not exposed at the ground surface and are typically identified at depths greater than 3 kilometers. These faults do not present a potential surface fault rupture hazard. However, the following described blind thrust faults are considered active and potential sources for future earthquakes.

Puente Hills Blind Thrust

The Puente Hills Blind Thrust fault (PHBT) is defined based on seismic reflection profiles, petroleum well data, and precisely located seismicity (Shaw and others, 2002). This blind thrust

fault system extends eastward from downtown Los Angeles to Brea (in northern Orange County). The PHBT includes three north-dipping segments, named from east to west as the Coyote Hills segment, the Santa Fe Springs segment, and the Los Angeles segment. These segments are overlain by folds expressed at the surface as the Coyote Hills, Santa Fe Springs Anticline, and the Montebello Hills. The Santa Fe Springs segment of the PHBT is believed to be the causative fault of the October 1, 1987 Whittier Narrows Earthquake (Shaw and others, 2002). The vertical surface projection of the PHBT is approximately 6.6 miles east of the site at its closest point. Postulated earthquake scenarios for the PHBT include single segment fault ruptures capable of producing an earthquake of magnitude 6.5 to 6.6 (Mw) and a multiple segment fault rupture capable of producing an earthquake of magnitude 7.1 (Mw). The PHBT is not exposed at the ground surface and does not present a potential for surface fault rupture. However, based on deformation of late Quaternary age sediments above this fault system and the occurrence of the Whittier Narrows earthquake, the PHBT is considered an active fault capable of generating future earthquakes beneath the Los Angeles Basin. An average slip rate of 0.7 mm/yr and a maximum moment magnitude of 7.1 are estimated by the California Geological Survey (2003) for the Puente Hills Blind Thrust.

Northridge Blind Thrust

The Northridge Thrust is located beneath the majority of the San Fernando Valley and is the causative fault of the January 17, 1994 Northridge earthquake. This thrust fault is not exposed at the surface and does not present a potential surface fault rupture hazard. However, the Northridge Thrust is an active feature that can generate future earthquakes. The vertical surface projection of the Northridge Thrust is approximately 7.1 miles northwest of the site at the closest point. The California Geological Survey (2003) estimates an average slip rate of 1.5 mm/yr. and a maximum moment magnitude of 7.0 for the Northridge Thrust.

Upper Elysian Park Blind Thrust

The Upper Elysian Park fault is a blind thrust fault that overlies the Los Angeles and Santa Fe Springs segments of the Puente Hills Thrust (Oskin et al., 2000 and Shaw et al., 2002). The eastern edge of the Upper Elysian Park fault is defined by the northwest-trending Whittier fault zone. The vertical surface projection of the Upper Elysian Park fault is approximately 7.3 miles east of the site at its closest point. Like other blind thrust faults in the Los Angeles area, the Upper Elysian

Park fault is not exposed at the surface and does not present a potential surface rupture hazard; however, the Upper Elysian Park fault should be considered an active feature capable of generating future earthquakes. An average slip rate of 1.3 mm/yr and a maximum moment magnitude of 6.4 are estimated by the California Geological Survey (2003) for the Upper Elysian Park fault.

POTENTIALLY ACTIVE FAULTS

Overland Fault

The potentially active Overland fault is located approximately 1.7 miles east-southeast of the site. The Overland fault trends northwest between the Charnock fault and the Newport-Inglewood fault zone. The fault extends from the northwest flank of the Baldwin Hills to Santa Monica Boulevard in the vicinity of Overland Avenue. Based on water level measurements, displacement along the fault is believed to be vertical, with an offset of about 9 meters (Poland, 1959). The west side of the fault has apparently moved downward, relative to the east side, forming a graben between the Charnock and Overland faults. However, there is no evidence that this fault has offset late Pleistocene or Holocene age alluvial deposits (County of Los Angeles Seismic Safety Element, 1990). Ziony and Jones (1989) indicate that the fault is potentially active (no displacement of Holocene age alluvium).

Charnock Fault

The Charnock fault is located approximately 3.2 miles to the south. The Charnock fault trends northwest-southeast subparallel to the trend of the Newport-Inglewood fault zone and the Overland fault. Differential water levels across the fault occur in the early Pleistocene age San Pedro Formation. However, there is no evidence that this fault has offset late Pleistocene or Holocene age alluvial deposits (County of Los Angeles Seismic Safety Element, 1990). Ziony and Jones (1989) indicate that the fault is potentially active (no displacement of Holocene age alluvium).

MacArthur Park Fault

The potentially active MacArthur Park fault is located about 6.3 miles east of the site. The fault, inferred west of downtown Los Angeles, has been located based on south-facing scarps, truncated

drainages, and other geomorphic features (Dolan and Sieh, 1993). The fault is approximately 8 kilometers long, extending northwest from the Pershing Square area in downtown Los Angeles through MacArthur Park to the Paramount Studios area in Hollywood. Current information suggests the fault is potentially active.

4.5 GEOLOGIC-SEISMIC HAZARDS

The site is not within a currently established State of California Special Studies Earthquake Fault Zone for surface fault rupture hazards. The closest established Special Studies Earthquake Fault Zone to the site is for the Newport-Inglewood fault zone, located approximately 2.8 miles to the southeast. A Special Studies Earthquake Fault Zone has not been established for the Santa Monica fault located to the north of the site. The site is not within a City of Los Angeles Fault Rupture Study Area (City of Los Angeles, 1996).

Earthquake Catalog Data

The seismicity of the region surrounding the site was determined from research of an electronic database of seismic data (Southern California Seismographic Network, 2007). This database includes earthquake data compiled by the California Institute of Technology for 1932 through 2007 and data for 1812 to 1931 compiled by Richter and the U.S. National Oceanic Atmospheric Administration (NOAA). The search for earthquakes that occurred within 100 kilometers of the site indicates that 409 earthquakes of Richter magnitude 4.0 and greater occurred from 1932 through 2007; no earthquakes of magnitude 6.0 or greater occurred between 1906 and 1931; and one earthquake of magnitude 7.0 or greater occurred between 1812 and 1905. Epicenters of some of the moderate and major earthquakes (magnitude 5.0 and greater) are shown in Figure 4.

A number of earthquakes of moderate to major magnitude have occurred in the Southern California area within about the last 75 years. A partial list of these earthquakes is included in the following table.

List of Historic Earthquakes

Earthquake (Oldest to Youngest)	Date of Earthquake	Magnitude	Distance to Epicenter (Miles)	Direction to Epicenter
Long Beach	March 11, 1933	6.4	40	SE
Tehachapi	July 21, 1952	7.5	73	NW
San Fernando	February 9, 1971	6.6	24	N
Whittier Narrows	October 1, 1987	5.9	19	E
Sierra Madre	June 28, 1991	5.8	26	NE
Landers	June 28, 1992	7.3	114	ENE
Big Bear	June 28, 1992	6.4	89	ENE
Northridge	January 17, 1994	6.7	13	NW
Hector Mine	October 16, 1999	7.1	129	ENE

By:PWK, 12/10/08
 Chkd:RM, 12/12/08

The site could be subjected to strong ground shaking in the event of an earthquake. However, this hazard is common in Southern California and the effects of ground shaking can be mitigated by proper engineering design and construction in conformance with current building codes and engineering practices.

Slope Stability

The site is not within an area identified as having a potential for seismic slope instability (California Division of Mines and Geology, 1999). The site is included in an area of "Cluster of Small Shallow Surficial Landslides," (City of Los Angeles, 1996) however there are no known landslides at the site, nor is the site in the path of any known or potential landslides. The site is relatively level.

The planned subterranean levels will be on the order of approximately 40 to 60 feet deep. The planned excavations will expose alluvial deposits that are horizontally stratified and generally lack well developed planar features such as bedding or joints which would act as planes of weakness. The geologic conditions will not create an additional surcharge on the proposed subterranean walls.

The alluvial deposits can be prone to raveling and caving and a temporary shoring system is recommended.

Liquefaction and Seismic-Induced Settlement

Liquefaction potential is greatest where the ground water level is shallow, and submerged loose, fine sands occur within a depth of about 50 feet or less. Liquefaction potential decreases as grain size and clay and gravel content increase. As ground acceleration and shaking duration increase during an earthquake, liquefaction potential increases.

According to the City of Los Angeles Seismic Safety Element (1996) and the California Geological Survey (formerly California Division of Mines and Geology), the site is not located within an area identified as having a potential for liquefaction. The depth to ground water is deep and the alluvial soils are dense to very dense and are not subject to liquefaction. Therefore, the potential for liquefaction at the site are considered to be low.

Seismic settlement is often caused by loose to medium-dense granular soils densified during ground shaking. Uniform settlement beneath a given structure would cause minimal damage; however, because of variations in distribution, density, and confining conditions of the soils, seismically-induced settlement is generally non-uniform and can cause serious structural damage. Dry and partially saturated soils as well as saturated granular soils are subject to seismically-induced settlement. The soils below the planned foundation level are generally dense. Therefore, the potential for seismically induced settlement is considered low.

Tsunamis, Inundation, Seiches, and Flooding

The site is at an average elevation of about 280 feet above mean sea level and over 5 miles from the coastline. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site.

The site is not located downslope of any large bodies of water that could adversely affect the site in the event of earthquake-induced dam failures or seiches (wave oscillations in an enclosed or semi-enclosed body of water).

The site is in an area outside the 0.2% annual chance floodplain, Zone X as defined by the National Flood Insurance Program (FEMA, 2008).

Subsidence

The site is not within an area of known subsidence associated with fluid withdrawal (ground water or petroleum), peat oxidation, or hydrocompaction.

Methane Gas

The site is located in the Beverly Hills Oil Field and is located in a city of Los Angeles Methane Zone. According to CDOGG maps, there are no known oil wells on the site. There is a potential for methane and other volatile gases to occur beneath the site. A methane investigation performed to City of Los Angeles standards should be performed when the details of the proposed development are finalized.

4.6 CONCLUSIONS

Based on the available geologic data, active or potentially active faults with the potential for surface fault rupture are not known to be located beneath or projecting toward the site. In our opinion, the potential for surface rupture at the site due to fault plane displacement propagating to the ground surface during the design life of the proposed development is considered low. Although the site could be subjected to strong ground shaking in the event of an earthquake, this hazard is common in Southern California and the effects of ground shaking can be mitigated by proper engineering design and construction in conformance with current building codes and engineering practices.

The site is above an oil field and the potential exists for the presence of methane and other volatile gases. Additionally, the site is located within City of Los Angeles Methane Zone and a methane gas control system may need to be installed for the proposed structures. A methane investigation performed to City of Los Angeles standards should be performed when the details of the proposed development are finalized. A methane gas consultant should be retained for the design of such a system.

The potential for other geologic hazards such as liquefaction, slope instability, tsunamis, inundation, seiches, flooding, and subsidence affecting the site is also considered low.

5.0 PRELIMINARY GEOTECHNICAL RECOMMENDATIONS

Preliminary foundation recommendations are presented herein based upon the prior geotechnical investigation for the existing hotel development. The prior borings are within the area of the proposed development for Next Century Associates; however, the footprint of the new development is larger than the footprint of the existing development. Therefore, the preliminary recommendations presented in this report should be confirmed with additional borings and further engineering analyses.

Foundations

In our opinion, the proposed development for Next Century Associates is feasible from a geotechnical point of view. Based on the available geotechnical data from the prior borings, the proposed development may be supported on conventional spread footings or mat foundations established in the firm natural soils.

The current plans show that the lower level of the proposed development will be established at about Elevation 230. For preliminary design, it may be assumed that the proposed development could be supported on spread footings or a mat foundation extending into the firm natural soils. Over most of the site, conventional spread footings appear to be feasible. On the west side of the site, where the surface of the firm natural soils is deeper, the footings may need to be deepened to extend to the firm natural soils. Footings established in the firm natural soils may be designed to impose a net dead plus live load pressure of 8,000 to 10,000 pounds per square foot. If mat foundations are to be used, the mat foundations may be designed to impose an average net dead plus live load pressure of about 5,000 pounds per square foot. A one-third increase in the bearing values may be used for wind or seismic loads. Footings should extend to a depth of at least 3 feet below the adjacent final grade or floor level, whichever is lower.

Walls Below Grade

For the preliminary design of cantilevered walls below grade, where the surface of the retained earth is level, it may be assumed that drained soils will exert a lateral earth pressure equal to that developed by a fluid with a density of 35 pounds per cubic foot. The walls of the subterranean structure will be internally braced by the floors. Internally braced walls should be designed to

resist at-rest earth pressures. For preliminary design, it may be assumed that the at-rest earth pressures will be equal to that developed by a fluid with a density of 55 pounds per cubic foot. In addition to the recommended earth pressure, the walls should be designed to resist any applicable surcharges due to storage or traffic loads. Walls below grade should be drained to dissipate the hydrostatic pressure that might develop against the walls due to incidental ground water. The water collected in the wall drains should be conducted to collection drains at the base of the walls and some means of water disposal should be provided. The natural soils beneath the site are predominantly granular and it may be possible to discharge the collected water into the natural soils. Alternatively, if subdrainage is not provided an increase in the lateral earth pressures should be used.

It is not anticipated that a subdrain system would need to be installed beneath the lowest floor slab.

Excavation and Temporary Shoring

Based on current plans, excavation up to 60 feet deep will be required for the subterranean levels. If the necessary space is available, temporary, unsurcharged excavations up to about 25 feet deep could be sloped back at 1:1 (horizontal to vertical) in lieu of shoring. Deeper excavations should be sloped at an inclination of 1¼:1.

Where there is not sufficient space for sloped embankments, temporary shoring will be required. One method of shoring would consist of installing steel soldier piles in drilled holes, backfilled with concrete and restrained with earth (tie-back) anchors. The sidewalls of soldier pile and drilled tie-back anchor shafts may experience caving, particularly in sandy soils and at or below zones of ground-water seepage.

Recommendations for shoring could be provided when design development proceeds and structural details are more defined. These recommendations could be provided in the final geotechnical investigation for the proposed project.

6.0 GENERAL LIMITATIONS AND FINDINGS

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report has been prepared for Next Century Associates and their design consultants. The report has not been prepared for use by other parties, and may not contain sufficient information for purpose of other parties or other uses.

The recommendations provided in this report are based upon our understanding of the described project information and on our interpretation of the data collected during our previous subsurface explorations. We have made our recommendations based upon experience with similar subsurface conditions under similar loading conditions.



7.0 BIBLIOGRAPHY

- Abrahamson and Silva, 1997, "Empirical Response Spectra Attenuation Relationships for Shallow Crustal Earthquakes," *Seismological Research Letters*, Vol. 68, No. 1, pp. 94-127.
- American Concrete Institute, 2006, Publication "302.2R-06: Guide for Concrete Slabs that Receive Moisture-Sensitive Flooring Materials."
- Anderson, J. G., 1984, "Synthesis of Seismicity and Geologic Data in California," U.S. Geological Survey Open File Report 84-424.
- Anderson, J. G., and Luco, J. E., 1983, "Consequences of Slip Rate Constraints on Earthquake Occurrence Relations," *Bulletin of the Seismological Society of America*, Vol. 73, No. 2, pp. 471-496.
- Barrows, A. G., 1974, "A Review of the Geology and Earthquake History of the Newport-Inglewood Structural Zone, Southern California," California Division of Mines and Geology Special Report 114.
- Barrows, A.G., 1973, "Earthquakes along the Newport–Inglewood Structural Zone," *California Geology*, Vol. 26, No. 3.
- Boore, D. M., Joyner, W. B., and Fumal, T. E., 1997, "Equations for Estimating Horizontal Response Spectra and Peak Acceleration from Western North American Earthquakes: A Summary of Recent Work," *Seismological Research Letters*, Vol. 68, No. 1.
- Bryant, W. A., 1988, "Recently Active Traces of the Newport-Inglewood Fault Zone, Los Angeles and Orange Counties, California," California Division of Mines and Geology Open File Report 88-14.
- Bryant, W. A., 1985, "Northern Newport-Inglewood Fault Zone, Los Angeles County, California", California Division of Mines and Geology, Fault Evaluation Report FER-173.
- Bullard, T. R. and Lettis, W. R., 1993, "Quaternary Fold Deformation Associated with Blind Thrust Faulting, Los Angeles Basin, California," *Journal of Geophysical Research*, Vol. 98, No. B5, pp. 8349-8369.
- California Department of Water Resources, 2008, "Groundwater Level Data," <http://wdl.water.ca.gov/gw>.
- California Department of Water Resources, 1961, "Planned Utilization of the Groundwater Basins of the Coastal Plain of Los Angeles County, Appendix A, Groundwater Geology," Bulletin 104.
- California Division of Mines and Geology, 1999, "State of California Seismic Hazard Zones, Beverly Hills Quadrangle, Official Map," released March 25, 1999.
- California Division of Mines and Geology, 1998, "Seismic Hazard Evaluation of the Beverly Hills 7.5 Minute Quadrangle, Los Angeles County, California," Seismic Hazard Zone Report 023, updated Figure 3.5 in 2005.

- California Division of Mines and Geology, 1997, “Guidelines for Evaluating and Mitigating Seismic Hazards in California,” Special Publication 117.
- California Division of Mines and Geology, 1986, “State of California Special Studies Zones, Beverly Hills Quadrangle, Revised Official Map.”
- California Division of Oil, Gas and Geothermal Resources, 2006, “Draft Regional Map W1-5,” http://www.consrv.ca.gov/dog/maps/d1_index_map1.htm.
- California Division of Oil, Gas and Geothermal Resources, 2006, “District 1 Map 117,” http://www.consrv.ca.gov/dog/maps/d1_index_map1.htm.
- California Geological Survey, 2003, “The Revised 2002 California Probabilistic Seismic Hazard Maps, June 2003,” Appendix A – 2002 California Fault Parameters.
- Clarke, S. H., Greene, H. G., and Kennedy, M. P., 1985, “Identifying Potentially Active Faults and Unstable Slopes Offshore,” in Ziony, J.I., ed., “Evaluating Earthquake Hazards in the Los Angeles Region - An Earth-Science Perspective,” U.S. Geological Survey Professional Paper 1320, p. 347-373.
- Catchings, R. D., Gandhok, G., Goldman, M. R., and Okaya, D., 2001, “Seismic Image and Fault Relations of the Santa Monica Thrust Fault, West Los Angeles, California,” U. S. Geological Survey, Open-File Report 01-111.
- Converse Consultants, Earth Science Associates, Geo-Resource Consultants, 1981, “Geotechnical Investigation Report, Volume I; Volume II – Appendices 1 and 2,” for Southern California Rapid Transit Metro Rail Project.
- Converse Davis and Associates, 1972, “Groundwater Investigation Vicinity of Forest Lawn, Glendale-Los Angeles, California,” Project No. 70-044-EH.
- Cramer, C. H. and Petersen, M. D., 1996, “Predominant Seismic Source Distance and Magnitude Maps for Los Angeles, Orange, and Ventura Counties, California,” *Bulletin of Seismological Society of America*, Vol. 86, No. 5, pp. 1645-1649.
- Crook, R., Jr., Proctor, R. J., and Lindvall, E.E., 1983, “Seismicity of the Santa Monica and Hollywood Faults Determined by Trenching,” Technical Report to the U.S. Geological Survey, Contract No. 14-08-001-20523, p. 26.
- Crook, R., Jr., and Proctor, R. J., 1992 “The Santa Monica and Hollywood Faults and the Southern Boundary of the Transverse Ranges Province” in *Engineering Geology Practice in Southern California*.
- Davis, T. L. and Namson, J. S., 1994, “A Balanced Cross-Section of the 1994 Northridge Earthquake, Southern California,” *Nature*, Vol. 372, p. 167-169.
- Davis, J.F., Bennett, J.H., Borchardt, G.A., Kahle, J.E., Rice, S.J., and Silva, M.A., 1982, “Earthquake Planning Scenario for a Magnitude 8.3 Earthquake on the San Andreas Fault in Southern California,” California Division of Mines and Geology Special Publication 60.

- Dibblee, T. W., Jr., 1991, "Geologic Map of the Beverly Hills and Van Nuys (South ½) Quadrangles, California," Dibblee Geological Foundation Map DF-31.
- Dolan, J. F., Sieh, K., and Rockwell, T. K., 2000a, "Late Quaternary Activity and Seismic Potential of the Santa Monica Fault System, Los Angeles, California," *Geological Society of America Bulletin*, Vol. 12, No. 10.
- Dolan, J. F., Stevens, D., and Rockwell, T. K., 2000b, "Paleoseismologic Evidence for an Early to Mid-Holocene Age of the Most Recent Surface Fault Rupture on the Hollywood Fault, Los Angeles, California," *Bulletin of the Seismological Society of America*, Vol. 90, p.p. 334-344.
- Dolan, J. F., Sieh, K. E., Rockwell, T. K., Guptill, P., and Miller, G., 1997, "Active Tectonics, Paleoseismology, and Seismic Hazards of the Hollywood Fault, Northern Los Angeles Basin, California," *Geological Society of America Bulletin*, Vol. 109, No. 12.
- Dolan, J. F., Sieh, K., Rockwell, T. K., Yeats, R.S., Shaw J., Suppe, J., Huftile, G., and Gath, E., 1995, "Prospects for Larger or More Frequent Earthquakes in the Los Angeles Metropolitan Region, California," *Science*, Vol. 267, pp. 199-205.
- Dolan, J. F. and Sieh K., 1993, "Tectonic Geomorphology of the Northern Los Angeles Basin: Seismic Hazards and Kinematics of Young Fault Movement," in Ehlig, P.L., and Steiner, E.A., eds., *Engineering Geology Field Trips: Orange County, Santa Monica Mountains, and Malibu*, Guidebook and Volume: Berkley, California, Association of Engineering Geologists, p. B-20-26.
- Dolan, J. F. and Sieh, K., 1992, "Paleoseismology and Geomorphology of the Northern Los Angeles Basin: Evidence for Holocene Activity on the Santa Monica Fault and Identification of New Strike-Slip Faults through Downtown Los Angeles," *EOS, Transactions of the American Geophysical Union*, Vol. 73, p. 589.
- Fall, E.W., Rzonga, G.F., and Spellman, H.A., 1987, "Quaternary Faulting, Malibu Coast Fault Zone, Malibu, California (abstract)," Association of Engineering Geologists Annual Meeting, October 8-1, 1987, Atlanta, Georgia, Abstracts and Program p.83.
- Federal Emergency Management Agency, 2008, Flood Insurance Rate Map, Map Number 06037C1595F, <http://msc.fema.gov>.
- Hart, E. W., 1973, revised 1999, "Fault-Rupture Hazard Zones in California, Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zone Maps," California Division of Mines and Geology Special Publication 42.
- Hauksson, E., 1990, "Earthquakes, Faulting, and Stress in the Los Angeles Basin," *Journal of Geophysical Research*, Volume 95, No. B10, pp. 15,365-15,394.
- Hauksson, E., 1987, "Seismotectonics of the Newport-Inglewood Fault Zone in the Los Angeles Basin, Southern California," *Bulletin of the Seismological Society of America*, Vol. 77, pp. 539-561.

- Hill, R. L., Sprotte, E. C., Chapman, R. H., Chase, G. W., Bennett, J. H., Real, C. R., Borchardt, G., and Weber, F. H., Jr., 1979, "Earthquake Hazards Associated with Faults in the Greater Los Angeles Metropolitan Area, Los Angeles County, California, Including Faults in the Santa Monica-Raymond, Verdugo-Eagle Rock and Benedict Canyon Fault Zones," California Division of Mines and Geology, Open File Report 79-16LA.
- Hummon, C., Schneider, C. L., Yeats, R. S., Dolan, J.F., Sieh, K.E., and Huftile, G. J., 1994, "Wilshire Fault: Earthquakes in Hollywood?" *Geology*, Vol. 22, pp. 291-294.
- Hummon, C., Schneider, C. L., Yeats, R. S., and Huftile, G. J., 1992, "Active Tectonics of the Northern Los Angeles Basin: An Analysis of Subsurface Data," in Proceedings of the 35th Annual Meeting of the Association of Engineering Geologists.
- Jackson, D.D. et. al., 1995, "Seismic Hazards in Southern California: Probable Earthquakes, 1994 to 2024," *Bulletin of the Seismological Society of America*, Vol. 85, No. 2.
- Jennings, C.W., 1994, "Fault Activity Map of California and Adjacent Areas with Locations and Ages of Recent Volcanic Eruptions," California Division of Mines and Geology Map No. 6.
- Kramer, S. L., 1996, "Geotechnical Earthquake Engineering," Prentice Hall.
- Law/Crandall, 2001a, "Report of Geotechnical Exploration of Existing Fill Soil Conditions, Proposed Swimming Pool Addition, Century Plaza Hotel, Olympic Boulevard and Avenue of the Stars, Los Angeles, California," Project No. 70131-0-0020.0003.
- Law/Crandall, 2001b, "Report of Geotechnical Consultation, Proposed Swimming Pool Addition, Century Plaza Hotel, Olympic Boulevard and Avenue of the Stars, Los Angeles, California," Project No. 70131-0-0020.0002.
- Law/Crandall, 2000a, "Results of Geotechnical Consultation, Proposed Backdoor Structures, Century Plaza Hotel, Olympic Boulevard and Avenue of the Stars, Los Angeles, California," Project No. 70131-0-0020.
- Law/Crandall, 2000b, "Results of Geotechnical Consultation, Proposed Spa Building Addition, Century Plaza Hotel, Olympic Boulevard and Avenue of the Stars, Los Angeles, California," Project No. 70131-0-0020.
- Law/Crandall, 2000c, "Report of Geotechnical Consultation, Proposed Constellation Place, 10270 Constellation Boulevard, Los Angeles, California," Project No. 70131-0-0046.
- Law/Crandall, 2000d, "Report of Fault Rupture Hazard Investigation, 1840 North Highland Avenue, Hollywood District, Los Angeles, California," Project No. 70131-9-0337.0001.
- Law/Crandall, Inc., 1993, "Report of Potential Fault Displacements, Wastewater Treatment Plant Number 2, Huntington Beach, California," Project No. 2661.30140.0001.
- LeRoy Crandall and Associates, 1978, "Report of Geologic Studies Related to Raymond Fault Identification, San Marino High School, San Marino, California," Job No. E-77186.

LeRoy Crandall and Associates, 1967, "Inspection of Shoring and Foundation Excavation, and Control of Compacted Backfill, Proposed Century Plaza Hotel, 2025 Avenue of the Stars, Los Angeles, California," Project No. 63742.

LeRoy Crandall and Associates, 1966, "Control of Compacted Backfill, Proposed Swimming Pool, Avenue of the Stars and Constellation Boulevard, Los Angeles, California," Project No. 63742.

LeRoy Crandall and Associates, 1962, "Report of Foundation Investigation, Proposed Century Plaza Hotel, Avenue of the Stars and Constellation Boulevard, Century City, Los Angeles, California," Project No. 62353.

Los Angeles, City of, 1996, "Safety Element of the General Plan."

Los Angeles, County of, 2007, "Draft Preliminary General Plan."

Los Angeles, County of, 1990, "Technical Appendix to the Safety Element of the Los Angeles County General Plan," Draft Report by Leighton and Associates with Sedway Cooke Associates.

Los Angeles, County of, 1975, Draft revision 1990, "Seismic Safety Element."

MACTEC, 2006, "Report of Geotechnical Consultation, Proposed Phase 2B Renovation Units, Existing Hyatt Regency Century Plaza Hotel, 2025 Avenue of the Stars, Los Angeles, California," MACTEC Project 4953-06-2421.

MACTEC, 2005, "Report of Geotechnical Investigation, Proposed Condominiums, 2055 Avenue of the Stars, Century City District of Los Angeles, California," MACTEC Project No. 4953-05-1851.

Mark, R. K., 1977, "Application of Linear Statistical Models of Earthquake Magnitude Versus Fault Length in Estimating Maximum Expectable Earthquakes," *Geology*, Vol. 5, pp. 464-466.

McNeilan, T. W., Rockwell, T. K., and Resnick, G. S., 1996, "Style and Rate of Holocene Slip, Palos Verdes Fault, Southern California," *Journal of Geophysical Research*, Vol. 101, No. B4, pp. 8317-8334.

Oskin, M., Sieh, K., Rockwell, T., Miller, G., Guptill, P., Curtis, M., McArdle, S., and Elliott, P., 2000, "Active Parasitic Folds on the Elysian Park Anticline, Implications for Seismic Hazard in Central Los Angeles, California," *Geological Society of America Bulletin*, Vol. 112, No. 5, pp.693-707.

Petersen, M. D., Bryant, W. A., Cramer, C. H., Cao, T., Reichle, M. S., Frankel, A. D., Lienkaemper, J. J., McCrory, P. A., and Schwatz, D. P., 1996, "Probabilistic Seismic Hazard Assessment for the State of California," California Division of Mines and Geology Open File Report 96-08.

- Petersen, M. D. and Wesnousky, S. G., 1994, "Fault Slip Rate and Earthquake Histories for Active Faults in Southern California," *Bulletin of the Seismological Society of America*, Vol. 84, pp. 1608-1649.
- Poland, J. R., Garrett, A. A., and Sinnott, A., 1959, "Geology, Hydrology, and Chemical Character of Ground Waters in the Torrance-Santa Monica Area, California," U.S. Geological Survey Water Supply Paper 1461.
- Pratt, T. L., Dolan, J. F., Odum, J. K., Stephenson, W. J., Williams, R. A., and Templeton, M. E., 1998, "Multiscale Seismic Imaging of Active Fault Zones for Hazard Assessment: A Case Study of the Santa Monica Fault Zone, Los Angeles, California," *Geophysics*, Vol. 63, No. 2.
- Sadigh, K., Chang, C. Y., Egan, J. A., Makdisi, F., and Youngs, R. R., 1997, "Attenuation Relationships for Shallow Crustal Earthquakes Based on California Strong Motion Data," *Seismological Research Letters*, Vol. 68, No. 1.
- Schneider, C. L., Hummon, C., Yeats, R. S., and Huftile, G.L., 1996, "Structural Evolution of the Northern Los Angeles Basin, California, Based on Growth Strata," *Tectonics*, Vol. 15, No. 2, pp. 341-355.
- Shaw, J. H., Plesch, A., Dolan, J. F., Pratt, T. L. and Fiore, P., 2002, "Puente Hills Blind – Thrust System, Los Angeles, California," *Bulletin of the Seismological Society of America*, Vol. 92, No. 8, pp 2946-2960.
- Shaw, J.H. and Shearer, P.M., 1999, "An Elusive Blind Thrust Fault Beneath Metropolitan Los Angeles," *Science*, Vol. 283, pp. 1,516-1,518.
- Shaw, J. H. and Suppe, J., 1996, "Earthquake Hazards of Active Blind Thrust Faults Under the Central Los Angeles Basin, California," *Journal of Geophysical Research*, Vol. 101, No. B4, pp. 8623-8642.
- Shaw, J. H., 1993, "Active Blind-Thrust Faulting and Strike-Slip Folding in California," Ph.D. Thesis, Princeton University, Princeton, New Jersey, 216 pp.
- Slemmons, D. B., 1979, "Evaluation of Geomorphic Features of Active Faults For Engineering Design and Siting Studies," Association of Engineering Geologists Short Course.
- Southern California Seismographic Network, 2007, "Southern California Earthquake Catalog," <http://www.scecdc.scec.org/ftp/catalogs/SCSN/>.
- Stephenson, W. J., Rockwell, T. K., Odum J. K., Shedlock, K. M., and Okaya, D. A., 1995, "Seismic Reflection and Geomorphic Characterization of the Onshore Palos Verdes Fault Zone, Los Angeles, California," *Bulletin of the Seismological Society of America*, Vol. 85, No. 3.
- Topozada, T. R., Bennett, J. H., Borchardt, G. A., Saul, R., and Davis, J. F., 1988, "Planning Scenario for a Major Earthquake on the Newport-Inglewood Fault Zone," California Division of Mines and Geology Special Publication 99.

- Tucker, A. Z. and Dolan J. F., 2001, "Paleoseismic Evidence for a > 8 ka Age of the Most Recent Surface Rupture on the Eastern Sierra Madre Fault, Northern Los Angeles Metropolitan Region, California," *Bulletin of the Seismological Society of America*, Vol. 91, p. 232-249.
- U.S. Geological Survey, 2002, "Documentation for the 2002 Update of the National Seismic Hazard Maps," U. S. Geological Survey Open-File Report 02-420.
- U.S. Geological Survey, 1966, "Beverly Hills 7 .5-Minute Quadrangle, California," Photorevised 1981.
- U.S. Geological Survey, 1985, "Evaluating Earthquake Hazards in the Los Angeles Region - An Earth-Science Perspective," Ziony, J.I., Editor, U. S. Geological Survey Professional Paper 1360, Article by Clarke, S.H., Greene, H.G., and Kennedy, M.P., "Identifying Potentially Active Faults and Unstable Slopes Offshore," pp. 347-373.
- Weaver, K. D. and Dolan, J. F., 2000, "Paleoseismology and Geomorphology of the Raymond Fault, Los Angeles County, California," *Bulletin of the Seismological Society of America*, Vol. 90, p. 1409-1429.
- Weber, F. H., Bennett, J. H., Chapman, R. H., Chase, G. W., and Saul, R. B., 1980, "Earthquake Hazards Associated with the Verdugo-Eagle Rock and Benedict Canyon Fault Zones, Los Angeles County, California," California Division of Mines and Geology Open File Report 80-IOLA.
- Wells, D. L., and Coppersmith, K. J., 1994, "New Empirical Relationships Among Magnitude, Rupture Length, Rupture Width, Rupture Area, and Surface Displacement," *Bulletin of the Seismological Society of America*, Volume 84, No. 4, pp. 974-1002.
- Wesnousky, S. G., 1986, "Earthquakes, Quaternary Faults and Seismic Hazard in California," *Journal of Geophysical Research*, Vol. 91, No. B12, pp. 12,587-12,631.
- Wissler, S. G., 1943, "Stratigraphic Formations of the Producing Zone of the Los Angeles Basin Oil Fields," California Division of Mines and Geology, Bulletin 118, pt. 2, p. 210-234.
- Working Group on California Earthquake Probabilities, 1995, "Seismic Hazards in Southern California: Probable Earthquakes, 1994 to 2024," *Bulletin of the Seismological Society of America*, Vol. 85, No. 2, April 1995.
- Wright, T. L., 1991, "Structural Geology and Tectonic Evolution of the Los Angeles Basin, California," American Association of Petroleum Geologists, Memoir 52, p. 35-134.
- Yeats, R.S., 2004, "Tectonics of the San Gabriel Basin and Surroundings, Southern California," *Geological Society of America Bulletin*, Vol. 116, No. 9/10, pp. 1158-1182.
- Yerkes, R. F., McCulloch, T. H., Schoellhamer, J. E., and Vedder, J.G., 1965, "Geology of the Los Angeles Basin--An Introduction," U.S. Geological Survey Professional Paper 420-A.
- Ziony, J. I., ed., 1985, "Evaluating Earthquake Hazards in the Los Angeles Region--An Earth Science Perspective," U.S. Geological Survey Professional Paper 1360.

Ziony, J. I., and Jones, L. M., 1989, "Map Showing Late Quaternary Faults and 1978–1984 Seismicity of the Los Angeles Region, California," U.S. Geological Survey Miscellaneous Field Studies Map MF-1964.



TABLES

Table 1
Major Named Faults Considered to be Active
in Southern California

Fault (in increasing distance)	Maximum Magnitude	Slip Rate (mm/yr.)	Distance From Site (miles)	Direction From Site
Santa Monica	6.6 (a) RO	1.0	0.7	N
Hollywood	6.4 (a) RO	1.0	1.7	NNE
Newport-Inglewood Zone	7.1 (a) SS	1.0	3.7	SE
Puente Hills Blind Thrust	7.1 (a) BT	0.7	6.6	E
Northridge Thrust	7.0 (a) BT	1.5	7.1	NW
Upper Elysian Park	6.4 (a) BT	1.3	7.3	E
Malibu Coast	6.7 (a) RO	0.3	7.4	WSW
Raymond	6.5 (a) RO	1.5	10	ENE
Verdugo	6.9 (a) RO	0.5	11	NE
Palos Verdes	7.3 (a) SS	3.0	12	SW
San Fernando	6.7 (a) RO	2.0	15	N
Sierra Madre	7.2 (a) RO	2.0	15	NE
Anacapa-Dume	7.5 (a) RO	3.0	17	WSW
San Gabriel	7.2 (a) SS	1.0	19	NE
Whittier	6.8 (a) SS	2.5	23	ESE
Simi-Santa Rosa	7.0 (a) RO	1.0	23	NW
Clamshell-Sawpit	6.5 (a) RO	0.5	24	NE
Oak Ridge	7.0 (a) RO	4.0	27	NW
Holser	6.5 (a) RO	0.4	29	NNW
San Jose	6.4 (a) RO	0.5	30	E
San Cayetano	7.0 (a) RO	6.0	33	NW
San Andreas (Mojave Segment)	7.4 (a) SS	30.0	38	NE
San Joaquin Hills Thrust	6.6 (a) BT	0.5	38	SE
Chino-Central Avenue	6.7 (a) NO	1.0	39	ESE
Cucamonga	6.9 (a) RO	5.0	41	ENE
Elsinore (Glen Ivy Segment)	6.8 (a) SS	5.0	45	SE
San Jacinto (San Bernardino Segment)	6.7 (a) SS	12.0	51	E

(a) California Geological Survey, 2003
 SS StrikSlip
 NO Normal Oblique
 RO Reverse Oblique
 BT Blind Thrust

Prepared by: PWK, 12/10/08
 Checked by: RM, 12/10/08

Table 2
Major Named Faults Considered to be Potentially Active
in Southern California

Fault (in increasing distance)	Maximum Magnitude	Slip Rate (mm/yr.)	Distance From Site (miles)	Direction From Site
Overland	6.0 (c) SS	0.1	1.7	ESE
Charnock	6.5 (c) SS	0.1	3.2	S
MacArthur Park	5.7 (e) RO	0.1	6.3	E
Northridge Hills	6.6 (d) SS	1.2	13	NNW
Norwalk	6.7 (c) RO	0.1	21	SE
Los Alamitos	6.2 (b) SS	0.1	23	SE
Duarte	6.7 (c) RO	0.1	25	ENE
El Modeno	6.5 (b) NO	0.1	30	SE
Indian Hill	6.6 (b) RO	0.1	32	ENE
Peralta Hills	6.5 (b) RO	0.1	37	SE

- (b) Mark, 1977
- (c) Slemmons, 1979
- (d) Wesnousky, 1986
- (e) Hummon et al., 1994
- SS Strike Slip
- NO Normal Oblique
- RO Reverse Oblique
- BT Blind Thrust

Prepared by: PWK, 12/10/08
 Checked by: RM, 12/10/08

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
 (CAL TECH DATA 1932-2007)

DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH	MAGNITUDE
03-11-1933	01:54:07	33.62 N	117.97 W	A	64	.0	6.4
03-11-1933	02:04:00	33.75 N	118.08 W	C	46	.0	4.9
03-11-1933	02:05:00	33.75 N	118.08 W	C	46	.0	4.3
03-11-1933	02:09:00	33.75 N	118.08 W	C	46	.0	5.0
03-11-1933	02:10:00	33.75 N	118.08 W	C	46	.0	4.6
03-11-1933	02:11:00	33.75 N	118.08 W	C	46	.0	4.4
03-11-1933	02:16:00	33.75 N	118.08 W	C	46	.0	4.8
03-11-1933	02:17:00	33.60 N	118.00 W	E	64	.0	4.5
03-11-1933	02:22:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	02:27:00	33.75 N	118.08 W	C	46	.0	4.6
03-11-1933	02:30:00	33.75 N	118.08 W	C	46	.0	5.1
03-11-1933	02:31:00	33.60 N	118.00 W	E	64	.0	4.4
03-11-1933	02:52:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	02:57:00	33.75 N	118.08 W	C	46	.0	4.2
03-11-1933	02:58:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	02:59:00	33.75 N	118.08 W	C	46	.0	4.6
03-11-1933	03:05:00	33.75 N	118.08 W	C	46	.0	4.2
03-11-1933	03:09:00	33.75 N	118.08 W	C	46	.0	4.4
03-11-1933	03:11:00	33.75 N	118.08 W	C	46	.0	4.2
03-11-1933	03:23:00	33.75 N	118.08 W	C	46	.0	5.0
03-11-1933	03:36:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	03:39:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	03:47:00	33.75 N	118.08 W	C	46	.0	4.1
03-11-1933	04:36:00	33.75 N	118.08 W	C	46	.0	4.6
03-11-1933	04:39:00	33.75 N	118.08 W	C	46	.0	4.9
03-11-1933	04:40:00	33.75 N	118.08 W	C	46	.0	4.7
03-11-1933	05:10:22	33.70 N	118.07 W	C	51	.0	5.1
03-11-1933	05:13:00	33.75 N	118.08 W	C	46	.0	4.7
03-11-1933	05:15:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	05:18:04	33.58 N	117.98 W	C	67	.0	5.2
03-11-1933	05:21:00	33.75 N	118.08 W	C	46	.0	4.4
03-11-1933	05:24:00	33.75 N	118.08 W	C	46	.0	4.2
03-11-1933	05:53:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	05:55:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	06:11:00	33.75 N	118.08 W	C	46	.0	4.4

NOTE: Q IS A FACTOR RELATING THE QUALITY OF EPICENTRAL DETERMINATION

A = +- 1 km horizontal distance; +- 2 km depth
 B = +- 2 km horizontal distance; +- 5 km depth
 C = +- 5 km horizontal distance; no depth restriction
 D = >+- 5 km horizontal distance

Event qualities are highly suspect prior to 1990. Many of these event qualities are based on incomplete information according to Caltech.

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
 (CAL TECH DATA 1932-2007)

DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH	MAGNITUDE
03-11-1933	06:18:00	33.75 N	118.08 W	C	46	.0	4.2
03-11-1933	06:29:00	33.85 N	118.27 W	C	27	.0	4.4
03-11-1933	06:35:00	33.75 N	118.08 W	C	46	.0	4.2
03-11-1933	06:58:03	33.68 N	118.05 W	C	53	.0	5.5
03-11-1933	07:51:00	33.75 N	118.08 W	C	46	.0	4.2
03-11-1933	07:59:00	33.75 N	118.08 W	C	46	.0	4.1
03-11-1933	08:08:00	33.75 N	118.08 W	C	46	.0	4.5
03-11-1933	08:32:00	33.75 N	118.08 W	C	46	.0	4.2
03-11-1933	08:37:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	08:54:57	33.70 N	118.07 W	C	51	.0	5.1
03-11-1933	09:10:00	33.75 N	118.08 W	C	46	.0	5.1
03-11-1933	09:11:00	33.75 N	118.08 W	C	46	.0	4.4
03-11-1933	09:26:00	33.75 N	118.08 W	C	46	.0	4.1
03-11-1933	10:25:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	10:45:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	11:00:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	11:04:00	33.75 N	118.13 W	C	43	.0	4.6
03-11-1933	11:29:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	11:38:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	11:41:00	33.75 N	118.08 W	C	46	.0	4.2
03-11-1933	11:47:00	33.75 N	118.08 W	C	46	.0	4.4
03-11-1933	12:50:00	33.68 N	118.05 W	C	53	.0	4.4
03-11-1933	13:50:00	33.73 N	118.10 W	C	46	.0	4.4
03-11-1933	13:57:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	14:25:00	33.85 N	118.27 W	C	27	.0	5.0
03-11-1933	14:47:00	33.73 N	118.10 W	C	46	.0	4.4
03-11-1933	14:57:00	33.88 N	118.32 W	C	21	.0	4.9
03-11-1933	15:09:00	33.73 N	118.10 W	C	46	.0	4.4
03-11-1933	15:47:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	16:53:00	33.75 N	118.08 W	C	46	.0	4.8
03-11-1933	19:44:00	33.75 N	118.08 W	C	46	.0	4.0
03-11-1933	19:56:00	33.75 N	118.08 W	C	46	.0	4.2
03-11-1933	22:00:00	33.75 N	118.08 W	C	46	.0	4.4
03-11-1933	22:31:00	33.75 N	118.08 W	C	46	.0	4.4
03-11-1933	22:32:00	33.75 N	118.08 W	C	46	.0	4.1

NOTE: Q IS A FACTOR RELATING THE QUALITY OF EPICENTRAL DETERMINATION

- A = +- 1 km horizontal distance; +- 2 km depth
- B = +- 2 km horizontal distance; +- 5 km depth
- C = +- 5 km horizontal distance; no depth restriction
- D = >+- 5 km horizontal distance

Event qualities are highly suspect prior to 1990. Many of these event qualities are based on incomplete information according to Caltech.

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
 (CAL TECH DATA 1932-2007)

DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH	MAGNITUDE
03-11-1933	22:40:00	33.75 N	118.08 W	C	46	.0	4.4
03-11-1933	23:05:00	33.75 N	118.08 W	C	46	.0	4.2
03-12-1933	00:27:00	33.75 N	118.08 W	C	46	.0	4.4
03-12-1933	00:34:00	33.75 N	118.08 W	C	46	.0	4.0
03-12-1933	04:48:00	33.75 N	118.08 W	C	46	.0	4.0
03-12-1933	05:46:00	33.75 N	118.08 W	C	46	.0	4.4
03-12-1933	06:01:00	33.75 N	118.08 W	C	46	.0	4.2
03-12-1933	06:16:00	33.75 N	118.08 W	C	46	.0	4.6
03-12-1933	07:40:00	33.75 N	118.08 W	C	46	.0	4.2
03-12-1933	08:35:00	33.75 N	118.08 W	C	46	.0	4.2
03-12-1933	15:02:00	33.75 N	118.08 W	C	46	.0	4.2
03-12-1933	16:51:00	33.75 N	118.08 W	C	46	.0	4.0
03-12-1933	17:38:00	33.75 N	118.08 W	C	46	.0	4.5
03-12-1933	18:25:00	33.75 N	118.08 W	C	46	.0	4.1
03-12-1933	21:28:00	33.75 N	118.08 W	C	46	.0	4.1
03-12-1933	23:54:00	33.75 N	118.08 W	C	46	.0	4.5
03-13-1933	03:43:00	33.75 N	118.08 W	C	46	.0	4.1
03-13-1933	04:32:00	33.75 N	118.08 W	C	46	.0	4.7
03-13-1933	06:17:00	33.75 N	118.08 W	C	46	.0	4.0
03-13-1933	13:18:28	33.75 N	118.08 W	C	46	.0	5.3
03-13-1933	15:32:00	33.75 N	118.08 W	C	46	.0	4.1
03-13-1933	19:29:00	33.75 N	118.08 W	C	46	.0	4.2
03-14-1933	00:36:00	33.75 N	118.08 W	C	46	.0	4.2
03-14-1933	12:19:00	33.75 N	118.08 W	C	46	.0	4.5
03-14-1933	19:01:50	33.62 N	118.02 W	C	61	.0	5.1
03-14-1933	22:42:00	33.75 N	118.08 W	C	46	.0	4.1
03-15-1933	02:08:00	33.75 N	118.08 W	C	46	.0	4.1
03-15-1933	04:32:00	33.75 N	118.08 W	C	46	.0	4.1
03-15-1933	05:40:00	33.75 N	118.08 W	C	46	.0	4.2
03-15-1933	11:13:32	33.62 N	118.02 W	C	61	.0	4.9
03-16-1933	14:56:00	33.75 N	118.08 W	C	46	.0	4.0
03-16-1933	15:29:00	33.75 N	118.08 W	C	46	.0	4.2
03-16-1933	15:30:00	33.75 N	118.08 W	C	46	.0	4.1
03-17-1933	16:51:00	33.75 N	118.08 W	C	46	.0	4.1
03-18-1933	20:52:00	33.75 N	118.08 W	C	46	.0	4.2

NOTE: Q IS A FACTOR RELATING THE QUALITY OF EPICENTRAL DETERMINATION

- A = +- 1 km horizontal distance; +- 2 km depth
- B = +- 2 km horizontal distance; +- 5 km depth
- C = +- 5 km horizontal distance; no depth restriction
- D = >+- 5 km horizontal distance

Event qualities are highly suspect prior to 1990. Many of these event qualities are based on incomplete information according to Caltech.

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
 (CAL TECH DATA 1932-2007)

DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH	MAGNITUDE
03-19-1933	21:23:00	33.75 N	118.08 W	C	46	.0	4.2
03-20-1933	13:58:00	33.75 N	118.08 W	C	46	.0	4.1
03-21-1933	03:26:00	33.75 N	118.08 W	C	46	.0	4.1
03-23-1933	08:40:00	33.75 N	118.08 W	C	46	.0	4.1
03-23-1933	18:31:00	33.75 N	118.08 W	C	46	.0	4.1
03-25-1933	13:46:00	33.75 N	118.08 W	C	46	.0	4.1
03-30-1933	12:25:00	33.75 N	118.08 W	C	46	.0	4.4
03-31-1933	10:49:00	33.75 N	118.08 W	C	46	.0	4.1
04-01-1933	06:42:00	33.75 N	118.08 W	C	46	.0	4.2
04-02-1933	08:00:00	33.75 N	118.08 W	C	46	.0	4.0
04-02-1933	15:36:00	33.75 N	118.08 W	C	46	.0	4.0
05-16-1933	20:58:55	33.75 N	118.17 W	C	41	.0	4.0
08-04-1933	04:17:48	33.75 N	118.18 W	C	40	.0	4.0
10-02-1933	09:10:17	33.78 N	118.13 W	A	40	.0	5.4
10-02-1933	13:26:01	33.62 N	118.02 W	C	61	.0	4.0
10-25-1933	07:00:46	33.95 N	118.13 W	C	29	.0	4.3
11-13-1933	21:28:00	33.87 N	118.20 W	C	29	.0	4.0
11-20-1933	10:32:00	33.78 N	118.13 W	B	40	.0	4.0
01-09-1934	14:10:00	34.10 N	117.68 W	A	68	.0	4.5
01-18-1934	02:14:00	34.10 N	117.68 W	A	68	.0	4.0
01-20-1934	21:17:00	33.62 N	118.12 W	B	56	.0	4.5
04-17-1934	18:33:00	33.57 N	117.98 W	C	67	.0	4.0
10-17-1934	09:38:00	33.63 N	118.40 W	B	47	.0	4.0
11-16-1934	21:26:00	33.75 N	118.00 W	B	51	.0	4.0
06-11-1935	18:10:00	34.72 N	118.97 W	B	89	.0	4.0
06-19-1935	11:17:00	33.72 N	117.52 W	B	91	.0	4.0
07-13-1935	10:54:16	34.20 N	117.90 W	A	50	.0	4.7
12-25-1935	17:15:00	33.60 N	118.02 W	B	63	.0	4.5
02-23-1936	22:20:42	34.13 N	117.34 W	A	100	10.0	4.5
02-26-1936	09:33:27	34.14 N	117.34 W	A	100	10.0	4.0
08-22-1936	05:21:00	33.77 N	117.82 W	B	64	.0	4.0
10-29-1936	22:35:36	34.38 N	118.62 W	C	41	10.0	4.0
01-15-1937	18:35:47	33.56 N	118.06 W	B	64	10.0	4.0
03-19-1937	01:23:38	34.11 N	117.43 W	A	92	10.0	4.0
07-07-1937	11:12:00	33.57 N	117.98 W	B	67	.0	4.0

NOTE: Q IS A FACTOR RELATING THE QUALITY OF EPICENTRAL DETERMINATION

A = +- 1 km horizontal distance; +- 2 km depth

B = +- 2 km horizontal distance; +- 5 km depth

C = +- 5 km horizontal distance; no depth restriction

D = >+- 5 km horizontal distance

Event qualities are highly suspect prior to 1990. Many of these event qualities are based on incomplete information according to Caltech.

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
 (CAL TECH DATA 1932-2007)

DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH	MAGNITUDE
09-01-1937	13:48:08	34.21 N	117.53 W	A	84	10.0	4.5
09-01-1937	16:35:33	34.18 N	117.55 W	A	81	10.0	4.5
05-21-1938	09:44:00	33.62 N	118.03 W	B	60	.0	4.0
05-31-1938	08:34:55	33.70 N	117.51 W	B	93	10.0	5.2
07-05-1938	18:06:55	33.68 N	117.55 W	A	90	10.0	4.5
08-06-1938	22:00:55	33.72 N	117.51 W	B	92	10.0	4.0
08-31-1938	03:18:14	33.76 N	118.25 W	A	36	10.0	4.5
11-29-1938	19:21:15	33.90 N	118.43 W	A	17	10.0	4.0
12-07-1938	03:38:00	34.00 N	118.42 W	B	6	.0	4.0
12-27-1938	10:09:28	34.13 N	117.52 W	B	83	10.0	4.0
11-04-1939	21:41:00	33.77 N	118.12 W	B	42	.0	4.0
12-27-1939	19:28:49	33.78 N	118.20 W	A	36	.0	4.7
01-13-1940	07:49:07	33.78 N	118.13 W	B	40	.0	4.0
02-08-1940	16:56:17	33.70 N	118.07 W	B	51	.0	4.0
02-11-1940	19:24:10	33.98 N	118.30 W	B	13	.0	4.0
04-18-1940	18:43:43	34.03 N	117.35 W	A	98	.0	4.4
05-18-1940	09:15:12	34.60 N	118.90 W	C	75	.0	4.0
06-05-1940	08:27:27	33.83 N	117.40 W	B	97	.0	4.0
07-20-1940	04:01:13	33.70 N	118.07 W	B	51	.0	4.0
10-11-1940	05:57:12	33.77 N	118.45 W	A	32	.0	4.7
10-12-1940	00:24:00	33.78 N	118.42 W	B	30	.0	4.0
10-14-1940	20:51:11	33.78 N	118.42 W	B	30	.0	4.0
11-01-1940	07:25:03	33.78 N	118.42 W	B	30	.0	4.0
11-01-1940	20:00:46	33.63 N	118.20 W	B	51	.0	4.0
11-02-1940	02:58:26	33.78 N	118.42 W	B	30	.0	4.0
01-30-1941	01:34:46	33.97 N	118.05 W	A	35	.0	4.1
03-22-1941	08:22:40	33.52 N	118.10 W	B	67	.0	4.0
03-25-1941	23:43:41	34.22 N	117.47 W	B	89	.0	4.0
04-11-1941	01:20:24	33.95 N	117.58 W	B	78	.0	4.0
10-22-1941	06:57:18	33.82 N	118.22 W	A	32	.0	4.8
11-14-1941	08:41:36	33.78 N	118.25 W	A	34	.0	4.8
04-16-1942	07:28:33	33.37 N	118.15 W	C	80	.0	4.0
09-03-1942	14:06:01	34.48 N	118.98 W	C	71	.0	4.5
09-04-1942	06:34:33	34.48 N	118.98 W	C	71	.0	4.5
04-06-1943	22:36:24	34.68 N	119.00 W	C	88	.0	4.0

NOTE: Q IS A FACTOR RELATING THE QUALITY OF EPICENTRAL DETERMINATION

- A = +- 1 km horizontal distance; +- 2 km depth
- B = +- 2 km horizontal distance; +- 5 km depth
- C = +- 5 km horizontal distance; no depth restriction
- D = >+- 5 km horizontal distance

Event qualities are highly suspect prior to 1990. Many of these event qualities are based on incomplete information according to Caltech.

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
 (CAL TECH DATA 1932-2007)

DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH	MAGNITUDE
10-24-1943	00:29:21	33.93 N	117.37 W	C	98	.0	4.0
06-19-1944	00:03:33	33.87 N	118.22 W	B	28	.0	4.5
06-19-1944	03:06:07	33.87 N	118.22 W	C	28	.0	4.4
02-24-1946	06:07:52	34.40 N	117.80 W	C	68	.0	4.1
06-01-1946	11:06:31	34.42 N	118.83 W	C	55	.0	4.1
03-01-1948	08:12:13	34.17 N	117.53 W	B	82	.0	4.7
04-16-1948	22:26:24	34.02 N	118.97 W	B	51	.0	4.7
10-03-1948	02:46:28	34.18 N	117.58 W	A	78	.0	4.0
01-11-1950	21:41:35	33.94 N	118.20 W	A	23	.4	4.1
01-24-1950	21:56:59	34.67 N	118.83 W	C	78	.0	4.0
02-26-1950	00:06:22	34.62 N	119.08 W	C	87	.0	4.7
08-22-1950	22:47:58	34.15 N	119.35 W	B	87	.0	4.2
09-22-1951	08:22:39	34.12 N	117.34 W	A	99	11.9	4.3
02-10-1952	13:50:55	33.58 N	119.18 W	C	88	.0	4.0
07-22-1952	07:44:55	34.87 N	118.87 W	A	99	.0	4.1
08-23-1952	10:09:07	34.52 N	118.20 W	A	55	13.1	5.1
10-26-1954	16:22:26	33.73 N	117.47 W	B	95	.0	4.1
11-17-1954	23:03:51	34.50 N	119.12 W	B	81	.0	4.4
05-15-1955	17:03:25	34.12 N	117.48 W	A	87	7.6	4.0
05-29-1955	16:43:35	33.99 N	119.06 W	B	60	17.4	4.1
01-03-1956	00:25:48	33.72 N	117.50 W	B	92	13.7	4.7
02-07-1956	02:16:56	34.53 N	118.64 W	B	56	16.0	4.2
02-07-1956	03:16:38	34.59 N	118.61 W	A	61	2.6	4.6
03-25-1956	03:32:02	33.60 N	119.11 W	A	81	8.2	4.2
03-18-1957	18:56:28	34.12 N	119.22 W	B	75	13.8	4.7
06-28-1960	20:00:48	34.12 N	117.47 W	A	87	12.0	4.1
10-04-1961	02:21:31	33.85 N	117.75 W	B	65	4.3	4.1
10-20-1961	19:49:50	33.65 N	117.99 W	B	59	4.6	4.3
10-20-1961	20:07:14	33.66 N	117.98 W	B	60	6.1	4.0
10-20-1961	21:42:40	33.67 N	117.98 W	B	59	7.2	4.0
10-20-1961	22:35:34	33.67 N	118.01 W	B	57	5.6	4.1
11-20-1961	08:53:34	33.68 N	117.99 W	B	57	4.4	4.0
09-14-1963	03:51:16	33.54 N	118.34 W	B	58	2.2	4.2
08-30-1964	22:57:37	34.27 N	118.44 W	B	24	15.4	4.0
01-01-1965	08:04:18	34.14 N	117.52 W	B	84	5.9	4.4

NOTE: Q IS A FACTOR RELATING THE QUALITY OF EPICENTRAL DETERMINATION

- A = +- 1 km horizontal distance; +- 2 km depth
- B = +- 2 km horizontal distance; +- 5 km depth
- C = +- 5 km horizontal distance; no depth restriction
- D = >+- 5 km horizontal distance

Event qualities are highly suspect prior to 1990. Many of these event qualities are based on incomplete information according to Caltech.

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
 (CAL TECH DATA 1932-2007)

DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH	MAGNITUDE
04-15-1965	20:08:33	34.13 N	117.43 W	B	92	5.5	4.5
07-16-1965	07:46:22	34.49 N	118.52 W	B	48	15.1	4.0
01-08-1967	07:37:30	33.63 N	118.47 W	B	47	11.4	4.0
01-08-1967	07:38:05	33.66 N	118.41 W	C	44	17.7	4.0
06-15-1967	04:58:05	34.00 N	117.97 W	B	41	10.0	4.1
02-28-1969	04:56:12	34.57 N	118.11 W	A	63	5.3	4.3
05-05-1969	16:02:09	34.30 N	117.57 W	B	83	8.8	4.4
10-27-1969	13:16:02	33.55 N	117.81 W	B	80	6.5	4.5
10-31-1969	10:39:28	33.43 N	119.10 W	B	94	7.3	4.7
09-12-1970	14:10:11	34.27 N	117.52 W	A	86	8.0	4.1
09-12-1970	14:30:52	34.27 N	117.54 W	A	84	8.0	5.2
09-13-1970	04:47:48	34.28 N	117.55 W	A	84	8.0	4.4
02-09-1971	14:00:41	34.41 N	118.40 W	B	39	8.4	6.6
02-09-1971	14:01:08	34.41 N	118.40 W	D	39	8.0	5.8
02-09-1971	14:01:33	34.41 N	118.40 W	D	39	8.0	4.2
02-09-1971	14:01:40	34.41 N	118.40 W	D	39	8.0	4.1
02-09-1971	14:01:50	34.41 N	118.40 W	D	39	8.0	4.5
02-09-1971	14:01:54	34.41 N	118.40 W	D	39	8.0	4.2
02-09-1971	14:01:59	34.41 N	118.40 W	D	39	8.0	4.1
02-09-1971	14:02:03	34.41 N	118.40 W	D	39	8.0	4.1
02-09-1971	14:02:30	34.41 N	118.40 W	D	39	8.0	4.3
02-09-1971	14:02:31	34.41 N	118.40 W	D	39	8.0	4.7
02-09-1971	14:02:44	34.41 N	118.40 W	D	39	8.0	5.8
02-09-1971	14:03:25	34.41 N	118.40 W	D	39	8.0	4.4
02-09-1971	14:03:46	34.41 N	118.40 W	D	39	8.0	4.1
02-09-1971	14:04:07	34.41 N	118.40 W	D	39	8.0	4.1
02-09-1971	14:04:34	34.41 N	118.40 W	C	39	8.0	4.2
02-09-1971	14:04:39	34.41 N	118.40 W	D	39	8.0	4.1
02-09-1971	14:04:44	34.41 N	118.40 W	D	39	8.0	4.1
02-09-1971	14:04:46	34.41 N	118.40 W	D	39	8.0	4.2
02-09-1971	14:05:41	34.41 N	118.40 W	D	39	8.0	4.1
02-09-1971	14:05:50	34.41 N	118.40 W	D	39	8.0	4.1
02-09-1971	14:07:10	34.41 N	118.40 W	D	39	8.0	4.0
02-09-1971	14:07:30	34.41 N	118.40 W	D	39	8.0	4.0
02-09-1971	14:07:45	34.41 N	118.40 W	D	39	8.0	4.5

NOTE: Q IS A FACTOR RELATING THE QUALITY OF EPICENTRAL DETERMINATION

- A = +- 1 km horizontal distance; +- 2 km depth
- B = +- 2 km horizontal distance; +- 5 km depth
- C = +- 5 km horizontal distance; no depth restriction
- D = >+- 5 km horizontal distance

Event qualities are highly suspect prior to 1990. Many of these event qualities are based on incomplete information according to Caltech.

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
 (CAL TECH DATA 1932-2007)

DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH	MAGNITUDE
02-09-1971	14:08:04	34.41 N	118.40 W	D	39	8.0	4.0
02-09-1971	14:08:07	34.41 N	118.40 W	D	39	8.0	4.2
02-09-1971	14:08:38	34.41 N	118.40 W	D	39	8.0	4.5
02-09-1971	14:08:53	34.41 N	118.40 W	D	39	8.0	4.6
02-09-1971	14:10:21	34.36 N	118.31 W	B	35	5.0	4.7
02-09-1971	14:10:28	34.41 N	118.40 W	D	39	8.0	5.3
02-09-1971	14:16:12	34.34 N	118.33 W	C	32	11.1	4.1
02-09-1971	14:19:50	34.36 N	118.41 W	B	33	11.8	4.0
02-09-1971	14:34:36	34.34 N	118.64 W	C	38	-2.0	4.9
02-09-1971	14:39:17	34.39 N	118.36 W	C	37	-1.6	4.0
02-09-1971	14:40:17	34.43 N	118.40 W	C	42	-2.0	4.1
02-09-1971	14:43:46	34.31 N	118.45 W	B	28	6.2	5.2
02-09-1971	15:58:20	34.33 N	118.33 W	B	32	14.2	4.8
02-09-1971	16:19:26	34.46 N	118.43 W	B	44	-1.0	4.2
02-10-1971	03:12:12	34.37 N	118.30 W	B	36	.8	4.0
02-10-1971	05:06:36	34.41 N	118.33 W	A	40	4.7	4.3
02-10-1971	05:18:07	34.43 N	118.41 W	A	41	5.8	4.5
02-10-1971	11:31:34	34.38 N	118.46 W	A	36	6.0	4.2
02-10-1971	13:49:53	34.40 N	118.42 W	A	38	9.7	4.3
02-10-1971	14:35:26	34.36 N	118.49 W	A	34	4.4	4.2
02-10-1971	17:38:55	34.40 N	118.37 W	A	38	6.2	4.2
02-10-1971	18:54:41	34.45 N	118.44 W	A	43	8.1	4.2
02-21-1971	05:50:52	34.40 N	118.44 W	A	38	6.9	4.7
02-21-1971	07:15:11	34.39 N	118.43 W	A	37	7.2	4.5
03-07-1971	01:33:40	34.35 N	118.46 W	A	33	3.3	4.5
03-25-1971	22:54:09	34.36 N	118.47 W	A	34	4.6	4.2
03-30-1971	08:54:43	34.30 N	118.46 W	A	27	2.6	4.1
03-31-1971	14:52:22	34.29 N	118.51 W	A	27	2.1	4.6
04-01-1971	15:03:03	34.43 N	118.41 W	A	41	8.0	4.1
04-02-1971	05:40:25	34.28 N	118.53 W	A	27	3.0	4.0
04-15-1971	11:14:32	34.26 N	118.58 W	B	27	4.2	4.2
04-25-1971	14:48:06	34.37 N	118.31 W	B	36	-2.0	4.0
06-21-1971	16:01:08	34.27 N	118.53 W	B	26	4.1	4.0
06-22-1971	10:41:19	33.75 N	117.48 W	B	93	8.0	4.2
07-27-1972	00:31:17	34.78 N	118.90 W	A	92	8.0	4.4

NOTE: Q IS A FACTOR RELATING THE QUALITY OF EPICENTRAL DETERMINATION

- A = +- 1 km horizontal distance; +- 2 km depth
- B = +- 2 km horizontal distance; +- 5 km depth
- C = +- 5 km horizontal distance; no depth restriction
- D = >+- 5 km horizontal distance

Event qualities are highly suspect prior to 1990. Many of these event qualities are based on incomplete information according to Caltech.

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
 (CAL TECH DATA 1932-2007)

DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH	MAGNITUDE
02-21-1973	14:45:57	34.06 N	119.04 W	B	57	8.0	5.3
08-06-1973	23:29:16	33.99 N	119.48 W	A	98	16.9	5.0
03-09-1974	00:54:31	34.40 N	118.47 W	C	38	24.4	4.7
08-14-1974	14:45:55	34.43 N	118.37 W	A	42	8.2	4.2
01-01-1976	17:20:12	33.97 N	117.89 W	A	50	6.2	4.2
04-08-1976	15:21:38	34.35 N	118.66 W	A	39	14.5	4.6
08-12-1977	02:19:26	34.38 N	118.46 W	B	36	9.5	4.5
09-24-1977	21:28:24	34.46 N	118.41 W	C	45	5.0	4.2
05-23-1978	09:16:50	33.91 N	119.17 W	C	71	6.0	4.0
01-01-1979	23:14:38	33.94 N	118.68 W	B	28	11.3	5.2
10-17-1979	20:52:37	33.93 N	118.67 W	C	27	5.5	4.2
10-19-1979	12:22:37	34.21 N	117.53 W	B	83	4.9	4.1
09-04-1981	15:50:50	33.65 N	119.09 W	C	77	6.0	5.5
10-23-1981	17:28:17	33.64 N	119.01 W	C	72	6.0	4.6
10-23-1981	19:15:52	33.62 N	119.02 W	A	74	14.8	4.6
04-13-1982	11:02:12	34.06 N	118.97 W	A	51	12.1	4.0
05-25-1982	13:44:30	33.55 N	118.21 W	A	60	12.6	4.3
01-08-1983	07:19:30	34.13 N	117.45 W	A	89	7.8	4.1
02-27-1984	10:18:15	33.47 N	118.06 W	C	73	6.0	4.0
06-12-1984	00:27:52	34.54 N	118.99 W	A	75	11.7	4.1
10-26-1984	17:20:43	34.02 N	118.99 W	A	53	13.3	4.6
04-03-1985	04:04:50	34.38 N	119.04 W	A	68	24.9	4.0
02-21-1987	23:15:29	34.13 N	117.45 W	A	90	8.5	4.0
10-01-1987	14:42:20	34.06 N	118.08 W	A	31	9.5	5.9
10-01-1987	14:45:41	34.05 N	118.10 W	A	29	13.6	4.7
10-01-1987	14:48:03	34.08 N	118.09 W	A	30	11.7	4.1
10-01-1987	14:49:05	34.06 N	118.10 W	A	29	11.7	4.7
10-01-1987	15:12:31	34.05 N	118.09 W	A	30	10.8	4.7
10-01-1987	15:59:53	34.05 N	118.09 W	A	30	10.4	4.0
10-04-1987	10:59:38	34.07 N	118.10 W	A	29	8.3	5.3
10-24-1987	23:58:33	33.68 N	119.06 W	A	73	12.2	4.1
02-11-1988	15:25:55	34.08 N	118.05 W	A	34	12.5	4.7
06-26-1988	15:04:58	34.14 N	117.71 W	A	66	7.9	4.7
11-20-1988	05:39:28	33.51 N	118.07 W	C	69	6.0	4.9
12-03-1988	11:38:26	34.15 N	118.13 W	A	28	14.3	5.0

NOTE: Q IS A FACTOR RELATING THE QUALITY OF EPICENTRAL DETERMINATION

- A = +- 1 km horizontal distance; +- 2 km depth
- B = +- 2 km horizontal distance; +- 5 km depth
- C = +- 5 km horizontal distance; no depth restriction
- D = >+- 5 km horizontal distance

Event qualities are highly suspect prior to 1990. Many of these event qualities are based on incomplete information according to Caltech.

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
 (CAL TECH DATA 1932-2007)

DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH	MAGNITUDE
01-19-1989	06:53:28	33.92 N	118.63 W	A	25	11.9	5.0
02-18-1989	07:17:04	34.01 N	117.74 W	A	63	3.3	4.1
04-07-1989	20:07:30	33.62 N	117.90 W	A	68	12.9	4.7
06-12-1989	16:57:18	34.03 N	118.18 W	A	22	15.6	4.6
06-12-1989	17:22:25	34.02 N	118.18 W	A	22	15.5	4.4
12-28-1989	09:41:08	34.19 N	117.39 W	A	96	14.6	4.3
02-28-1990	23:43:36	34.14 N	117.70 W	A	67	4.5	5.4
03-01-1990	00:34:57	34.13 N	117.70 W	A	66	4.4	4.0
03-01-1990	03:23:03	34.15 N	117.72 W	A	65	11.4	4.7
03-02-1990	17:26:25	34.15 N	117.69 W	A	67	5.6	4.7
04-17-1990	22:32:27	34.11 N	117.72 W	A	64	3.6	4.8
06-28-1991	14:43:54	34.27 N	117.99 W	A	46	9.1	5.8
06-28-1991	17:00:55	34.25 N	117.99 W	A	45	9.5	4.3
07-05-1991	17:41:57	34.50 N	118.56 W	A	50	10.9	4.1
01-17-1994	12:30:55	34.21 N	118.54 W	A	21	18.4	6.7
01-17-1994	12:30:55	34.22 N	118.54 W	A	21	17.4	6.6
01-17-1994	12:31:58	34.27 N	118.49 W	C	25	6.0	5.9
01-17-1994	12:34:18	34.31 N	118.47 W	C	28	6.0	4.4
01-17-1994	12:39:39	34.26 N	118.54 W	C	26	6.0	4.9
01-17-1994	12:40:09	34.32 N	118.51 W	C	30	6.0	4.8
01-17-1994	12:40:36	34.34 N	118.61 W	C	36	6.0	5.2
01-17-1994	12:54:33	34.31 N	118.46 W	C	28	6.0	4.0
01-17-1994	12:55:46	34.28 N	118.58 W	C	29	6.0	4.1
01-17-1994	13:06:28	34.25 N	118.55 W	C	25	6.0	4.6
01-17-1994	13:26:45	34.32 N	118.46 W	C	29	6.0	4.7
01-17-1994	13:28:13	34.27 N	118.58 W	C	28	6.0	4.0
01-17-1994	13:56:02	34.29 N	118.62 W	C	32	6.0	4.4
01-17-1994	14:14:30	34.33 N	118.44 W	C	31	6.0	4.5
01-17-1994	15:07:03	34.30 N	118.47 W	A	28	2.6	4.2
01-17-1994	15:07:35	34.31 N	118.47 W	A	28	1.6	4.1
01-17-1994	15:54:10	34.38 N	118.63 W	A	40	13.0	4.8
01-17-1994	17:56:08	34.23 N	118.57 W	A	24	19.2	4.6
01-17-1994	19:35:34	34.31 N	118.46 W	A	28	2.3	4.0
01-17-1994	19:43:53	34.37 N	118.64 W	A	40	13.9	4.1
01-17-1994	20:46:02	34.30 N	118.57 W	C	30	6.0	4.9

NOTE: Q IS A FACTOR RELATING THE QUALITY OF EPICENTRAL DETERMINATION

- A = +- 1 km horizontal distance; +- 2 km depth
- B = +- 2 km horizontal distance; +- 5 km depth
- C = +- 5 km horizontal distance; no depth restriction
- D = >+- 5 km horizontal distance

Event qualities are highly suspect prior to 1990. Many of these event qualities are based on incomplete information according to Caltech.

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
 (CAL TECH DATA 1932-2007)

DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH	MAGNITUDE
01-17-1994	22:31:53	34.34 N	118.44 W	C	31	6.0	4.1
01-17-1994	23:33:30	34.33 N	118.70 W	A	40	9.8	5.6
01-17-1994	23:49:25	34.34 N	118.67 W	A	39	8.4	4.0
01-18-1994	00:39:35	34.38 N	118.56 W	A	38	7.2	4.4
01-18-1994	00:40:04	34.39 N	118.54 W	A	39	.0	4.2
01-18-1994	00:43:08	34.38 N	118.70 W	A	44	11.3	5.2
01-18-1994	04:01:26	34.36 N	118.62 W	A	38	.9	4.3
01-18-1994	07:23:56	34.33 N	118.62 W	A	36	14.8	4.0
01-18-1994	11:35:09	34.22 N	118.61 W	A	25	12.1	4.2
01-18-1994	13:24:44	34.32 N	118.56 W	A	32	1.7	4.3
01-18-1994	15:23:46	34.38 N	118.56 W	A	38	7.7	4.8
01-19-1994	04:40:48	34.36 N	118.57 W	A	37	2.6	4.3
01-19-1994	04:43:14	34.37 N	118.71 W	C	44	6.0	4.0
01-19-1994	09:13:10	34.30 N	118.74 W	A	40	13.0	4.1
01-19-1994	14:09:14	34.22 N	118.51 W	A	20	17.5	4.5
01-19-1994	21:09:28	34.38 N	118.71 W	A	45	14.4	5.1
01-19-1994	21:11:44	34.38 N	118.62 W	A	40	11.4	5.1
01-21-1994	18:39:15	34.30 N	118.47 W	A	27	10.6	4.5
01-21-1994	18:39:47	34.30 N	118.48 W	A	27	11.9	4.0
01-21-1994	18:42:28	34.31 N	118.47 W	A	29	7.9	4.2
01-21-1994	18:52:44	34.30 N	118.45 W	A	27	7.6	4.3
01-21-1994	18:53:44	34.30 N	118.46 W	A	27	7.7	4.3
01-23-1994	08:55:08	34.30 N	118.43 W	A	27	6.0	4.1
01-24-1994	04:15:18	34.35 N	118.55 W	A	34	6.5	4.6
01-24-1994	05:50:24	34.36 N	118.63 W	A	39	12.1	4.3
01-24-1994	05:54:21	34.36 N	118.63 W	A	39	10.9	4.2
01-27-1994	17:19:58	34.27 N	118.56 W	A	28	14.9	4.6
01-28-1994	20:09:53	34.38 N	118.49 W	A	36	.7	4.2
01-29-1994	11:20:35	34.31 N	118.58 W	A	31	1.1	5.1
01-29-1994	12:16:56	34.28 N	118.61 W	A	30	2.7	4.3
02-03-1994	16:23:35	34.30 N	118.44 W	A	27	9.0	4.0
02-05-1994	08:51:29	34.37 N	118.65 W	A	41	15.4	4.0
02-06-1994	13:19:27	34.29 N	118.48 W	A	27	9.3	4.1
02-25-1994	12:59:12	34.36 N	118.48 W	A	34	1.2	4.0
03-20-1994	21:20:12	34.23 N	118.47 W	A	20	13.1	5.2

NOTE: Q IS A FACTOR RELATING THE QUALITY OF EPICENTRAL DETERMINATION

- A = +- 1 km horizontal distance; +- 2 km depth
- B = +- 2 km horizontal distance; +- 5 km depth
- C = +- 5 km horizontal distance; no depth restriction
- D = >+- 5 km horizontal distance

Event qualities are highly suspect prior to 1990. Many of these event qualities are based on incomplete information according to Caltech.

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
 (CAL TECH DATA 1932-2007)

DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH	MAGNITUDE
05-25-1994	12:56:57	34.31 N	118.39 W	A	28	7.0	4.4
06-15-1994	05:59:48	34.31 N	118.40 W	A	28	7.4	4.1
12-06-1994	03:48:34	34.29 N	118.39 W	A	26	9.0	4.5
02-19-1995	21:24:18	34.05 N	118.92 W	A	46	15.6	4.3
06-26-1995	08:40:28	34.39 N	118.67 W	A	44	13.3	5.0
03-20-1996	07:37:59	34.36 N	118.61 W	A	39	13.0	4.1
05-01-1996	19:49:56	34.35 N	118.70 W	A	42	14.4	4.1
10-23-1996	22:09:29	34.48 N	119.35 W	A	98	14.5	4.2
04-26-1997	10:37:30	34.37 N	118.67 W	A	42	16.5	5.1
04-26-1997	10:40:29	34.37 N	118.67 W	A	42	14.6	4.0
04-27-1997	11:09:28	34.38 N	118.65 W	A	42	15.2	4.8
01-05-1998	18:14:06	33.95 N	117.71 W	A	66	11.5	4.3
08-20-1998	23:49:58	34.37 N	117.65 W	A	79	9.0	4.4
07-22-1999	09:57:24	34.40 N	118.61 W	A	42	11.6	4.0
03-07-2000	00:20:28	33.81 N	117.72 W	A	70	11.3	4.0
01-14-2001	02:26:14	34.28 N	118.40 W	A	25	8.8	4.3
01-14-2001	02:50:53	34.29 N	118.40 W	A	26	8.4	4.0
09-09-2001	23:59:18	34.06 N	118.39 W	A	3	7.9	4.2
10-28-2001	16:27:45	33.92 N	118.27 W	A	20	21.1	4.0
12-14-2001	12:01:35	33.95 N	117.75 W	A	63	13.8	4.0
01-29-2002	05:53:28	34.36 N	118.66 W	A	40	14.1	4.2
03-16-2002	21:33:23	33.67 N	119.33 W	C	95	7.0	4.6
09-03-2002	07:08:51	33.92 N	117.78 W	A	61	12.9	4.8
01-06-2005	14:35:27	34.13 N	117.44 W	A	91	4.2	4.4

NOTE: Q IS A FACTOR RELATING THE QUALITY OF EPICENTRAL DETERMINATION

- A = +- 1 km horizontal distance; +- 2 km depth
- B = +- 2 km horizontal distance; +- 5 km depth
- C = +- 5 km horizontal distance; no depth restriction
- D = >+- 5 km horizontal distance

Event qualities are highly suspect prior to 1990. Many of these event qualities are based on incomplete information according to Caltech.

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
(CAL TECH DATA 1932-2007)

S E A R C H O F E A R T H Q U A K E D A T A F I L E 1

SITE: Next Century Associates, Los Angeles, CA

COORDINATES OF SITE	.....	34.0573 N	118.4156 W
DISTANCE PER DEGREE	.....	110.9 KM-N	92.3 KM-W
MAGNITUDE LIMITS	.....	4.0 - 8.5	
TEMPORAL LIMITS	.....	1932 - 2007	
SEARCH RADIUS (KM)	.....	100	
NUMBER OF YEARS OF DATA	.....	76.00	
NUMBER OF EARTHQUAKES IN FILE	.....	4274	
NUMBER OF EARTHQUAKES IN AREA	.....	409	

MACTEC Engineering and Consulting

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
(NOAA/RICHTER DATA 1906-1931)

S E A R C H O F E A R T H Q U A K E D A T A F I L E 2

SITE: Next Century Associates, Los Angeles, CA

COORDINATES OF SITE	.....	34.0573 N	118.4156 W
DISTANCE PER DEGREE	.....	110.9 KM-N	92.3 KM-W
MAGNITUDE LIMITS	.....	6.0	- 8.5
TEMPORAL LIMITS	.....	1906	- 1931
SEARCH RADIUS (KM)	.....		100
NUMBER OF YEARS OF DATA	.....		26.00
NUMBER OF EARTHQUAKES IN FILE	.....		35
NUMBER OF EARTHQUAKES IN AREA	.....		0

MACTEC Engineering and Consulting

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site
(NOAA/RICHTER DATA 1812-1905)

MAGNITUDE	DATE	TIME	LATITUDE	LONGITUDE	Q	DIST	DEPTH
	02-09-1890	04:06:00	34.00 N	117.50 W	D 85	.0	7.0

S E A R C H O F E A R T H Q U A K E D A T A F I L E 3

SITE: Next Century Associates, Los Angeles, CA

COORDINATES OF SITE 34.0573 N 118.4156 W
DISTANCE PER DEGREE 110.9 KM-N 92.3 KM-W
MAGNITUDE LIMITS 7.0 - 8.5
TEMPORAL LIMITS 1812 - 1905
SEARCH RADIUS (KM) 100
NUMBER OF YEARS OF DATA 94.00
NUMBER OF EARTHQUAKES IN FILE 9
NUMBER OF EARTHQUAKES IN AREA 1

MACTEC Engineering and Consulting

Table 3
List Of Historic Earthquakes Of Magnitude 4.0 Or
Greater Within 100 Km Of The Site

S U M M A R Y O F E A R T H Q U A K E S E A R C H

* * *

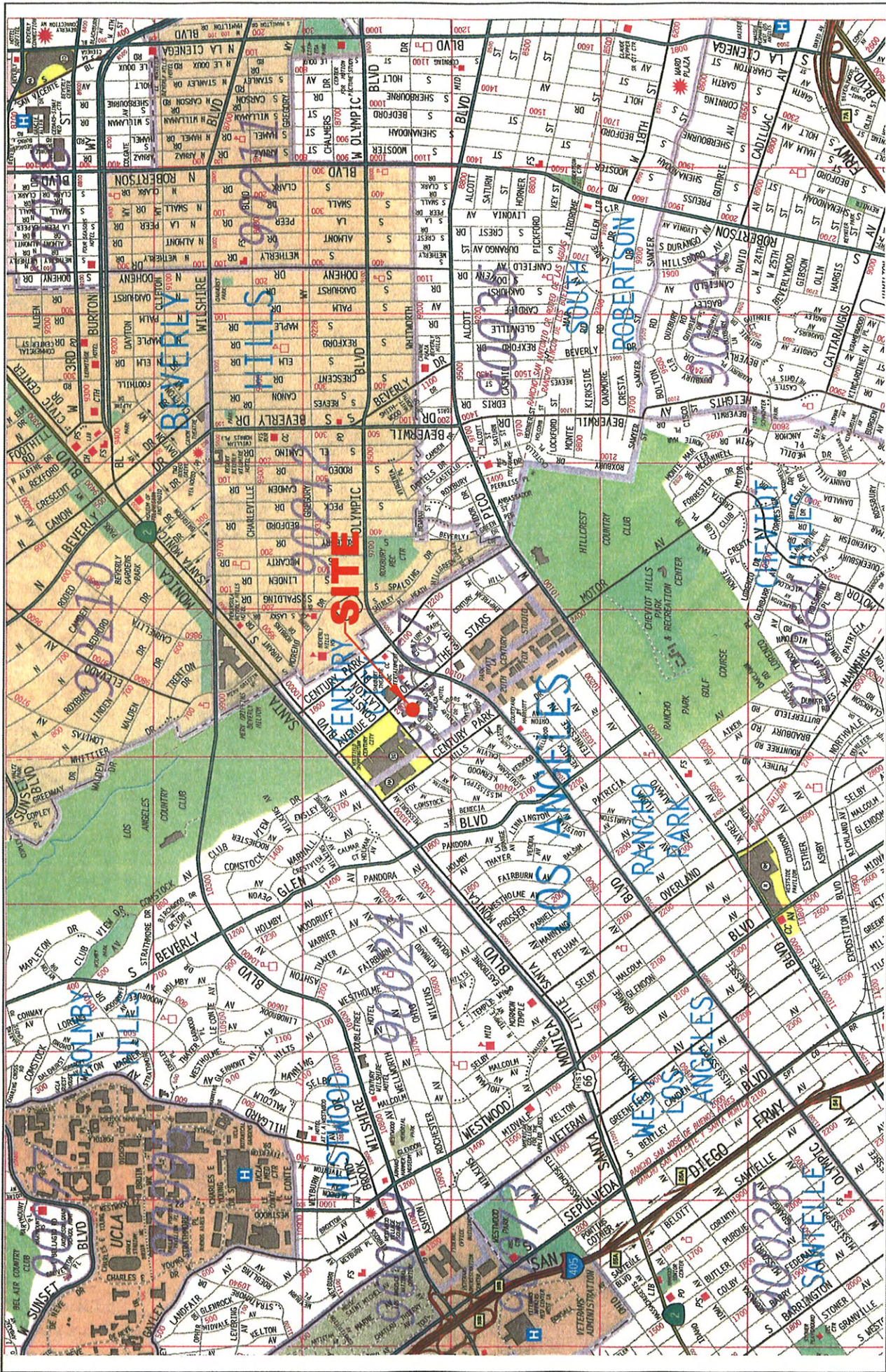
NUMBER OF HISTORIC EARTHQUAKES WITHIN 100 KM RADIUS OF SITE

MAGNITUDE RANGE	NUMBER
4.0 - 4.5	274
4.5 - 5.0	92
5.0 - 5.5	31
5.5 - 6.0	8
6.0 - 6.5	1
6.5 - 7.0	3
7.0 - 7.5	1
7.5 - 8.0	0
8.0 - 8.5	0

* * *

MACTEC Engineering and Consulting

FIGURES



VICINITY MAP
 PROPOSED DEVELOPMENT
 2025 AVENUE OF THE STARS
 LOS ANGELES, CALIFORNIA

FIGURE 1

PROJECT NO. 4953-08-2061 REVISION:

DATE: 12/15/08

SCALE: AS NOTED

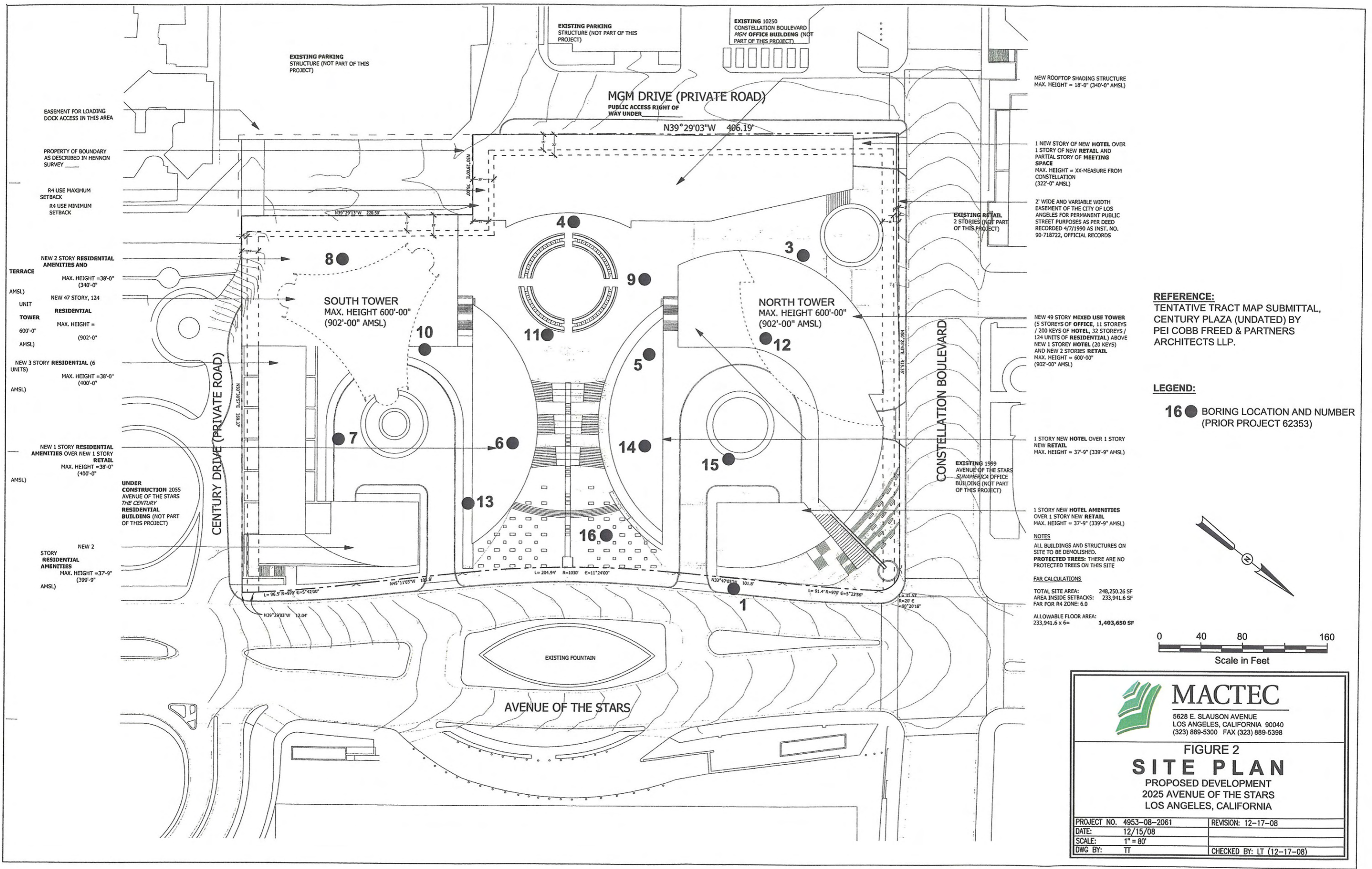
DWG BY: TT CHECKED BY: LA (12/15/08)

MACTEC
 5628 E. SLAUSON AVENUE
 LOS ANGELES, CALIFORNIA 90040
 (323) 869-5300 FAX (323) 869-5398

REFERENCE:
 THE THOMAS GUIDE, THOMAS BROS. MAPS
 LOS ANGELES COUNTY, 2006 EDITION, PAGE
 632.

Scale in Feet
 0 2400

North Arrow



EASEMENT FOR LOADING DOCK ACCESS IN THIS AREA

PROPERTY OF BOUNDARY AS DESCRIBED IN HENNON SURVEY

R4 USE MAXIMUM SETBACK

R4 USE MINIMUM SETBACK

NEW 2 STORY RESIDENTIAL AMENITIES AND TERRACE
 MAX. HEIGHT = 38'-0" (340'-0" AMSL)

NEW 47 STORY, 124 UNIT RESIDENTIAL TOWER
 MAX. HEIGHT = 600'-0" (902'-0" AMSL)

NEW 3 STORY RESIDENTIAL (6 UNITS)
 MAX. HEIGHT = 38'-0" (400'-0" AMSL)

NEW 1 STORY RESIDENTIAL AMENITIES OVER NEW 1 STORY RETAIL
 MAX. HEIGHT = 38'-0" (400'-0" AMSL)

NEW 2 STORY RESIDENTIAL AMENITIES
 MAX. HEIGHT = 37'-9" (399'-9" AMSL)

UNDER CONSTRUCTION 2055 AVENUE OF THE STARS THE CENTURY RESIDENTIAL BUILDING (NOT PART OF THIS PROJECT)

CENTURY DRIVE (PRIVATE ROAD)

MGM DRIVE (PRIVATE ROAD)
 PUBLIC ACCESS RIGHT OF WAY UNDER

CONSTELLATION BOULEVARD

AVENUE OF THE STARS

EXISTING 10250 CONSTELLATION BOULEVARD MGM OFFICE BUILDING (NOT PART OF THIS PROJECT)

EXISTING 1999 AVENUE OF THE STARS SUNAMERICA OFFICE BUILDING (NOT PART OF THIS PROJECT)

NEW ROOFTOP SHADING STRUCTURE
 MAX. HEIGHT = 18'-0" (340'-0" AMSL)

1 NEW STORY OF NEW HOTEL OVER 1 STORY OF NEW RETAIL AND PARTIAL STORY OF MEETING SPACE
 MAX. HEIGHT = XX-MEASURE FROM CONSTELLATION (322'-0" AMSL)

2' WIDE AND VARIABLE WIDTH EASEMENT OF THE CITY OF LOS ANGELES FOR PERMANENT PUBLIC STREET PURPOSES AS PER DEED RECORDED 4/7/1990 AS INST. NO. 90-718722, OFFICIAL RECORDS

NEW 49 STORY MIXED USE TOWER (5 STOREYS OF OFFICE, 11 STOREYS / 200 KEYS OF HOTEL, 32 STOREYS / 124 UNITS OF RESIDENTIAL) ABOVE NEW 1 STORY HOTEL (20 KEYS) AND NEW 2 STOREYS RETAIL
 MAX. HEIGHT = 600'-0" (902'-00" AMSL)

1 STORY NEW HOTEL OVER 1 STORY NEW RETAIL
 MAX. HEIGHT = 37'-9" (339'-9" AMSL)

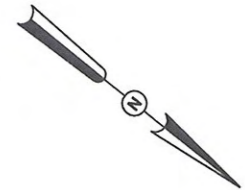
1 STORY NEW HOTEL AMENITIES OVER 1 STORY NEW RETAIL
 MAX. HEIGHT = 37'-9" (339'-9" AMSL)

NOTES
 ALL BUILDINGS AND STRUCTURES ON SITE TO BE DEMOLISHED.
 PROTECTED TREES: THERE ARE NO PROTECTED TREES ON THIS SITE

FAR CALCULATIONS
 TOTAL SITE AREA: 248,250.26 SF
 AREA INSIDE SETBACKS: 233,941.6 SF
 FAR FOR R4 ZONE: 6.0
 ALLOWABLE FLOOR AREA: 1,403,650 SF

REFERENCE:
 TENTATIVE TRACT MAP SUBMITTAL, CENTURY PLAZA (UNDATED) BY PEI COBB FREED & PARTNERS ARCHITECTS LLP.

LEGEND:
 16 ● BORING LOCATION AND NUMBER (PRIOR PROJECT 62353)





MACTEC
 5628 E. SLAUSON AVENUE
 LOS ANGELES, CALIFORNIA 90040
 (323) 889-5300 FAX (323) 889-5398

FIGURE 2
SITE PLAN
 PROPOSED DEVELOPMENT
 2025 AVENUE OF THE STARS
 LOS ANGELES, CALIFORNIA

PROJECT NO. 4953-08-2061	REVISION: 12-17-08
DATE: 12/15/08	
SCALE: 1" = 80'	
DWG BY: TT	CHECKED BY: LT (12-17-08)

EXPLANATION

- Qaf Artificial fill (late Holocene)—Deposits of sand silt and gravel resulting from human construction, mining or quarrying activities
- Qacf Graded area (late Holocene)—Undifferentiated cuts and fills; commonly covered by houses, landscaping, and streets, but also includes some debris basins
- Qa Alluvium, undifferentiated (late Holocene)—Unconsolidated gravel, sand and silt in active or recently active streambeds
- Qf Alluvial-fan deposits (Holocene)—Unconsolidated bouldery, cobbly, gravelly, sandy, or silty alluvial deposits on active and recently active alluvial fans and in some connected headward channel segments
- Qls Qls Landslide deposits (Holocene and late Pleistocene?)—Rock detritus from bedrock and surficial materials, broken in varying degrees from relatively coherent large blocks to disaggregated small fragments, deposited by landslide processes including slides, slumps, falls, topples and flows
- Qa Old alluvium, undivided (late to middle Pleistocene)—Unconsolidated to moderately indurated gravel, sand and silt
- Qof Old alluvial-fan deposits, undivided (late to middle Pleistocene)—Slightly to moderately consolidated silt, sand and gravel deposits on alluvial fans
- Qsp San Pedro Formation (early Pleistocene)—Unconsolidated sandy unit; poorly defined but generally recognized as equivalent to Dall's (1898) San Pedro Sand
- Qtrx Sedimentary rocks of the Pacific Palisades area (early Pleistocene to Pliocene)—Marine siltstone and very fine-grained silty sandstone; very soft and slightly indurated, locally very fossiliferous
- Tp Pico Formation (Pliocene)—Marine clayey siltstone and sandy siltstone. Soft, olive gray, containing interbeds of very fine-grained sandstone.
- Tmst Modelo Formation, siltstone—Silty shale and siltstone; includes siliceous shale. (Val Verde and Beverly Hills quadrangles)
- Tccl Coal Canyon Formation, limestone-Algal limestone, occurs in scattered lenses and pods in siltstone sequences
- Kt Tuna Canyon Formation, undivided (late Cretaceous)—Marine sandstone, siltstone and conglomerate.
- Kte Tuna Canyon Formation, informal member e—Greenish-gray shale with interbedded coarse-grained sandstone in the upper part
- Ktd Tuna Canyon Formation, informal member d—Fine-grained, thick-bedded, fossiliferous sandstone
- Ktc Tuna Canyon Formation, informal member c—Pebble-cobble conglomerate and minor sandstone
- Jsm Santa Monica Slate, undivided (late Jurassic)—Black slate, sheared metasilstone, and fine-grained metagraywacke

— Bedding attitude

-----?----- Contact—Solid where accuracy of location ranges from well located to approximately located; dashed where very poorly located or inferred, dotted where concealed, queried where location or existence uncertain. No line shown for scratch contacts used to identify unreconciled quadrangle boundaries

-----?----- Fault—Solid where accurately located, dashed where approximately located, dotted where concealed, queried where location or existence uncertain. Includes strike slip, normal, reverse, oblique, and unspecified slip

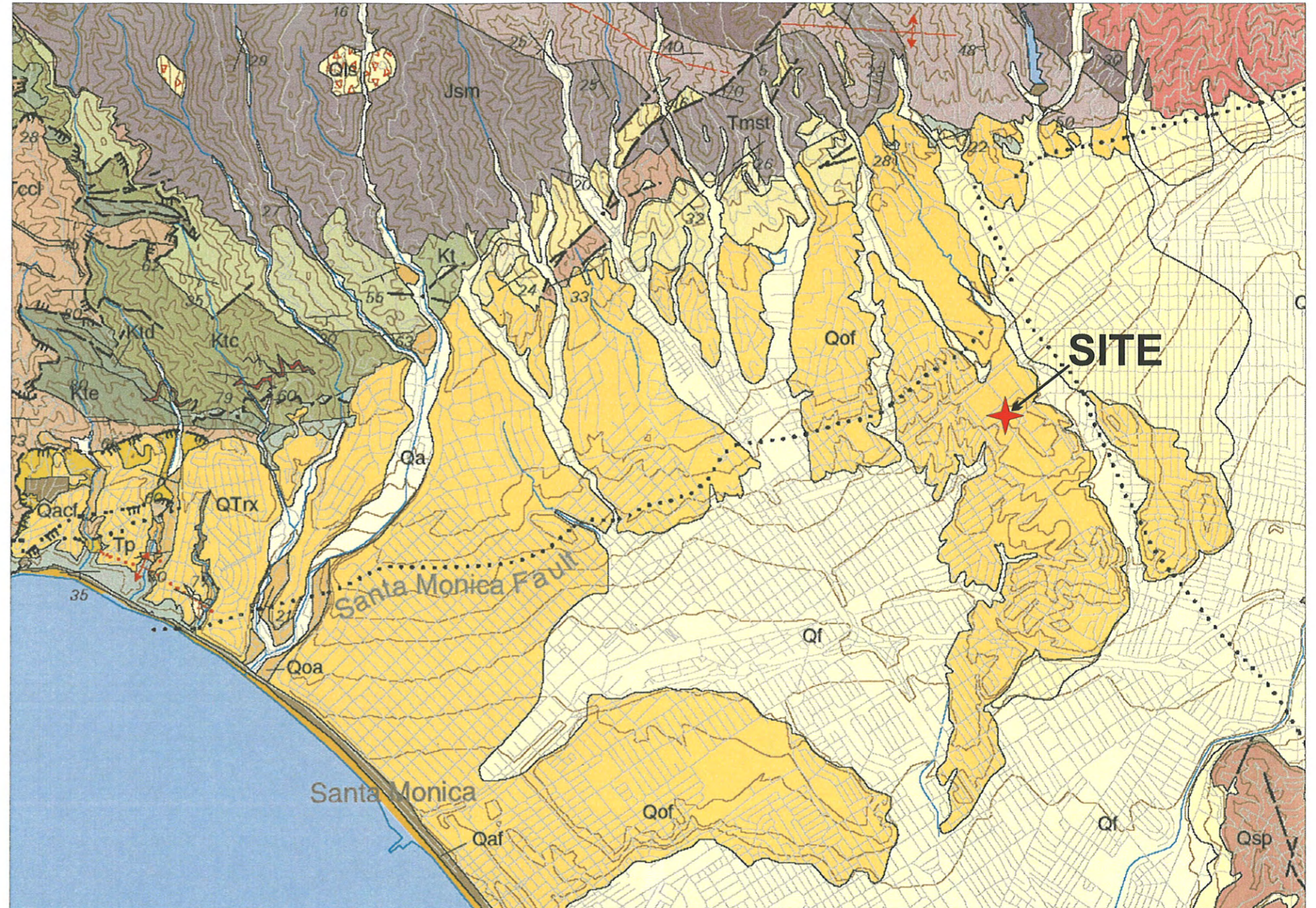
----- Thrust fault—Solid where accurately located, dashed where approximately located, dotted where concealed. Teeth on upper plate

----- Detachment fault—Solid where accurately located, dashed where approximately located, dotted where concealed, queried where location or existence uncertain. Hachures on upper plate

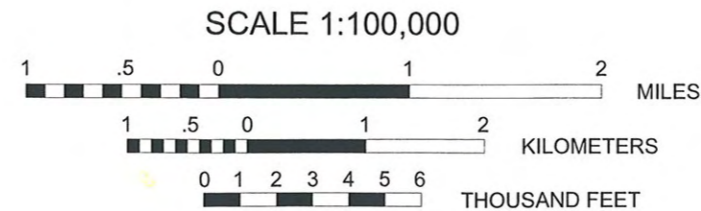
----- Intruded fault—Solid where accurately located

----- Syncline—Dashed where approximately located, dotted where concealed

----- Anticline—Solid where accurately located, dashed where approximately located, dotted where concealed. Overturned where indicated



Base: California Geological Survey, 2005, Preliminary Geologic Map of the Los Angeles 30'x 60' Quadrangle, Southern California, Compiled by Robert F. Yerkes and Russell H. Compell, Open File Report 2005-1019



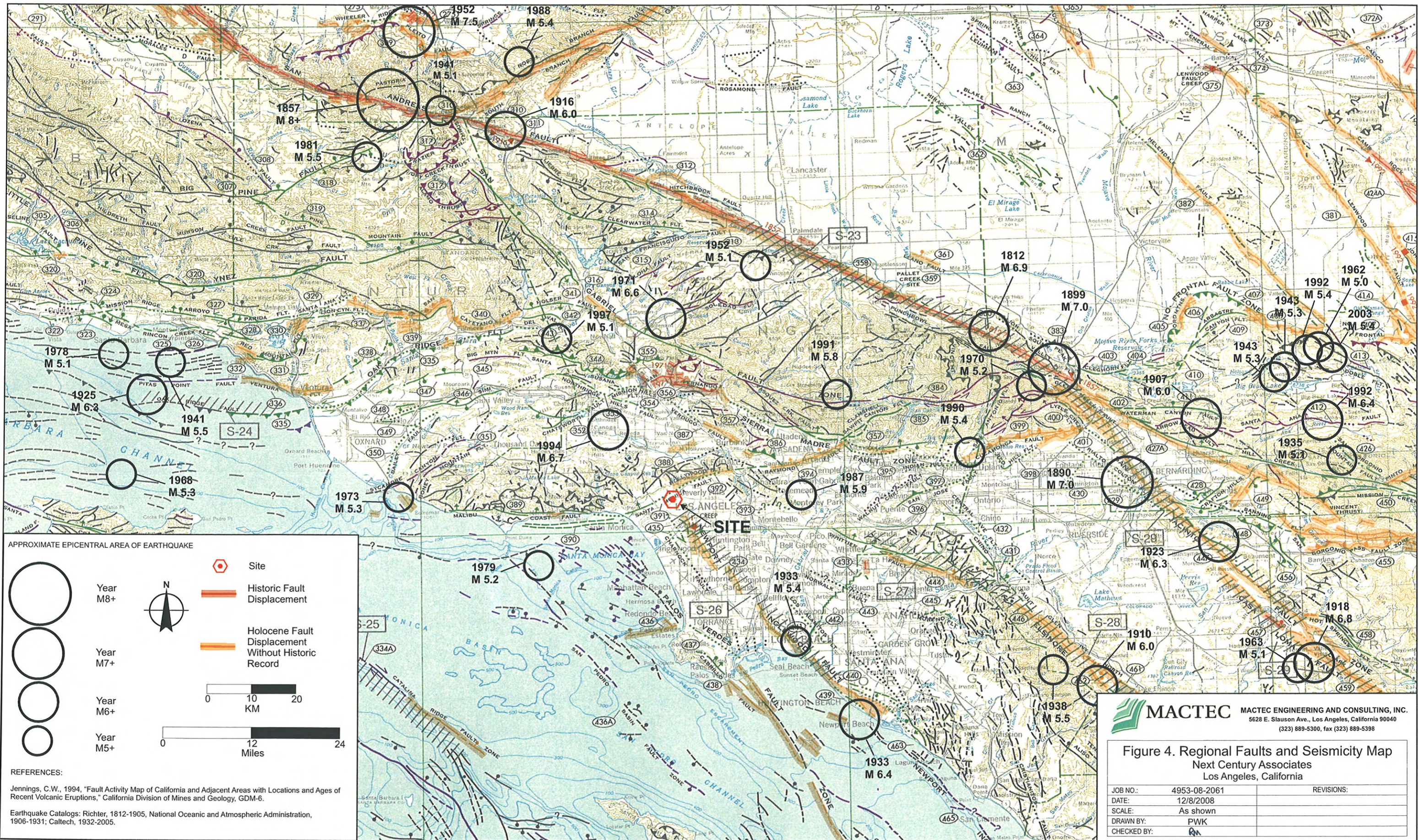
CONTOUR INTERVAL 40 METERS



MACTEC ENGINEERING AND CONSULTING, INC.
5628 E. Slauson Ave., Los Angeles, California 90040
(323) 889-5300, fax (323) 889-5398

Figure 3. Geologic Map
Next Century Associates
Los Angeles, California

JOB NO.: 4953-08-2061	REVISIONS:
DATE: 12/09/2008	
SCALE: As shown	
DRAWN BY: PWK	
CHECKED BY: RM	



APPROXIMATE EPICENTRAL AREA OF EARTHQUAKE

- Year M8+
- Year M7+
- Year M6+
- Year M5+

Site
 Historic Fault Displacement
 Holocene Fault Displacement Without Historic Record

N
 0 10 20 KM
 0 12 24 Miles

REFERENCES:

Jennings, C.W., 1994, "Fault Activity Map of California and Adjacent Areas with Locations and Ages of Recent Volcanic Eruptions," California Division of Mines and Geology, GDM-6.

Earthquake Catalogs: Richter, 1812-1905, National Oceanic and Atmospheric Administration, 1906-1931; Caltech, 1932-2005.

MACTEC MACTEC ENGINEERING AND CONSULTING, INC.
 5628 E. Slauson Ave., Los Angeles, California 90040
 (323) 889-5300, fax (323) 889-5398

Figure 4. Regional Faults and Seismicity Map
 Next Century Associates
 Los Angeles, California

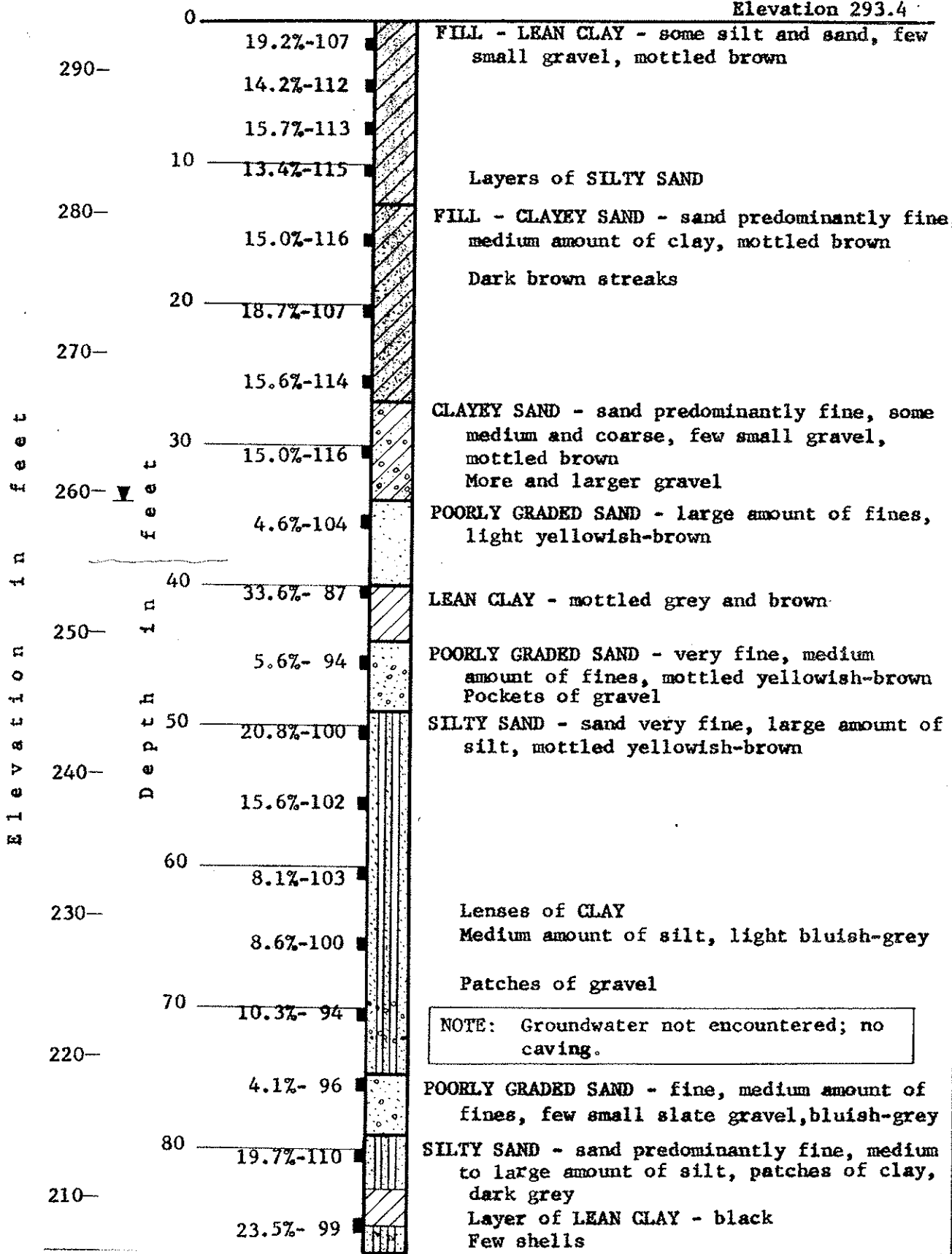
JOB NO.:	4953-08-2061	REVISIONS:
DATE:	12/8/2008	
SCALE:	As shown	
DRAWN BY:	PWK	
CHECKED BY:	RM	

APPENDIX

LOGS OF BORINGS AND DIRECT SHEAR TEST DATA

LOG OF BORING 1
18"-Diameter Rotary Bucket Hole
Drilled June 11, 1962

Elevation 293.4



NOTE: Groundwater not encountered; no caving.

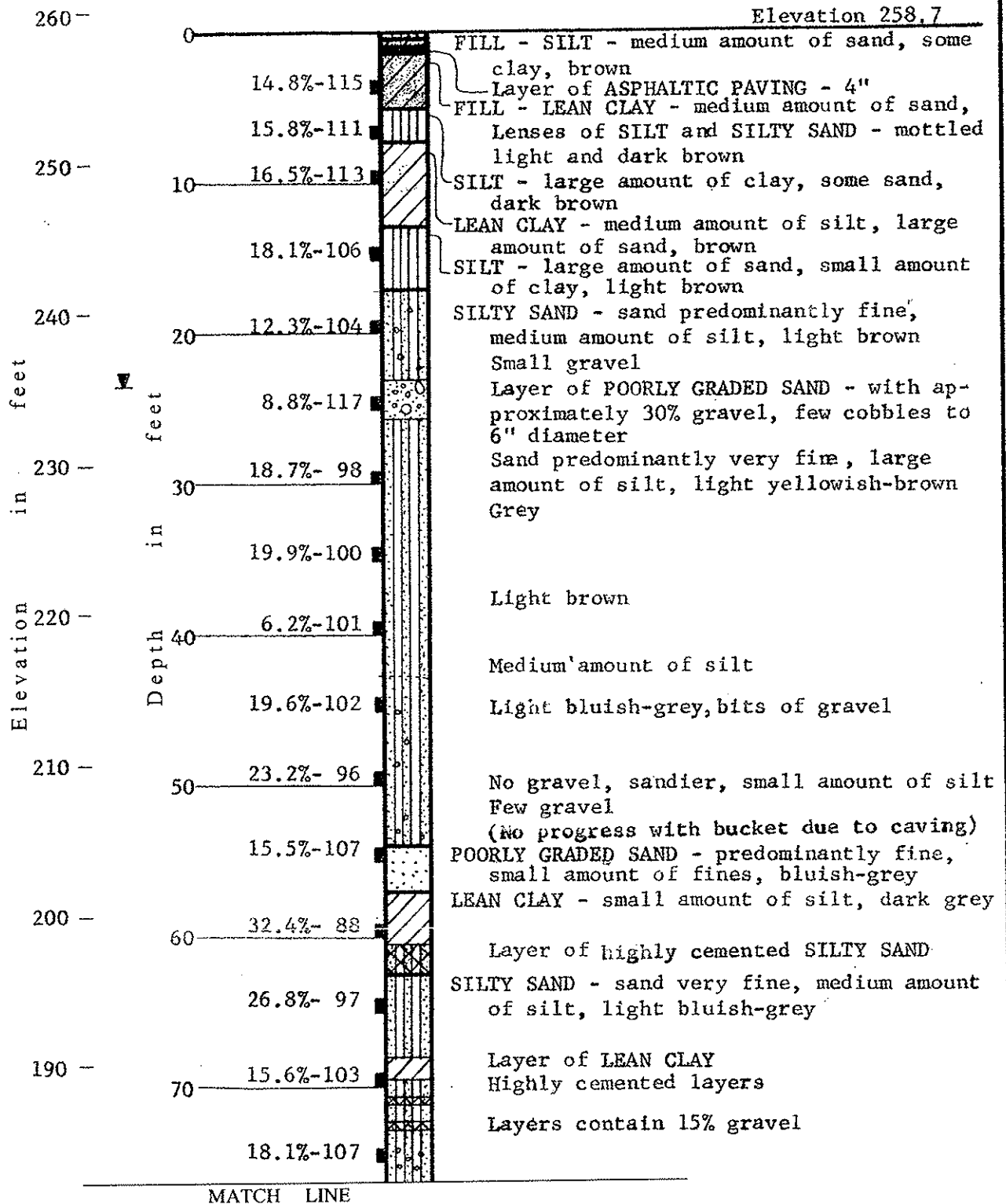
(FOR KEY TO LOGS OF BORINGS, SEE PLATE A-1N)

(Highly cemented, no progress with bucket)

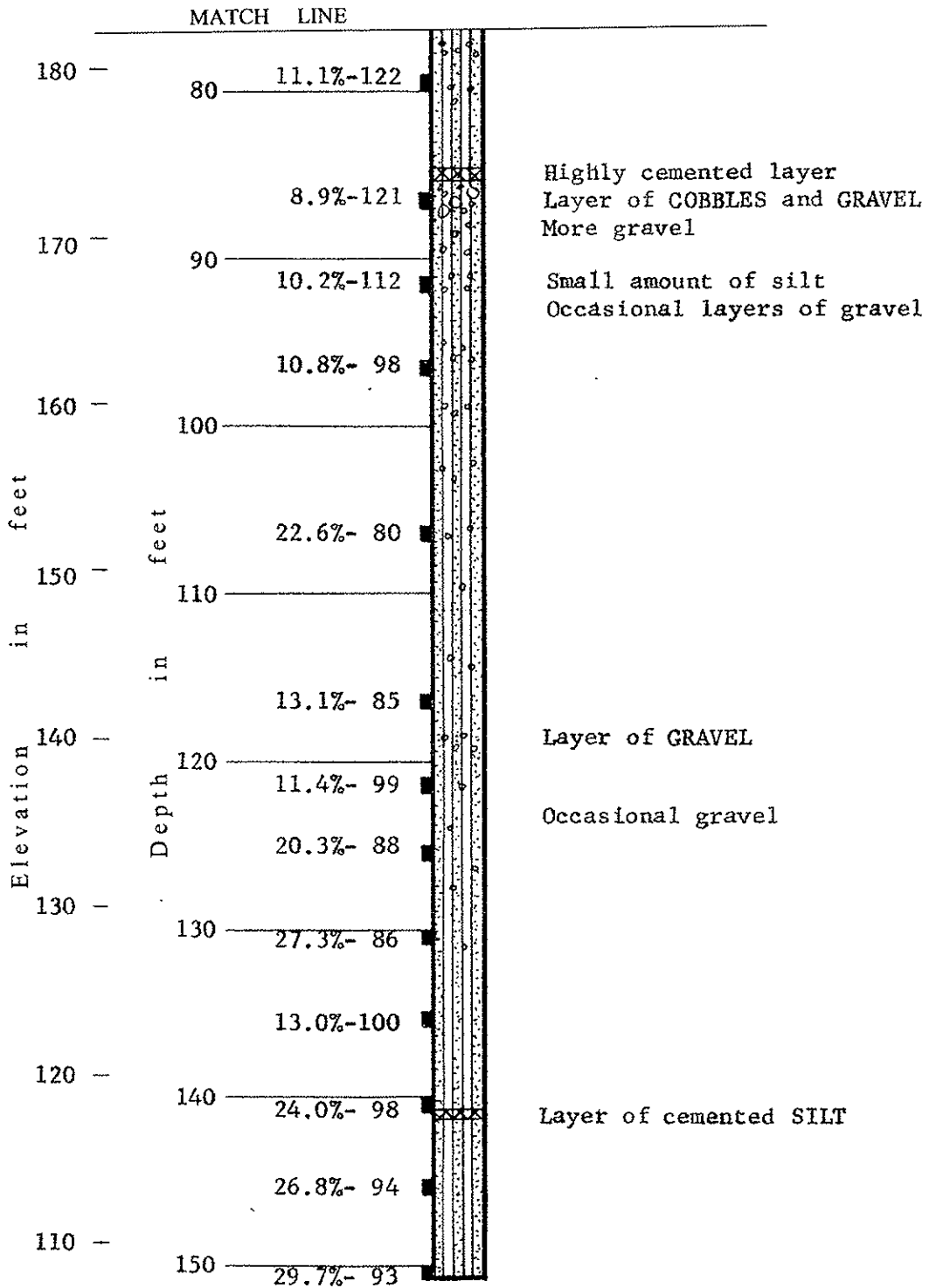
LEROY CRANDALL & ASSOCIATES

JOB 62353 DATE 6-27-62 BY T.D.D. fg

LOG OF BORING 2
 18"-Diameter Rotary Bucket Hole to 54'
 5"-Diameter Rotary Wash Hole below 54'
 Drilled June 9, 19 and 20, 1962

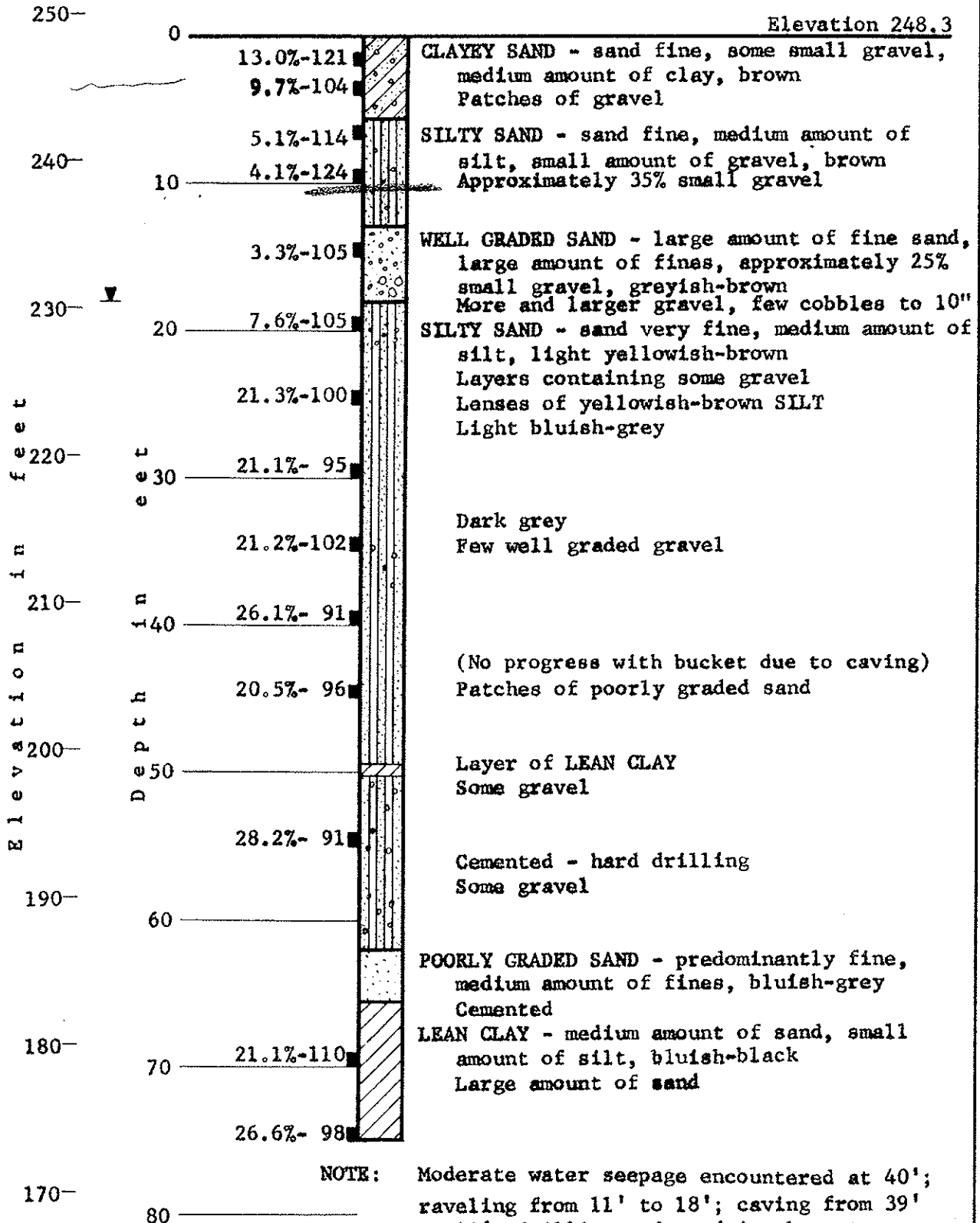


LOG OF BORING 2 (CONTINUED)



NOTE: Water seepage encountered at 49'; caving in the bucket hole between 49' to 54'; drilling mud used throughout the rotary wash hole.

LOG OF BORING 3
18"-Diameter Rotary Bucket Hole to 44'
6"-Diameter Rotary Wash Hole below 44'
Drilled June 11, and June 18, 1962

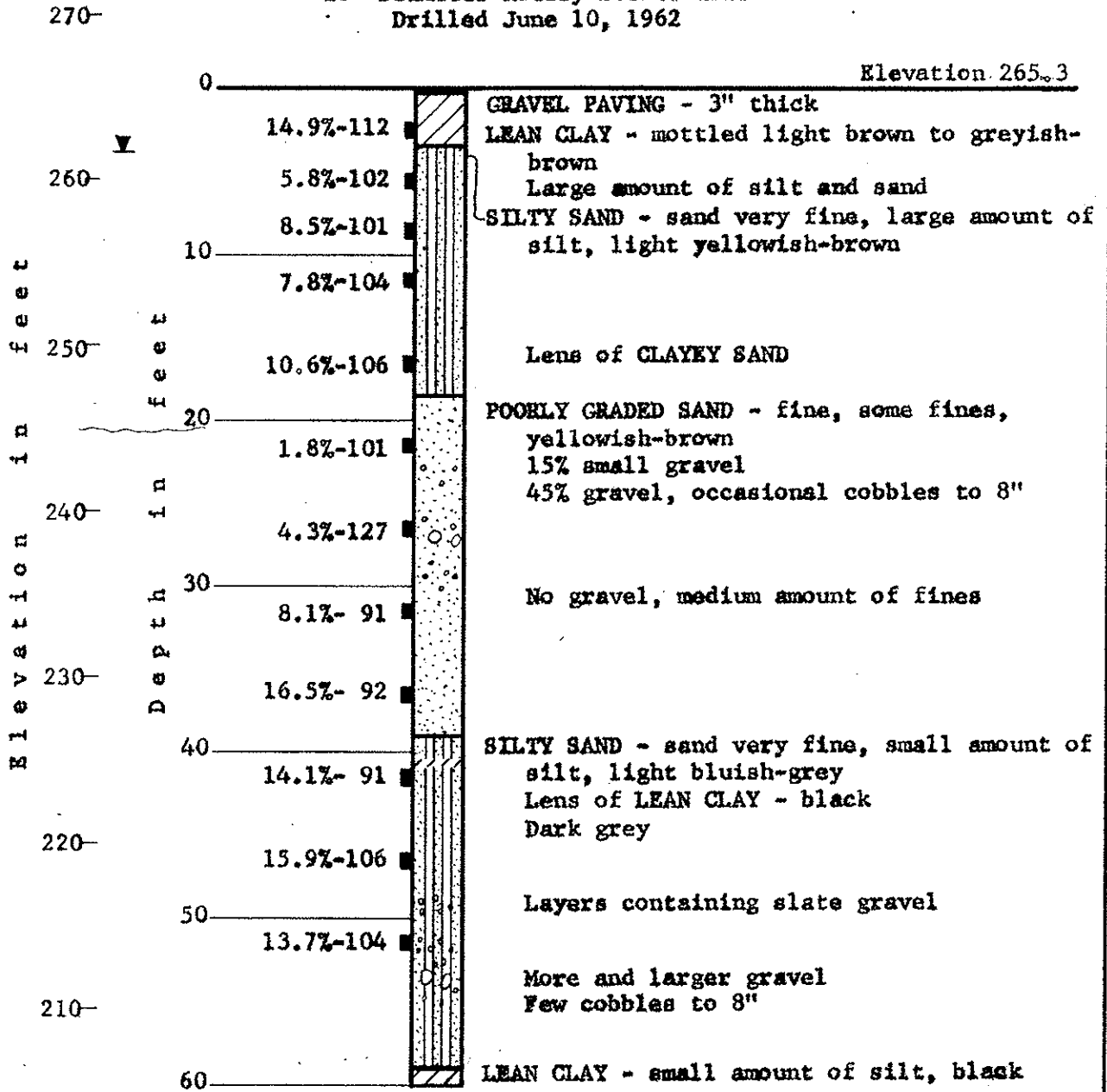


NOTE: Moderate water seepage encountered at 40'; raveling from 11' to 18'; caving from 39' to 44'; drilling mud used in the rotary wash hole.

JOB 62353 DATE 6-27-62 BY 7000

JOB 62253 DATE 6-21-67 BY T.D.D. ES

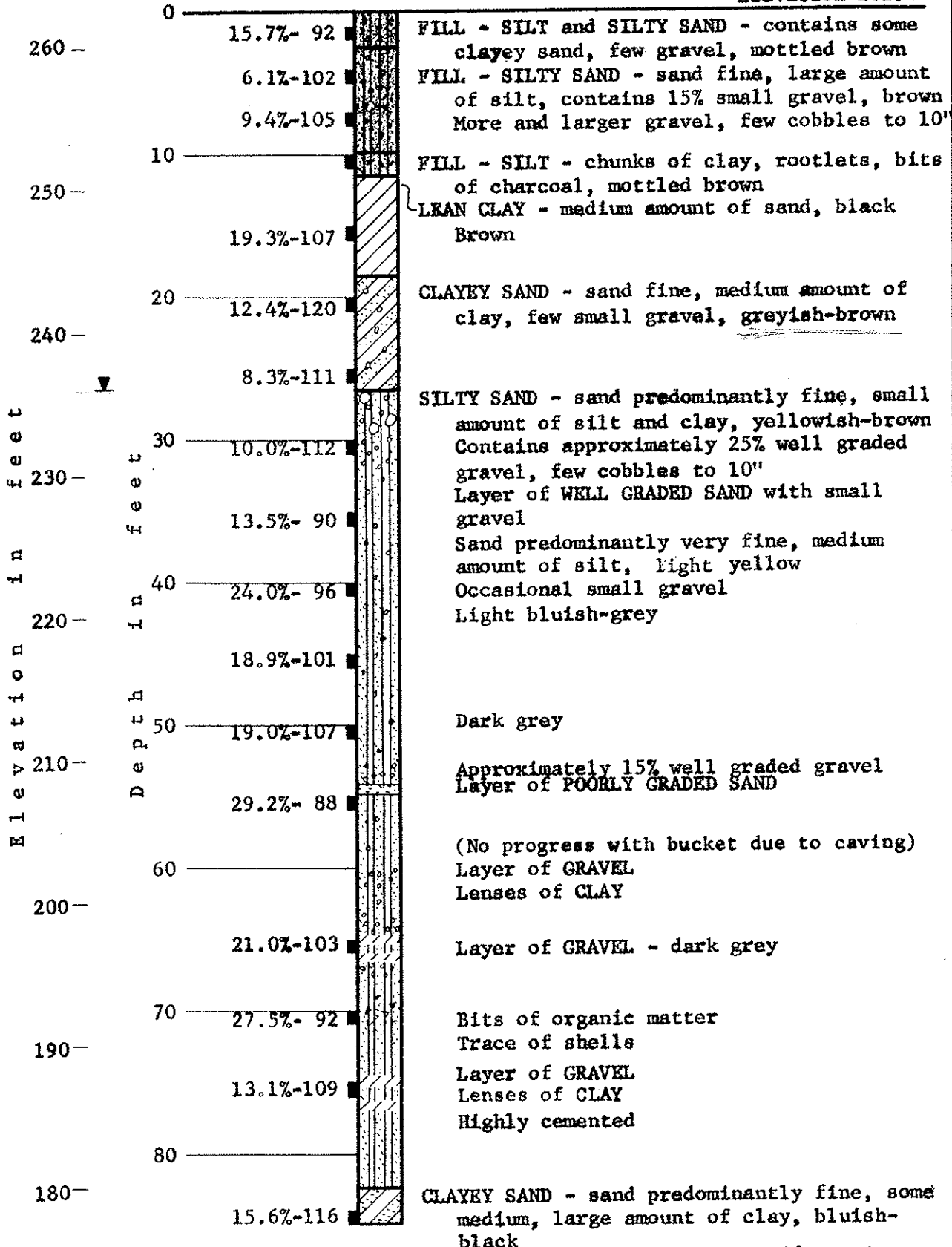
LOG OF BORING 4
 18"-Diameter Rotary Bucket Hole
 Drilled June 10, 1962



NOTE: Water seepage encountered at 54'; caving from 54' to 59'.

LOG OF BORING 5
 18"-Diameter Rotary Bucket Hole to 60'
 6"-Diameter Rotary Wash Hole below 60'
 Drilled June 8, and June 15, 1962

Elevation 262.4



NOTE: Water seepage encountered at 53'; caving between 53' to 60'. Drilling mud used in rotary wash hole.

LEROY CRANDALL & ASSOCIATES

18

BY

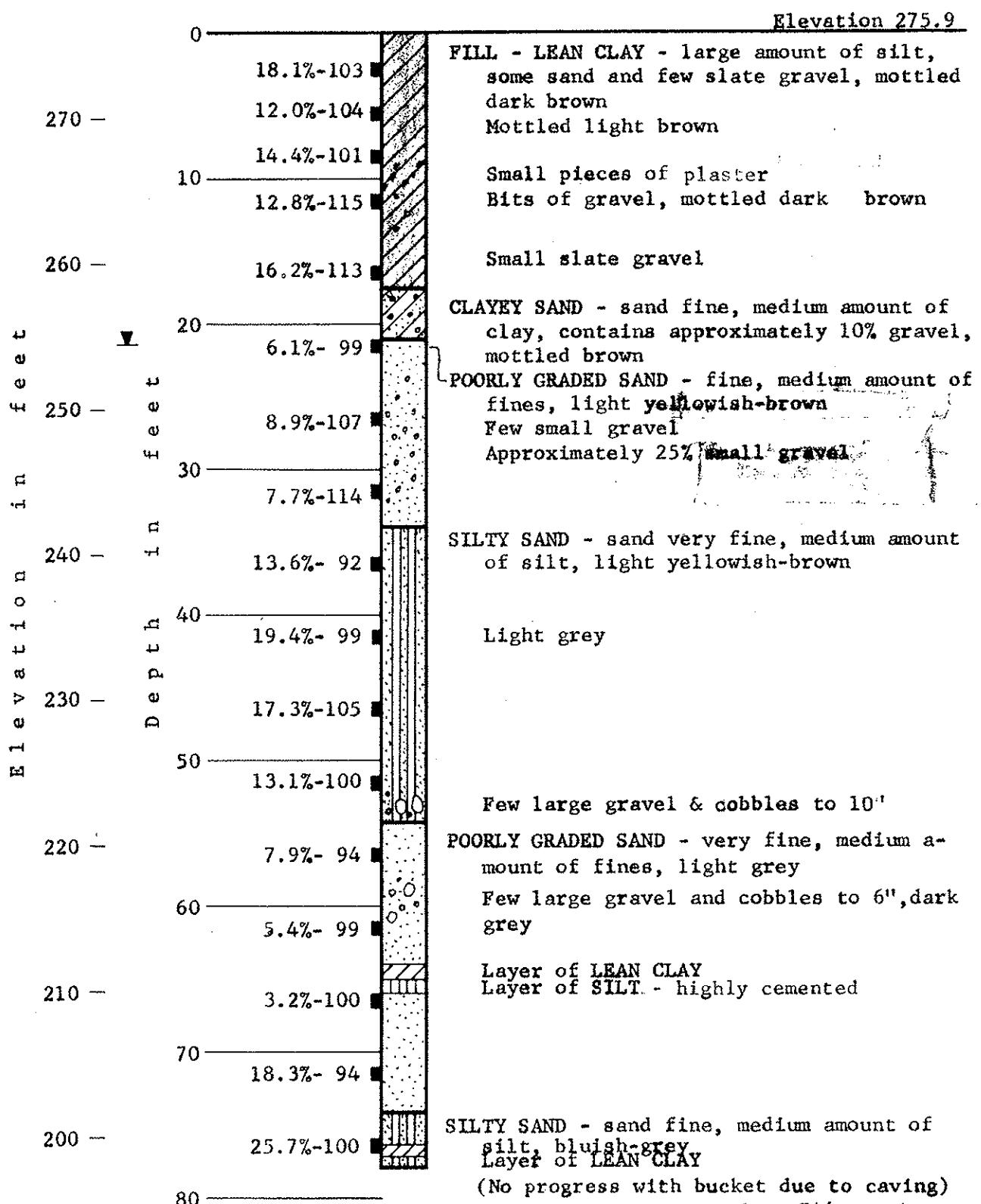
DATE

04333

JOB

JOB 62353 DATE 6-27-62 BY 7020 FB

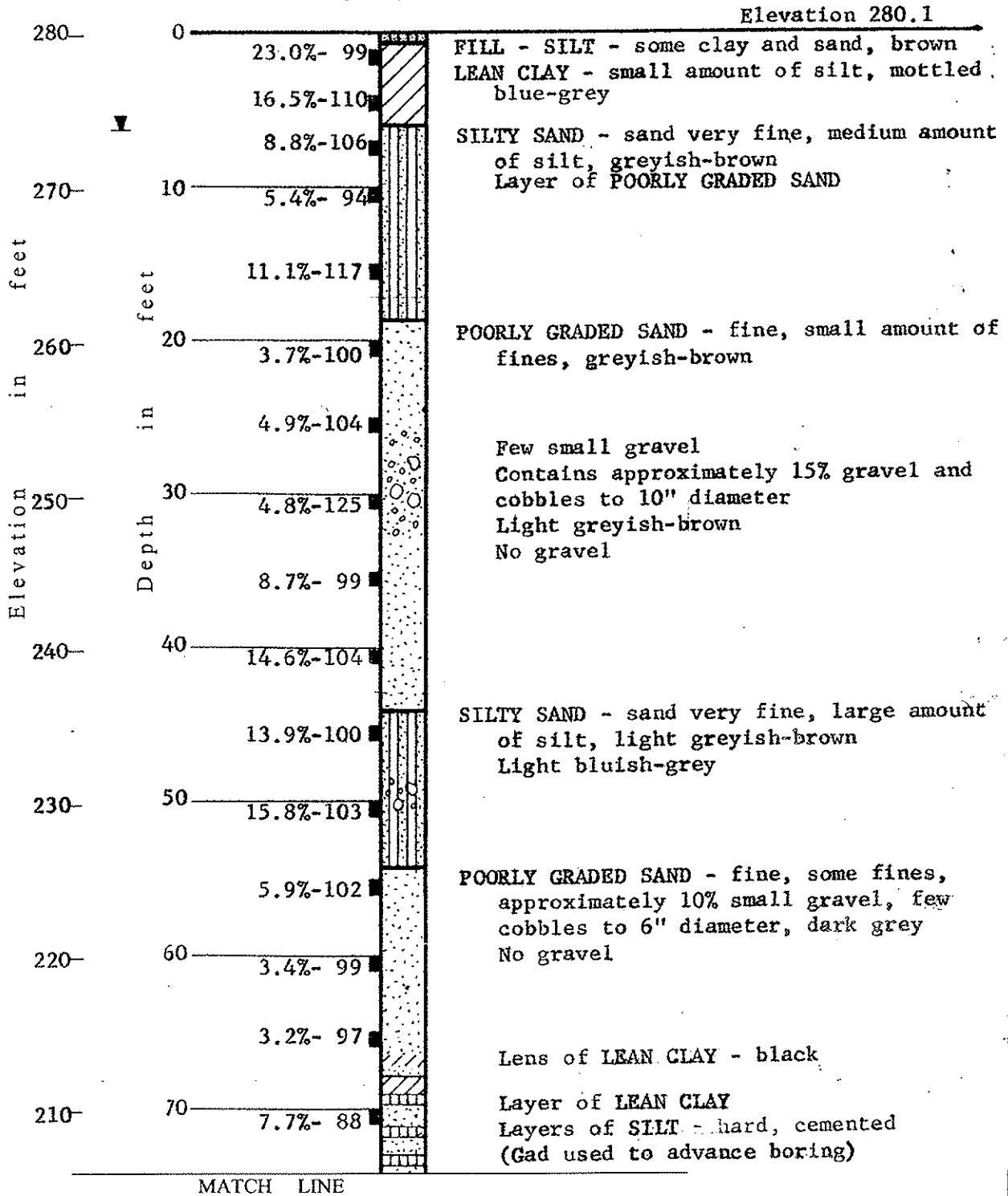
LOG OF BORING 6
 18"-Diameter Rotary Bucket Hole
 Drilled June 8 and 9, 1962



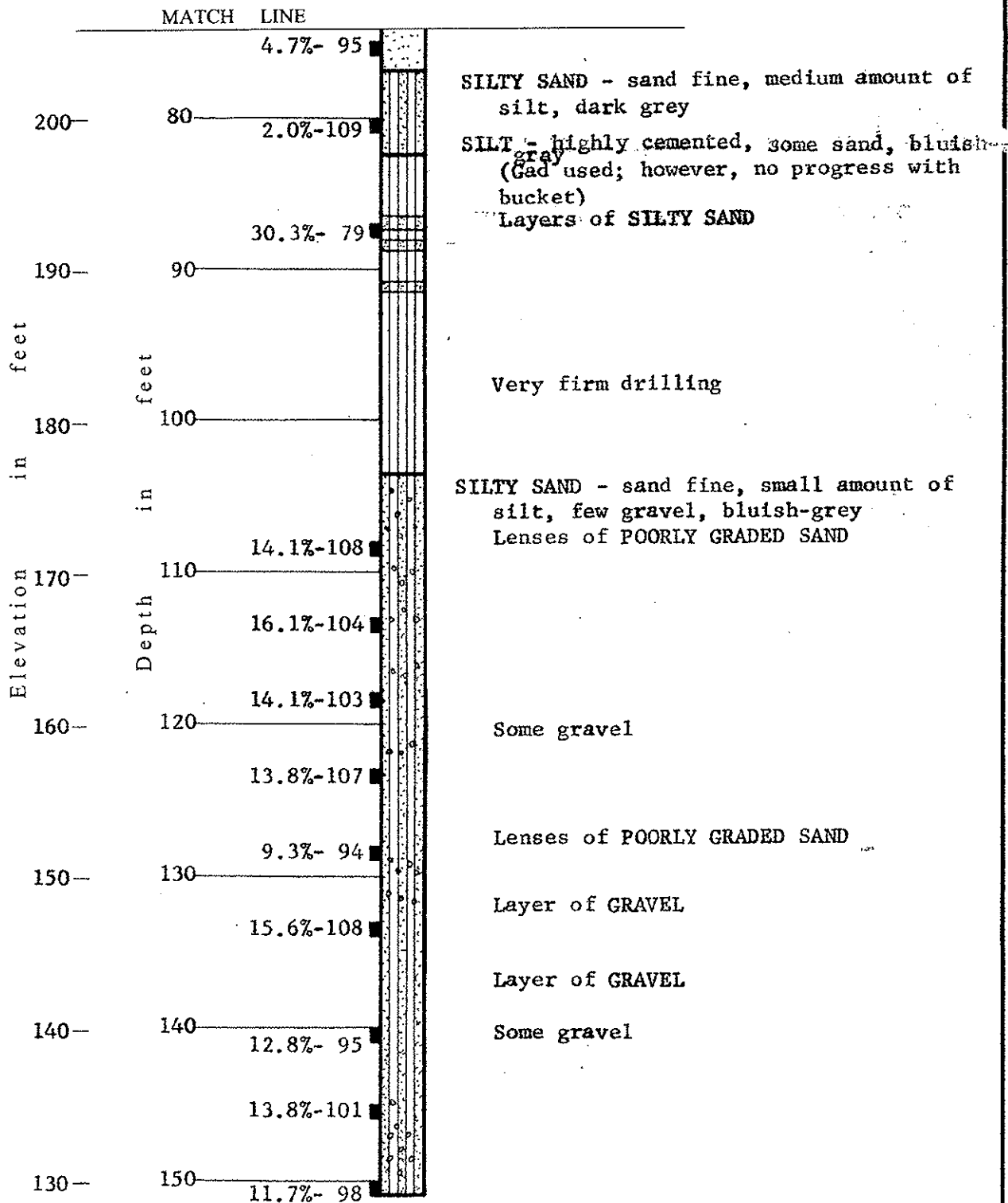
NOTE: Water seepage encountered at 74'; caving from 74' to 76½'.

LEROY CRANDALL & ASSOCIATES

LOG OF BORING 7
 18"-Diameter Rotary Bucket Hole to 83'
 5"-Diameter Rotary Wash Hole below 83'
 Drilled June 9, 10, 21, 22 and 25, 1962



LOG OF BORING 7 (CONTINUED)

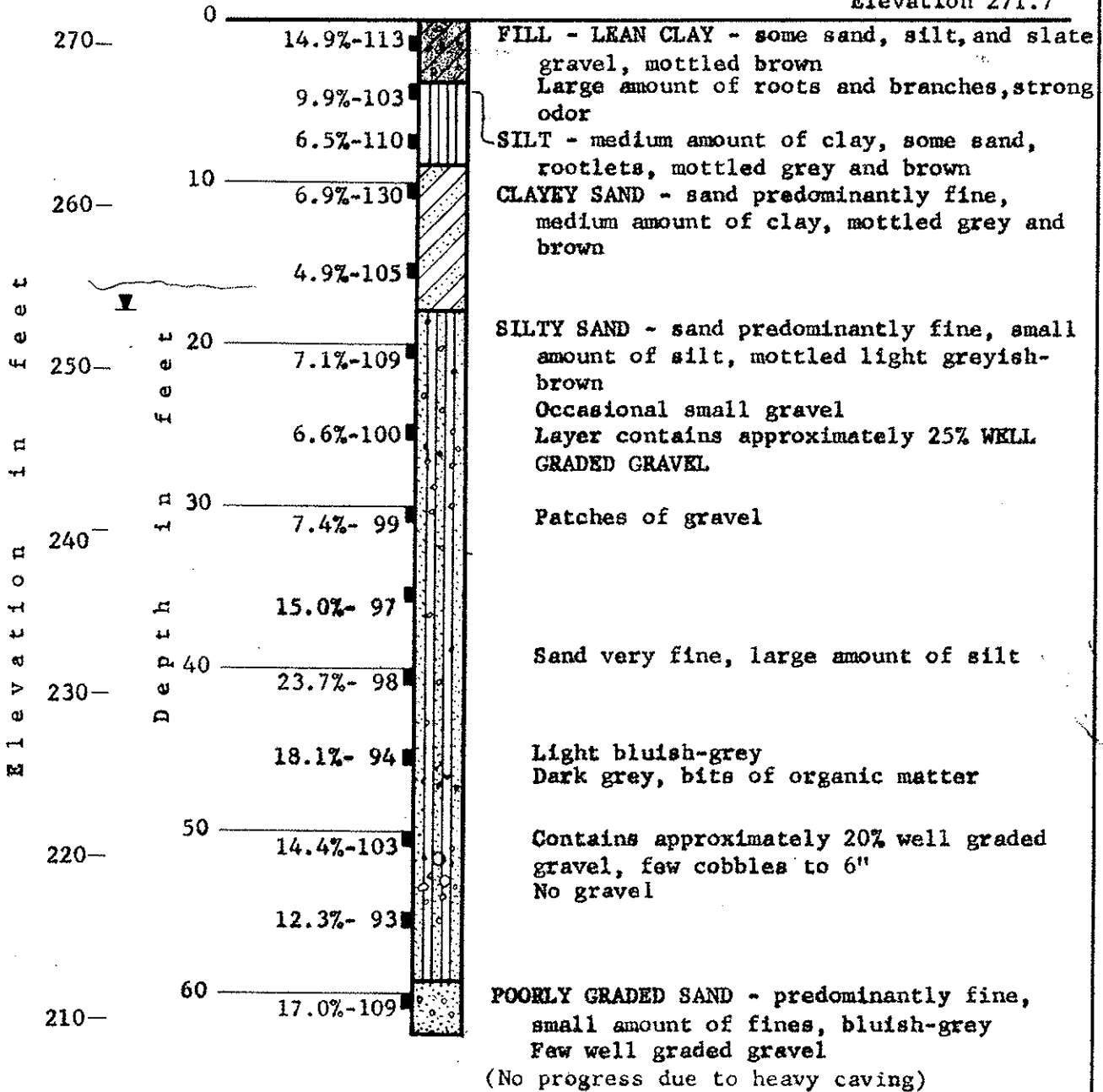


NOTE: Water was not encountered in the bucket hole above 83' and water level was not measured below 83'. Patchy raveling in the sandy layers in the bucket hole; drilling mud used throughout the rotary wash hole.

LEROY CRANDALL & ASSOCIATES

LOG OF BORING 8
18"-Diameter Rotary Bucket Hole
Drilled June 10, 1962

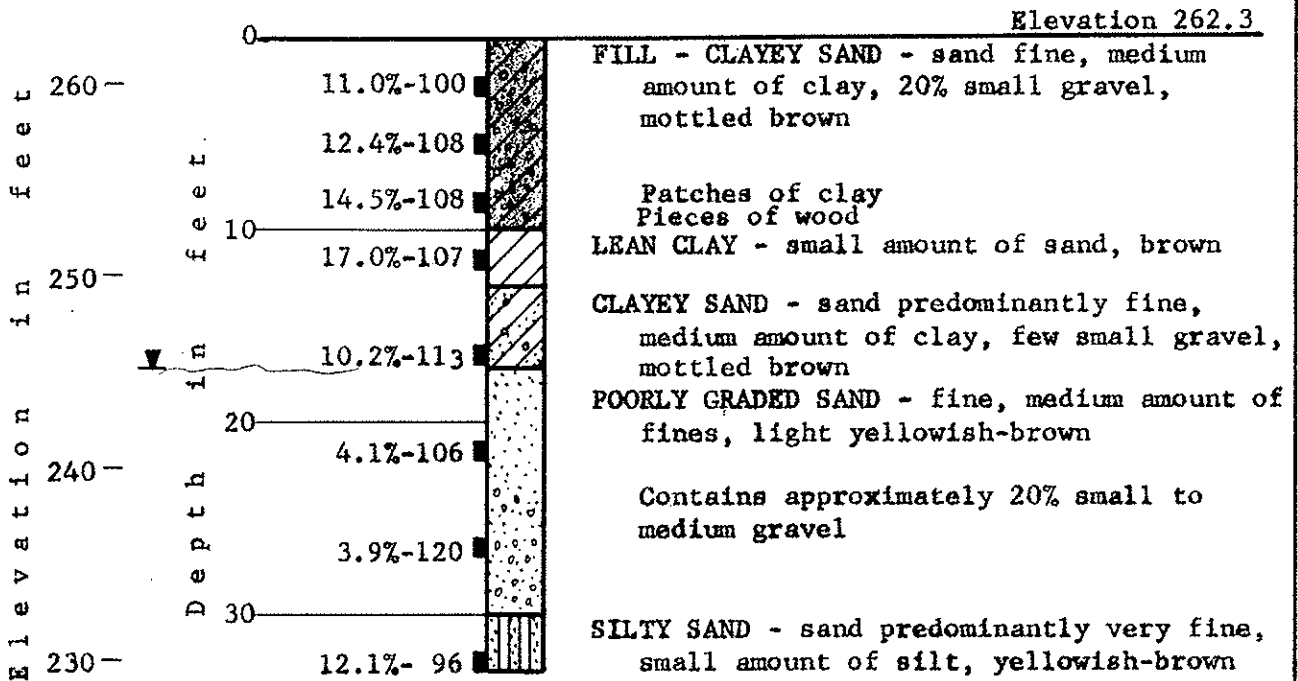
Elevation 271.7



NOTE: Water seepage encountered at 61'; caving from 60' to 62½'.

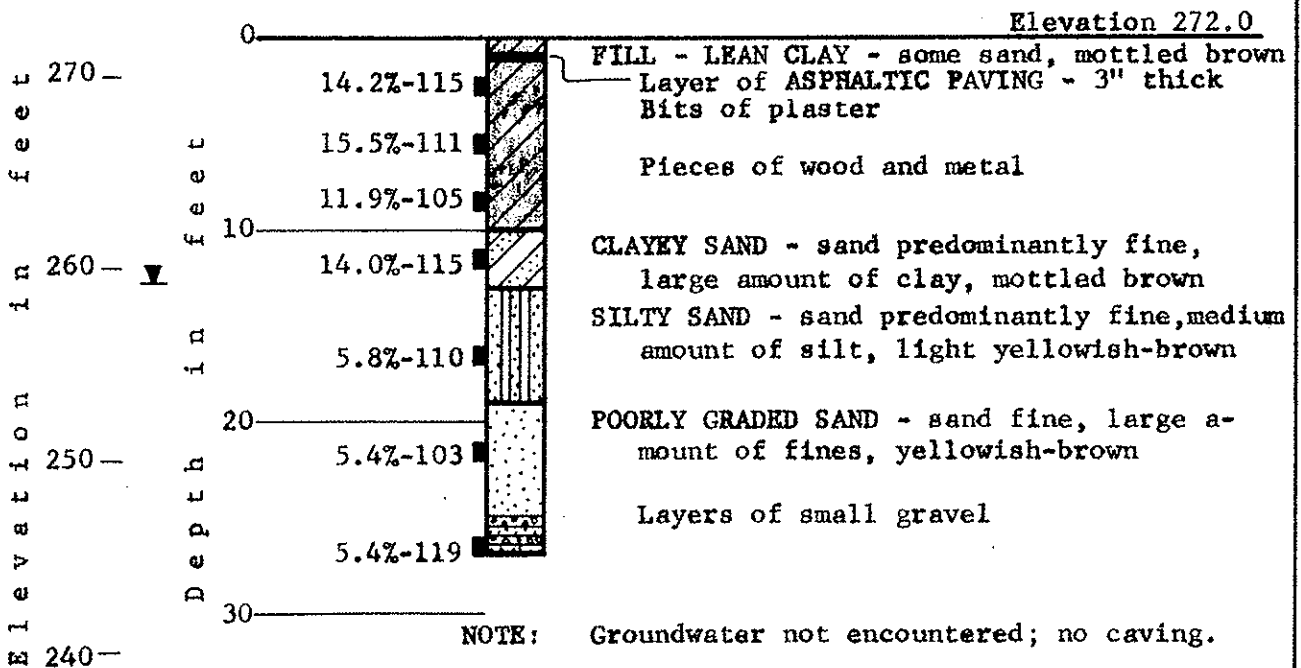
JOB 62353 DATE 6-27-62 BY TDD FB

LOG OF BORING 9
 18"-Diameter Rotary Bucket Hole
 Drilled June 15, 1962



NOTE: Groundwater not encountered; no caving.

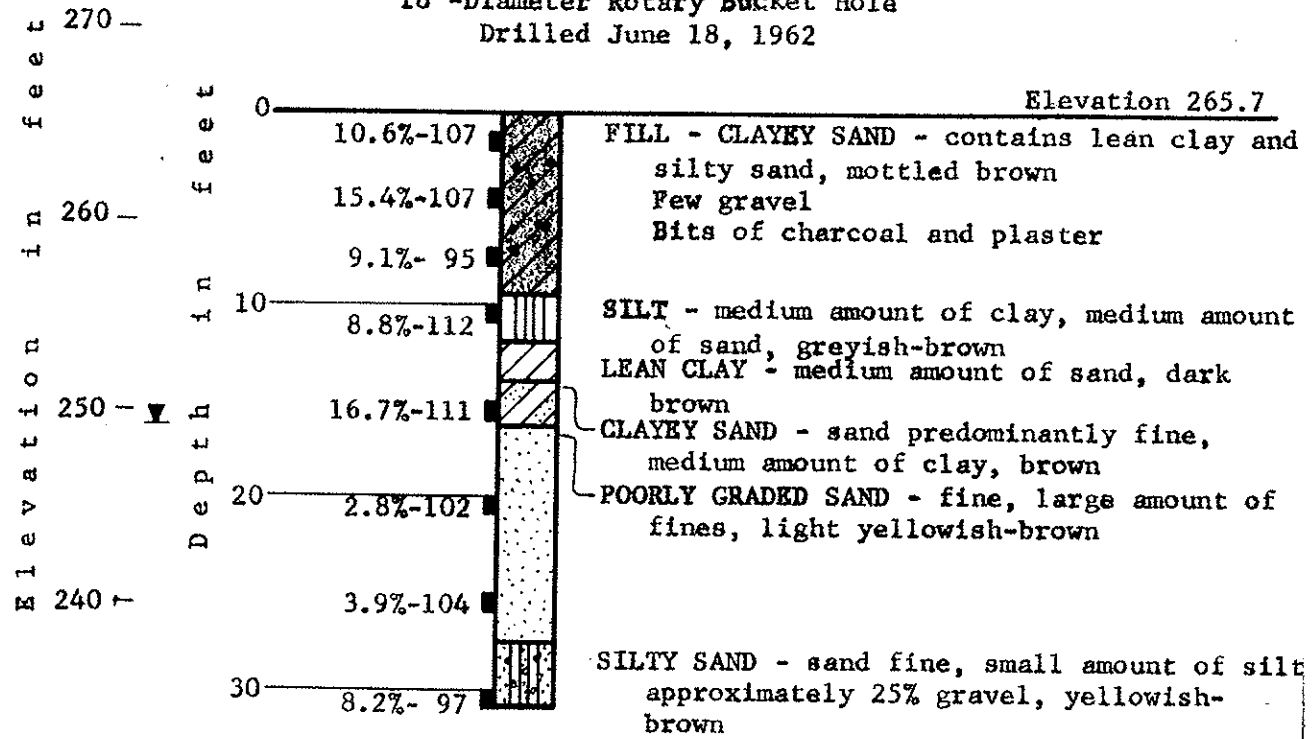
LOG OF BORING 10
 18"-Diameter Rotary Bucket Hole
 Drilled June 18, 1962



NOTE: Groundwater not encountered; no caving.

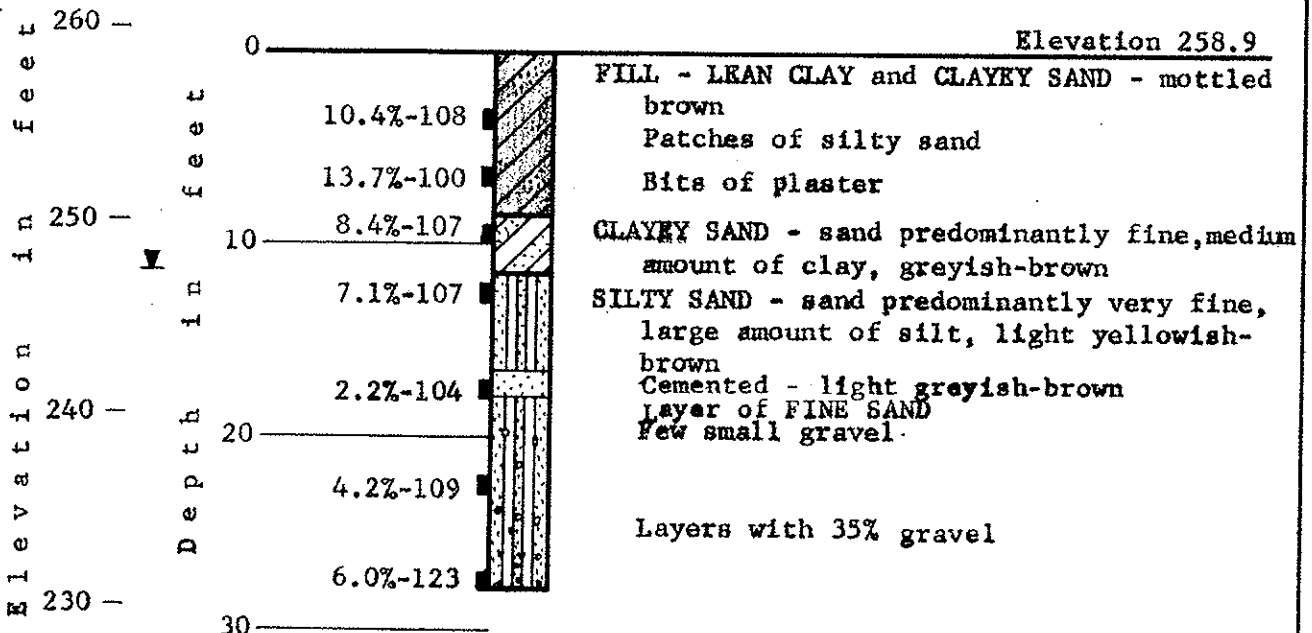
JOB 62353 DATE 6-27-62 BY T.D.D. fgm

LOG OF BORING 11
18"-Diameter Rotary Bucket Hole
Drilled June 18, 1962



NOTE: Groundwater not encountered; no caving.

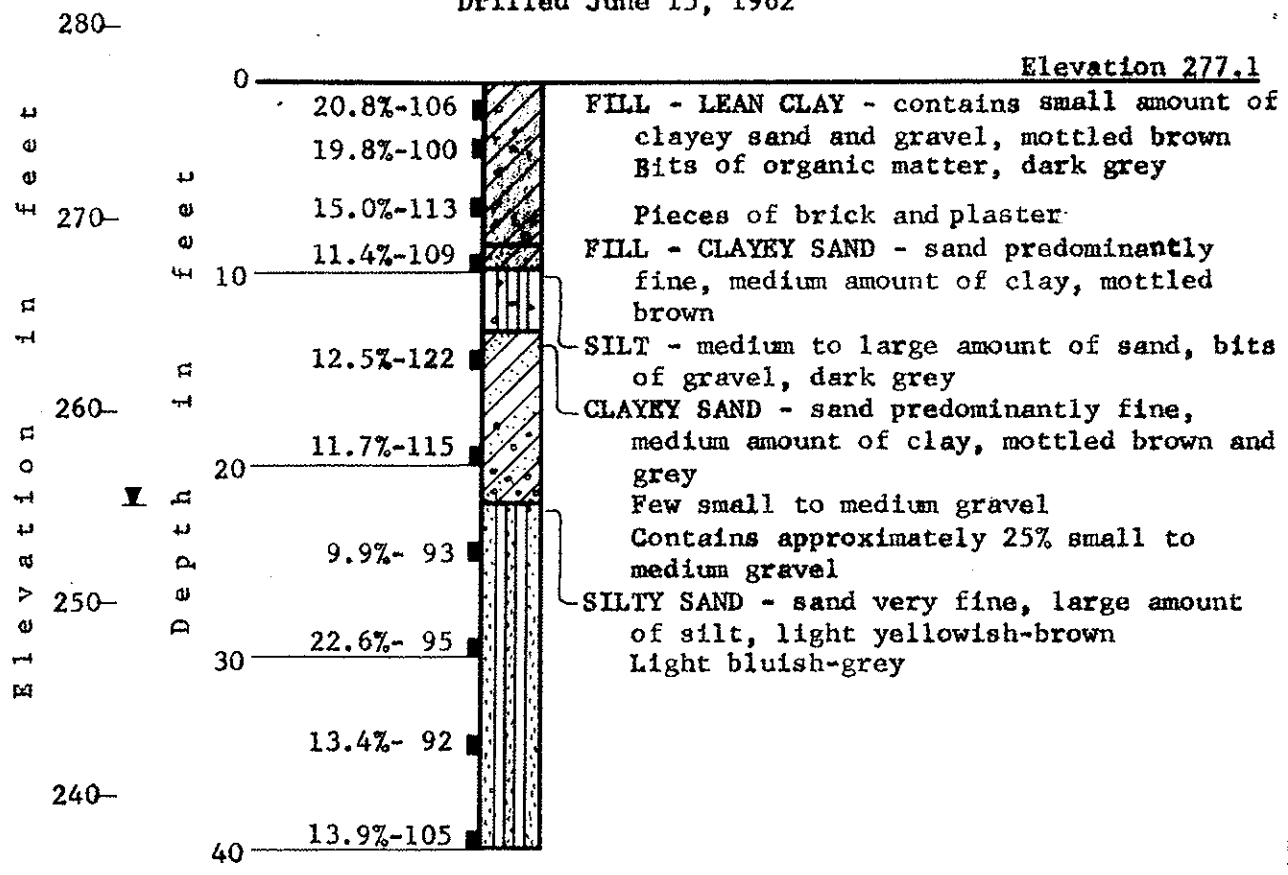
LOG OF BORING 12
18"-Diameter Rotary Bucket Hole
Drilled June 18, 1962



NOTE: Groundwater not encountered; no caving.

JOB 62353 DATE 6-27-62 BY TODD fg

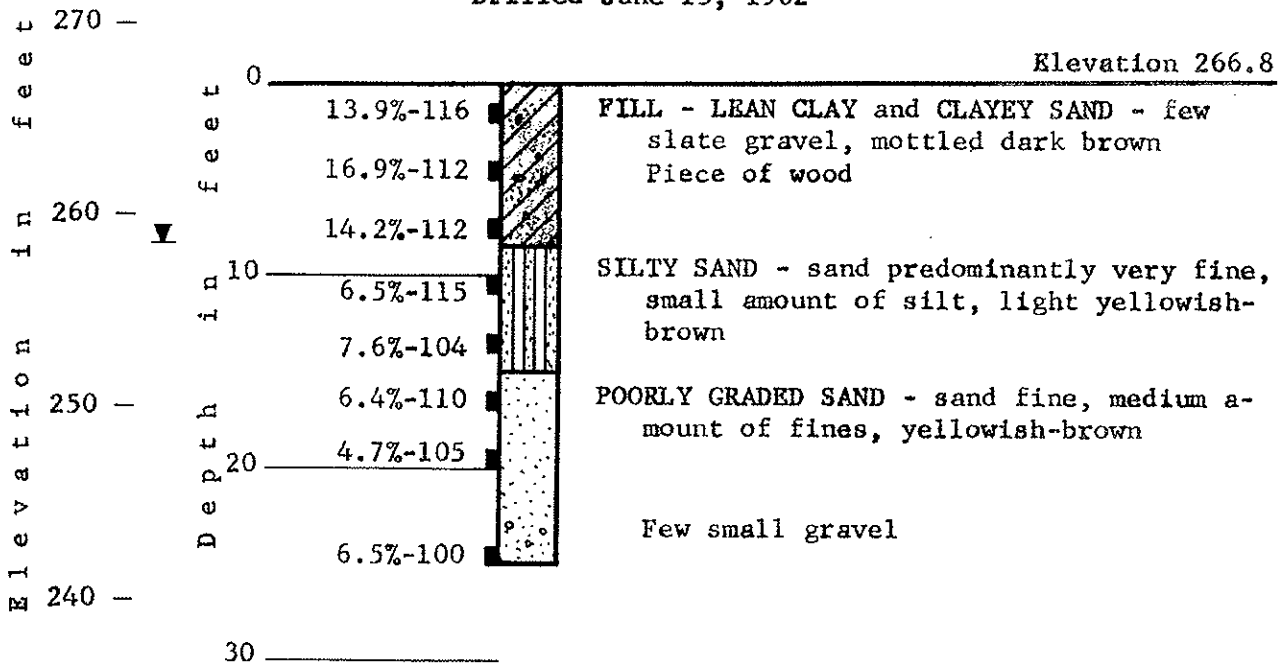
LOG OF BORING 13
 18"-Diameter Rotary Bucket Hole
 Drilled June 15, 1962



NOTE: Groundwater not encountered; no caving.

JOB 62353 DATE 6-27-62 BY Topp fg

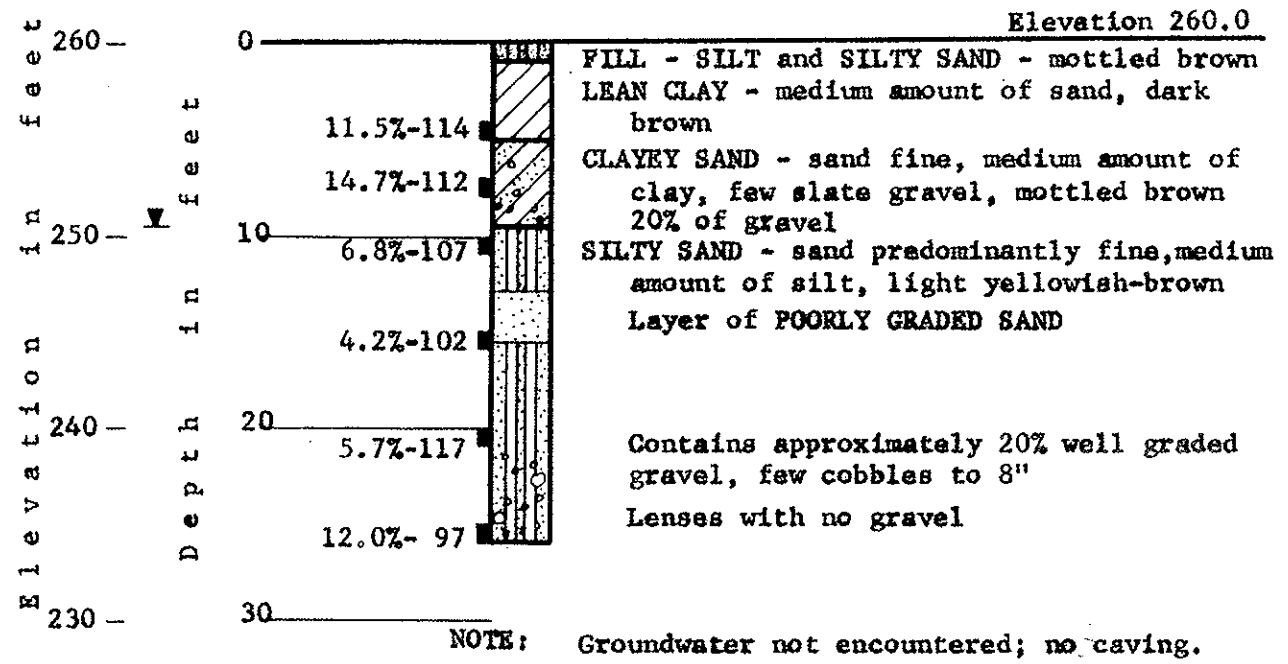
LOG OF BORING 14
 18"-Diameter Rotary Bucket Hole
 Drilled June 15, 1962



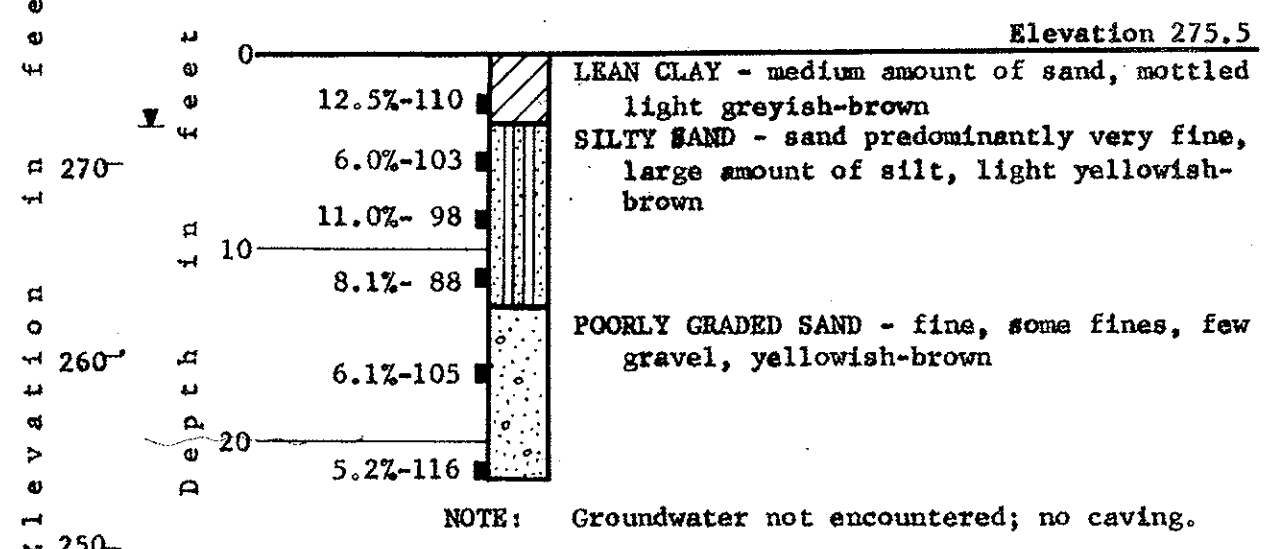
NOTE: Groundwater not encountered; no caving.

JOB 62353 DATE 6-27-62 BY TDD fg

LOG OF BORING 15
 18"-Diameter Rotary Bucket Hole
 Drilled June 18, 1962



LOG OF BORING 16
 18"-Diameter Rotary Bucket Hole
 Drilled June 15, 1962



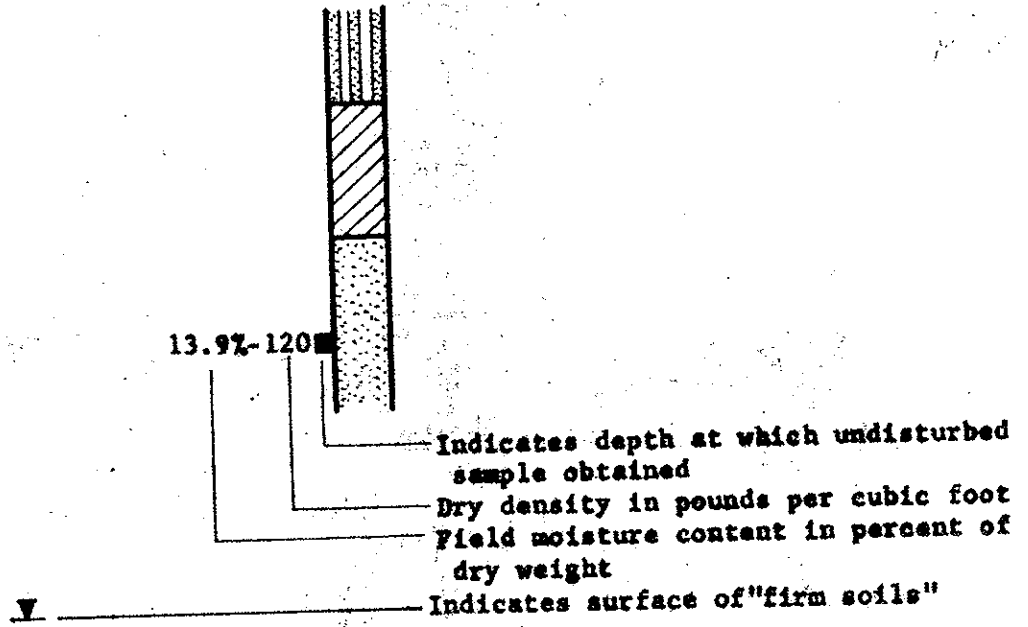
BY

DATE

JOB 61206

KEY TO LOGS OF BORINGS

Soils are classified in accordance with the Unified Soil Classification System shown on Plate A-2. Boring elevations refer to topographic maps prepared by Sullivan-Thomas-Young, Engineers, Surveyors. Revised by Pafford & Associates.

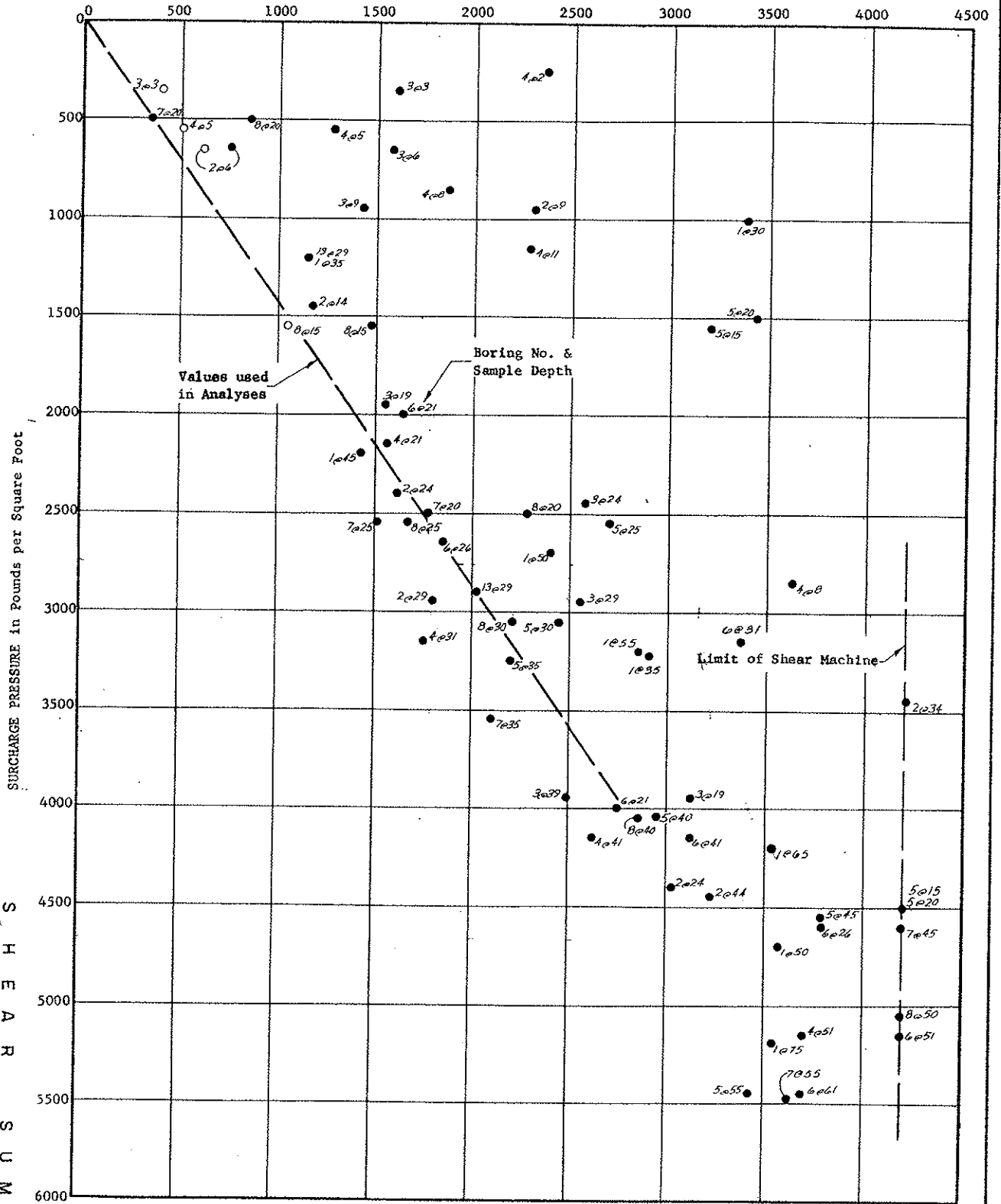


IDENTIFICATION, CLASSIFICATION AND DESCRIPTION OF SOILS

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS & SUBDIVISIONS		STANDARD NAMES AND SOIL GROUP DESCRIPTIONS	SYMB.	DESCRIPTIVE INFORMATION TO BE ADDED TO THE STANDARD NAMES FOR DESCRIPTION	
COARSE GRAINED SOILS Less than one-half the total soil passing the 200 mesh sieve.	GRAVELLY SOILS Less than one-half the coarse grains passing the No. 4 sieve	WELL GRADED GRAVEL (GW) Well-graded gravels or gravel-sand mixtures, little or no fines.		Maximum size, angularity and surface conditions, friability or hardness, and approximate percentage of sand, if any.	
		POORLY GRADED GRAVEL (GP) Poorly graded gravels or sand-gravel mixtures, little or no fines.		Maximum size, predominant size, angularity, surface conditions, friability or hardness, and approximate percentage of sand, if any.	
		SILTY GRAVEL (GM) Silty gravels, or poorly graded gravel-sand-silt mixtures.		Maximum size, predominant size, friability or hardness; describe fines as being very silty, moderately silty, or slightly silty.	
		CLAYEY GRAVEL (GC) Clayey gravels or gravel-sand-clay mixtures.		Well or poorly graded, maximum size, predominant size if poorly graded, angularity, friability or hardness; describe fines as slightly, moderately, or very clayey or type of binder in well graded gravels with clay binder.	
	SANDY SOILS More than one-half the coarse grains passing the No. 4 sieve.	WELL GRADED SAND (SW) Well graded sands or gravelly sands, little or no fines.		Angularity, particle shape, friability or hardness, approximate color, percentage of gravel, if any.	
		POORLY GRADED SAND (SP) Poorly graded sands or gravelly sands, little or no fines.		Coarse, medium, or fine particle, particle shape, clean or slightly dirty, approximate percentage of gravel, if any.	
		SILTY SAND (SM) Silty sands or poorly graded sand-silt mixtures.		Fine, medium, or coarse particles, shape and hardness of particles, large, medium or small proportion of silt, color, approximate percentage of gravel, if any.	
		CLAYEY SAND (SC) Clayey sands or sand-clay mixture.		Well graded or poorly graded, predominant size if poorly graded, quality of binder if well graded, large medium, or small amount of clay, color, approximate percentage of gravel, if any.	
	FINE GRAINED SOILS More than one-half the total soil passing the 200 mesh sieve.	SILT AND CLAY SOILS with low compressibility	SILT (ML) Inorganic silts and very fine sand, silty or clayey fine sands.		Presence of clay or sand, and color, degree of plasticity, if any.
			LEAN CLAY (CL) Inorganic clays of low to medium plasticity, gravelly or sandy.		Degree of plasticity, silt, sand, or gravel content, and color.
ORGANIC SILT (OL) Organic silts and organic silt-clays of low plasticity.				Visibility of organic material, odor, plasticity, and color.	
SILT AND CLAY SOILS with high compressibility		ELASTIC SILT (MH) Very compressible silts, micaceous or diatomaceous sandy or silt soil.		Presence of clay, degree of plasticity, and color.	
		FAT CLAY (CH) Very compressible clays, inorganic clays of high plasticity.		Color, presence of gravel and other significant factors.	
		ORGANIC CLAY (OH) Organic clays of medium to high plasticity, very compressible.		Odor, degree of plasticity, and color.	
ORGANIC SOILS	PEAT (PT) Peat and other highly organic swamp soils.		Odor, presence of fibrous material, color.		

SHEARING STRENGTH in Pounds per Square Foot



KEY:

- Tests at field moisture content.
- Tests at increased moisture content.

S
H
E
A
R

S
U
M
M
A
R
Y

LEROY CRANDALL & ASSOCIATES

PLATE A-3

Appendix C

Supplemental Geotechnical Memo



MACTEC

engineering and constructing a better tomorrow

February 17, 2009

Mr. Rick Arambulo
Next Century Associates
1999 Avenue of the Stars, Suite 2850
Los Angeles, California 90067

Subject: **Supplemental Geotechnical Consultation
Proposed Development
2025 Avenue of the Stars
Century City District, Los Angeles, California
Tract No. 70690
MACTEC Project 4953-08-2061**

Dear Mr. Arambulo:

As requested by Mr. Shawn Gaver of Christopher A. Joseph & Associates, this letter presents supplemental Consultation for the proposed development at 2025 Avenue of the Stars in the Century City District of Los Angeles, California. We previously performed a geotechnical consultation for the proposed development and presented the results in a report dated December 17, 2008. Mr. Gaver asked for additional information in an email dated February 9, 2009.

According to prior explorations at the site, the onsite natural soils consist of silty sand, sand and clayey sand with layers of clay and silt. The clay is generally lean. Based on our experience adjacent to the site, the clay ranges from low to highly expansive, with Expansion Index values from 31 to 138. The on-site expansive soils will therefore shrink and swell with changes in the moisture content. Floor slabs, paving and adjacent concrete slabs and walks should be underlain by at least 2 feet of relatively non-expansive soil. Also, wall backfill should consist of relatively non-expansive soil. The non-expansive soil could either be the granular on-site soil, or non-expansive import soil.

At the ground surface, the project site contains artificial fill or natural soil composed of Quaternary Alluvium (Late to Middle Pleistocene) deposited as alluvial fans derived from the Santa Monica Mountains to the north.

We are not aware of legal obligations or track agreements that may be in place between the subject property and the adjacent properties. The property to the south does not have permanent shoring elements; the adjacent basement wall is permanently supported on the underlying building foundations. Excavations for the subject project will be engineered such that lateral support of the adjacent properties are maintained using appropriate slope cuts or shoring.

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable geotechnical consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional advice included in this letter.



It has been a pleasure to be of professional service to you. Please call if you have any questions or if we can be of further assistance.

Sincerely,

MACTEC Engineering and Consulting, Inc.

Lan-Anh Tran
Project Engineer

Martin B. Hudson, Ph.D.
Chief Engineer



Appendix D

Phase I ESA



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**Hyatt Regency Century Plaza
2025 Avenue of the Stars
Los Angeles, California**

**Prepared for:
Next Century Associates, LLC
Los Angeles, California**

Prepared by:



**IVI Due Diligence Services, Inc.
IVI Project No.: 80424697
April 22, 2008**

THIS REPORT IS THE PROPERTY OF IVI AND NEXT CENTURY ASSOCIATES, LLC AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN IVI AND NEXT CENTURY ASSOCIATES, LLC AND THIS REPORT. THIS REPORT MAY NOT BE USED AND/OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IVI. THERE SHALL BE NO THIRD PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.



PROPERTY CONDITION & ENVIRONMENTAL
DUE-DILIGENCE

IVI DUE DILIGENCE SERVICES, INC.

106 Corporate Park Drive, Suite 417
White Plains, New York 10604
914.694.9600 (tel)
914.694.1335 (fax)
www.ivi-intl.com

April 22, 2008

Mr. Hunter Oliver
Next Century Associates, LLC
1999 Avenue of the Stars, Suite 2850
Los Angeles, California 90067
(949) 612-7552 (tel)
(360) 656-7552 (fax)
hunteroliver007@gmail.com

Re: Phase I Environmental Site Assessment
Hyatt Regency Century Plaza
2025 Avenue of the Stars
Los Angeles, California 90067
IVI Project No.: 80424697

Dear Mr. Oliver:

IVI Due Diligence Services, Inc. ("IVI") is pleased to submit this copy of our Phase I Environmental Site Assessment on the above-referenced property. This report outlines the findings of IVI's site reconnaissance, historical land use research, review of governmental records, interviews, and our Pre-survey Questionnaire.

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

Please call the undersigned at **914.694.9600 (x-1933)** should you have any questions.

Sincerely,

IVI Due Diligence Services, Inc.

Michael Kennedy
Environmental Professional

NEW YORK · ATLANTA · AUSTIN · CHICAGO · LAS VEGAS
LOS ANGELES · MIAMI · WASHINGTON, D.C.
BARCELONA · LONDON · PARIS · NICE · STOCKHOLM

TABLE OF CONTENTS

Cover Sheet	
Transmittal Letter	
	Page
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION.....	4
3.0 SALIENT ASSIGNMENT INFORMATION	8
4.0 SITE DESCRIPTION.....	9
5.0 HISTORICAL USE	15
6.0 REGULATORY REVIEW	26
7.0 SITE RECONNAISSANCE.....	36
8.0 INTERVIEWS.....	44
9.0 FINDINGS AND CONCLUSIONS.....	47
10.0 LIMITING CONDITIONS.....	50

APPENDICES

Photographs.....	A
Pre-survey Questionnaire.....	B
Maps and/or Historical Aerial Photographs.....	C
Computerized Environmental Report	D
Correspondence.....	E



This report documents IVI's findings from our Phase I Environmental Site Assessment on the Hyatt Regency Century Plaza (the "Subject"), located at 2025 Avenue of the Stars, Los Angeles, California. The property, which is situated in an urban area characterized by commercial and residential development, consists of a 5.8-acre parcel improved with a 42-year-old, 728-guestroom hotel and a 23,000 SF fitness club and spa building. Prior to the construction of the existing improvements, the Subject was part of the 20th Century Fox Studio grounds "back lot." The "back lot" consisted of storage space and an occasional studio building. In addition, two oil wells were historically located on and/or adjacent to the Subject property. According to the California Division of Oil, Gas and Geothermal Resources, the wells were known as Wolfskill 37 (G&M Oil Company) and Wolfskill 50 (Chevron USA, Inc.) and were plugged and abandoned in 1944 and 1916, respectively.

The purpose of this Phase I Environmental Site Assessment was to assess existing site conditions and render an opinion as to the identified or potential presence of recognized environmental conditions in connection with the property within the scope and limitations of ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-05 and the limitations identified herein. Exceptions to or deletions from the scope of work are described in Section 2.0.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject; however, the following items of environmental concern were identified which warrant discussion:

Dry Cleaning

Dry cleaning utilizing Perchloroethylene (PCE) was conducted on the bottom basement level in the main (Plaza) hotel building since it opened in 1966 until 2007. Subsurface investigations conducted by others in 1999 identified PCE impacted soils beneath the building basement slab. In December 1999, a soil vapor extraction (SVE) system was installed in the soil beneath the dry cleaning machine area. The system operated for four months in 2000 and was deactivated when concentrations of volatile organic compounds (VOCs) had reportedly declined to a level at which it was no longer feasible to continue the extraction process. It was concluded that further extraction would not significantly reduce VOC concentrations in the subsurface. However, the actual effectiveness of the soil remedial efforts was unknown.

In June 2003, IVI conducted a Phase I ESA and recommended soil samples be collected to verify the effectiveness of the remediation. Subsequently, IVI carried out a Phase II Environmental Site Assessment at the Subject in August of 2003, which included advancement of soil borings using direct push equipment; collection and field screening of soil samples for VOCs using a photo-ionization detector (PID); and collection of soil samples for laboratory analysis. No significant PID readings were identified in the soil samples, with the exception of B-3 which indicated a PID reading of 46.1 parts per million. The soil analytical results indicated PCE was identified in borings B-1, B-2, B-3, and B-4 at concentrations between 16 µg/Kg and 122 µg/Kg.

The IVI Phase II Assessment identified the dry cleaning solvent PCE in soils beneath the dry cleaning machine. However, the levels of PCE were substantially lower than concentrations detected in the pre-remediation soil samples noted above. Prior to the operation of the SVE system discussed above, the highest concentration of PCE in the soils was 6,700 µg/Kg, while the highest concentration of PCE identified during the Phase II Assessment was 112 µg/Kg. This represents an approximate 98% reduction in PCE concentrations in the soils under the dry cleaning equipment. As such, the SVE System substantially reduced VOC concentrations in the soils beneath the dry cleaning equipment. Therefore, based on data collected and review of previous reports, it is IVI's opinion that it was unlikely that the release of PCE discovered in the soils under the dry cleaning area has impacted the groundwater, which is located approximately 142 feet below ground surface. It is also IVI's opinion that PCE contamination in the soils poses no significant impact to human health and the contamination has been delineated. Based on results of the earlier investigation and the review conducted as part of this assessment, IVI concludes that no further action is warranted with regard to the soils beneath the dry cleaning equipment.

Asbestos-Containing Materials (ACMs)

Based on our review of a report entitled *Asbestos Documentation Review and Assessment Century Plaza Hotel and Tower (2025 Avenue of the Stars)*, prepared by Citadel dated December 21, 1998, several asbestos investigations have been conducted on the site since 1987. Although sporadic abatements have reportedly been conducted, it appears that significant quantities of ACM remain. Such asbestos containing materials include, spray applied fireproofing, spray applied acoustic ceiling finishes, thermal system pipe and fitting insulation, thermal insulation pads in incandescent light fixtures, wall plaster, wall plaster patching compound, cement board, fire door insulation, vault door insulation, cooler drain pipe insulation, sink mastic, fire stop insulation, duct sealant, valve gasket material, refrigerator sealant, various vinyl floor tiles, vinyl baseboard and mastic, roof flashing, elevator break shoe pads (suspect) and mirror and vanity mastic (assumed). In addition, the roofing systems may contain asbestos. Citadel stated that the current O&M Plan (*Asbestos Management Plan Century Plaza Hotel and Tower (2025 Avenue of the Stars)*), dated December 10, 1998) appeared thorough and current to regulations in-place at that time.

Based on our site walk-through most of the previously identified ACM appears to be in good condition. However, minor quantities of thermal pipe insulation in a few of the mechanical areas were observed to be damaged and in need of repairs. IVI recommends that the damaged thermal insulation be abated in accordance with the Subject's O&M program. Since the remainder of the identified materials are in good condition and the potential for fiber release is low, no further action is recommended at this time, other than maintaining all ACMs and suspect ACMs in good condition under the existing written Asbestos Operations and Maintenance (O&M) Program, which should be periodically reviewed for changes in the regulations.

Underground Storage Tanks (USTs)

An active 16-year old state-of-the-art double wall steel 2,000-gallon diesel UST, featuring cathodic protection, leak detection and spill prevention serves the Subject's emergency generators. The tank is reportedly registered with the Los Angeles City Fire Department and appears to meet federal tank construction specifications. Of importance, the Subject is not identified on the leaking UST database. Based on the foregoing, no further investigation is warranted for the site's active UST at this time other than the periodic monitoring of the leak detection system for proper operation.

This current tank replaced a former tank that was located in the same location. Minor quantities of contaminated soil were found during excavations of the former tank and subsequently removed. A no further action letter was issued by the Los Angeles City Fire Department (LAFD) on July 23, 1992. Based on the foregoing, no further investigation is warranted with regards to the removed UST.

Two, 5,000-gallon gasoline USTs and all associated piping were removed from the Subject property in September 1998. These USTs were located beneath the driveway entrance for the employee parking garage off Constellation Boulevard. Upon removal, one soil sample was collected from beneath each tank at a depth of two feet below the base of the excavation, and six soil samples were taken from the stockpiled soil (from the excavation). All soil samples were analyzed for total petroleum hydrocarbons, benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary butyl ether (MTBE). All detected concentrations were below LAFD action levels. A no further action letter was subsequently issued by the LAFD and dated November 24, 1998. Based on the foregoing, no further investigation is warranted with regards to these removed USTs.

Former Oil Wells

Two oil wells, part of the Beverly Hills Oilfield, were located on the Subject property. According to the California Division of Oil, Gas and Geothermal Resources, the wells, Wolfskill 37 (G&M Oil Company) and Wolfskill 50 (Chevron USA, Inc.) were plugged and abandoned in 1944 and 1916, respectively. Although it is unlikely that these wells were closed in accordance with current guidelines, inasmuch as the site was significantly excavated during construction of the existing improvements, and given the general environmental non-sensitivity of the area in conjunction with the former area wide use as an oilfield, it is unlikely that these wells are of material concern. Moreover, methane gas measurements at the Subject and surrounding buildings by Geraghty & Miller in March of 1987, found no concerns relative to methane. In addition, it is our understanding that the building's ventilation system was designed to prevent potential methane buildups. Based on the foregoing, no further investigation is currently recommended regarding the former oil wells.

2.1 General

IVI was retained by Next Century Associates, LLC to prepare a Phase I Environmental Site Assessment, in conformance with ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-05 on the Subject in accordance with our Agreement dated April 11, 2008.

2.2 Purpose and Scope

2.2.1 Purpose

The purpose of this report is to identify Recognized Environmental Conditions in connection with the property, using the methodology recommended by ASTM International in order to qualify for the innocent landowner defense to CERCLA liability and/or to help understand potential environmental conditions that could materially impact the operation of the business associated with the Subject. Specifically, this methodology is referred to as *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation: E 1527-05*.

The term Recognized Environmental Conditions is defined by ASTM Standard E 1527-05 as "...the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

2.2.2 Scope

In general, the scope of this assessment consisted of reviewing readily available information and environmental data relating to the property; interviewing readily available persons knowledgeable about the site; reviewing readily available maps, aerial photographs and records maintained by federal, state, and local regulatory agencies; and conducting a site visit.

Of importance, the client is advised that federal, state, and local laws may impose environmental assessment obligations beyond the scope of this practice. The client is also notified that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the Subject that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

The specific scope of this assignment included the following:

- 2.2.2.1** Performing a site reconnaissance to characterize on-site conditions and assess the site's location with respect to surrounding property uses and natural surface features. In addition, IVI conducted a reconnaissance of the surrounding roads and readily accessible adjacent properties to identify obvious potential environmental conditions on neighboring properties. Photographs taken as part of the site reconnaissance are provided in Appendix A.

The site visit was conducted on April 15, 2008, by Mr. Scott Pritchard representing IVI. The site was represented by Mr. Bill Arthur, the building engineer and Mr. John Hope, head of security. It was sunny and the temperature was approximately 65° F at the time of our site survey. IVI conducted the site reconnaissance in a systematic manner focusing initially on the exterior, which was surveyed in a grid pattern. IVI also surveyed a representative sampling of the interior spaces in a systematic manner.

- 2.2.2.2** Interviewing persons familiar with the property to obtain information on present and previous on-site activities potentially resulting in the environmental degradation of the site or adjoining properties. A Pre-survey Questionnaire to be filled out and returned to IVI by someone knowledgeable about the site was provided to Mr. Bill Arthur. A completed copy of the Pre-survey Questionnaire is provided in Appendix B.

The following table presents a summary of the individuals contacted or to whom requests for documentation were made as part of this assessment:

Name	Affiliation	Telephone No.
Joe Nash	County of Los Angeles- Dept. of Health Services	(626) 430-5569
Katie Rosa	Los Angeles Fire Department	(213) 482-7115
Bill Arthur	Subject Property	(310) 551-3286
John Hope	Subject Property	(310) 551-3286

- 2.2.2.3** If provided, reviewing of information such as previously prepared appraisals, building plans and specifications, and environmental reports.
- 2.2.2.4** Reviewing readily available historical documents, such as topographic maps, aerial photographs, city directories, Sanborn Fire Insurance Maps and atlases, to identify previous activities on and in

the vicinity of the Subject. Copies of these documents are included in Appendix C.

2.2.2.5 Reviewing readily available environmental databases maintained by federal, state, and local agencies within the approximate minimum search distances as described within the Regulatory Review Section 6.0 of this report. A copy of the Computerized Environmental Report, provided by Environmental Data Resources, Inc. can be referenced in Appendix D.

2.2.2.6 Conducting a visual survey of readily accessible common areas to identify suspect asbestos containing materials (ACM).

THIS LIMITED SURVEY IS NOT TO BE CONSTRUED AS A COMPREHENSIVE ASBESTOS SURVEY, WHICH OFTEN ENTAILS DESTRUCTIVE TESTING OR THE SURVEY OF AREAS BEHIND WALLS, ABOVE CEILINGS, IN TENANT SPACES AND IN OTHER TYPICALLY INACCESSIBLE AREAS. MOREOVER, IVI DOES NOT WARRANT THAT ALL ACMs AT THE SUBJECT HAVE BEEN IDENTIFIED.

2.2.2.7 Reviewing published radon occurrence maps to determine whether the site is located in an area with a propensity for elevated radon concentrations.

2.2.2.8 An analysis of mold and/or mold issues was beyond the scope of this report.

2.2.2.9 Assessing the age of the Subject to determine whether it is predisposed to contain lead-based paint. During our walkthrough survey, IVI noted the condition of the paint observed.

2.3 Data Gaps

According to § 3.3.20 of ASTM Standard E 1527-05 a data gap is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts to gather same. Data gaps may result from incompleteness in any of the activities required by the ASTM Standard. The following data gaps occurred in connection with this report:

Data Gap	Explanation	Significance of Gap
Site History	History not conducted back to a time when the site was undeveloped land (See § 5)	Low - not likely to alter Report's conclusions due to IVI's search of standard historical sources of information such as aerial photographs, historic topographic maps, city directory abstracts, Sanborn Fire Insurance Maps, reviews of previous investigations and interviews with knowledgeable individuals who were familiar with the property
Site History	Site history not conducted in 5-year intervals (See § 5)	Low - not likely to alter Report's conclusions
User Interview	AAI User Questionnaire not returned to IVI	Unknown. However, if receipt of questionnaire alters the Report's conclusion, the client will be notified
Former Owner or Operator Interview	Unable to interview former site owner or operator due to inability to locate	Low - not likely to alter Report's conclusions
Governmental Records	FOIAs not returned (See § 8.6)	Unknown. However, if receipt of FOIAs alters the Report's conclusion, the client will be notified
Inaccessible Areas	The DWP transformer vault room was inaccessible; accordingly, we make no representations with respect to same.	Low - not likely to alter Report's conclusions



3.0 SALIENT ASSIGNMENT INFORMATION

Hyatt Regency Century Plaza
Los Angeles, California

IVI Project No.:	80424697
Project Name:	Hyatt Regency Century Plaza
Street Address:	2025 Avenue of the Stars
City, State and Zip:	Los Angeles, California 90067
Primary Use:	Hotel and Spa
Year Built and Age of Improvements:	1966; 42 years-old
Site Area:	5.8 Acres
Stories:	19 – Hotel 2 – Spa
Building Size:	Hotel: 728 Guestroom Spa: 23,000 SF
Number of Buildings:	2



4.1 Property Location

The site is located at 2025 Avenue of the Stars in Los Angeles, Los Angeles County, California and is identified on local tax maps as Parcel No. 4319-004-109. Refer to the Site Plan provided within Appendix C.

4.2 Surrounding Land Use

The property is located in an urban setting characterized by commercial and residential development. The following is a tabulation of surrounding property usage:

Direction	Adjacent Properties	Surrounding Properties
Northeast	Beyond Avenue of the Start is a large office building (2000 Avenue of the Stars). A vacant lot (1950/1970 Avenue of the Stars) is located across the intersection of Avenue of the Stars and Constellation Boulevard, to the north.	Commercial retail and office development.
Southeast	An office tower under constriction (2055 Avenue of the Stars).	Olympic Boulevard with commercial office buildings and residential development.
Southwest	Beyond a driveway is a high-rise office building (10250 Constellation Boulevard) and a parking garage (2030 Century Park West). An apartment complex is located to the south.	Residential development is located further to the southwest.
Northwest	Beyond Constellation Boulevard are the Century City shopping mall and a high-rise office building (1999 Avenue of the Stars).	Commercial retail and office development.

4.3 Physical Site Setting

4.3.1 Size and Shape of Parcel

The property is irregular in shape and 5.8-acres in size.

4.3.2 Topography

The site slopes steeply to the southwest, and is topographically higher than most of the surrounding properties. According to the United States Geological Survey (USGS) *Beverly Hills, CA 7.5 Minute Series* topographic map, the Subject’s topographic elevation is approximately 305’ above mean sea level (msl).



4.3.3 Surface Waters and Wetlands**Surface Waters**

There are no surface water bodies or streams on or adjacent to the Subject. The closest open surface water to the Subject is the Ballona Creek, which is located approximately 2.5 miles to the southeast.

Wetlands

IVI did not observe any areas suspected to be wetlands on-site.

4.3.4 Soils, Geology and Groundwater**Soils**

According to geotechnical reports, dated 1962, prepared for the hotel building construction, soils at the site consist mainly of silty sand and sand, with minor amounts of clay, silt, and gravel, to a depth of 150 feet below grade. A relatively thin clay layer was also identified underlying the Subject building.

Geology

The site is located within the western portion of the Coastal Plain of Los Angeles County, a deep northwest trending depositional basin bounded to the northeast by the Puente Hills and Whittier Fault, to the southwest by the folds and faults of the Newport-Inglewood structural zone, and to the southeast by the Santa Ana Mountains.

According to the 1962 geotechnical reports for the hotel building construction project, the site is underlain by alluvial sediments that, in the site area, consist of older deposits of gray to light brown pebble, sand, silt and clay.

Groundwater

Under natural, undisturbed conditions, shallow groundwater flow generally follows the topography of the land surface and on this basis the topography suggests that groundwater flow across the site is in a southwesterly direction. However, localized conditions can alter flow direction and thus the presumed flow may not coincide with the actual in the subject area. In July 1999, an exploratory boring determined groundwater to be present at a depth of approximately 142 feet below the floor of the basement where the dry cleaning machine was located.

4.4 Site Improvements**4.4.1 Utilities**

The Subject is served with the following utilities:

Water:	Los Angeles Department of Water & Power (DWP)
Sanitary Sewer:	DWP
Storm Sewer:	Los Angeles City
Electric:	DWP
Natural Gas:	Southern California Gas
Steam:	Trigen

According to the most recent consumer confidence report from the DWP, the water supplied to the Subject meets federal and state water quality standards.

Stormwater runoff collected by catch basins is discharged into the municipal stormwater management system.

4.4.2 Building Description

The Subject is improved with a 728-room hotel and 23,000 SF Spa facility. The hotel and spa buildings were built in 1966. The hotel is comprised of four subgrade levels that include: two levels of underground parking (levels A/B and C/D), mechanical rooms, electrical rooms, laundry room (with dry cleaning), telephone rooms, maintenance shops, and offices; above these is the California level which has meeting rooms, the main ballroom, and kitchens; and above this is the Plaza level which has dining rooms, kitchens and shops. Above these below grade levels (below the Avenue of the Stars level) are the Lobby level with shops, offices, a restaurant, bar and front desk; Mezzanine level with offices and meeting rooms; and 15 floors of guest rooms. A pool, spa and three wading pools are located on the lobby level, in the rear patio area. The two-story fitness center and spa building is located on the north side of the property and has frontage along Constellation Boulevard (the Plaza level) and an entrance from the patio area (Lobby level).

The hotel building has basements with walls of concrete and concrete masonry units (CMU). The fitness center and spa building is slab-on-grade (SOG). Construction consists predominately of reinforced concrete flat slabs spanning between steel beams and columns at the levels above grade and cast-in-place concrete beams and concrete encased steel columns at the levels below grade. The facade system consists of both painted concrete and plaster on the northeast and southwest elevations and dark bronze colored duranodic aluminum panels on the northwest and southeast walls.

The hotel’s flat roofs consist of a gravel-surfaced built-up roofing (BUR) system. The Spa’s flat roof consists of a fully adhered white PVC (polyvinyl chloride) single-ply membrane system.

Interior finishes include floor coverings of carpet, resilient floor tile, ceramic tile, finished concrete and marble tile. Walls are of painted or papered gypsumboard; and ceilings typically consist of a suspended system with inlaid acoustical ceiling tiles, glue-on ceiling tiles, painted gypsumboard and painted concrete.

The Subject is provided with steam and chilled water, for heating and cooling, from the Century Park Central Plant, which is located offsite. The Central Plant provides steam and chilled water to much of Century City. Due to this arrangement, boilers and chillers are not located onsite. The steam, once on site, is used to generate hot water via nine (9) heat exchangers which then services not only the domestic hot water for the Subject but also heating for the building via large common area air handlers and individual guestroom fan coil units.

The hotel has two diesel fueled emergency electrical generators located on the roof and California level (service entrance level in the rear of the building). Both generators are fueled by a 2000-gallon diesel UST located in the service entrance area, adjacent to the building. Both generators are equipped with ±35-gallon day tanks.

The Subject has a total of thirteen elevators. The eight passenger and four service elevators are geared traction type with a penthouse machine room; the Spa elevator is hydraulic type with a first floor machine room.

4.5 Current Property Use

The subject property is developed with a hotel and spa. The following table summarizes the site’s tenants and their activities:

Tenant	Description of Operation
Hyatt Regency Century Plaza Hotel	Hotel (with onsite dry cleaning)
X Bar	Night club and restaurant
Equinox	Spa and gym
Hertz Rental Car	Rental car location (no refueling)
Plaza Printers	Office (no onsite printing)
Retail shop	Retail shop
Breeze	Restaurant



The hotel has full service dry cleaning, located in the laundry area on the A/B level. The current dry cleaning machine onsite was installed in 2007 and is a closed loop system. Importantly, the Subject uses an aliphatic hydrocarbon (also commonly known as DF-2000) as a cleaning solution instead of Perchloroethylene (PCE). Currently available information indicates the use of DF-2000 is unlikely to impact the Subject when properly used. This is based on the fact that DF-2000 does not contain chlorinated hydrocarbons (such as PCE) and wastes generated in the process would not be classified as hazardous. However, the additional spotting chemicals and detergents used may alter the characteristics of the waste stream and as such, should be handled as hazardous waste. Please refer to Section 7.3, for further details regarding hazardous waste storage.

Hertz rental car does not re-fuel their vehicles onsite. Plaza Printers is only office space and does not perform print jobs onsite. The current on-site activities are not suspected to have degraded the environmental quality of the subject site.

4.6 Environmental Permits

The following environmental permits have been issued or are required at the Subject:

Air Emissions

According to the South Coast Air Quality Management District (SCAQMD), based on the alternative dry cleaning solutions currently utilized onsite (aliphatic hydrocarbon, also commonly known as DF-2000) the Subject is not required to obtain an air emissions permit. Nevertheless, according to Mr. Arthur, the Subject has obtained one.

Based on the use of the diesel-fired emergency generators the Subject must register with the SCAQMD. According to Mr. Arthur, the Subject has obtained the necessary permits.

UST Registration

The Subject's 2000-gallon diesel fuel underground storage tank, located at the rear of the building (by the service entrance), is listed on the State Registered Storage Tanks (RST) Facility List/Sweeps UST and (CA FID)/Historical UST (Hist UST) databases. Please refer to Sections 6.2 and 7.2 for further details with respect to same.

Solid or Hazardous Waste Disposal

The Subject is listed as a Small Quantity RCRA-Generator facility, EPA ID No. CAD04038633, for its historical generation of waste PCE. It is also identified on the FINDS and State HAZNET databases for its historical hazardous waste reporting requirements. Please refer to Section 6 for further details on the tenant's regulatory status. Of note, the Subject no longer generates waste PCE; however, waste dry cleaning solutions are still removed from the site by Safety Kleen on a regular basis.

4.7 Plans and Specifications

Neither building drawings nor specifications were provided for our review.

5.1 Historical Summary

Prior to the construction of the existing improvements, the Subject was part of the 20th Century Fox Studio grounds “back lot”. The “back lot” consisted of storage space and an occasional studio building. In addition, two oil wells were historically located on and/or adjacent to the Subject property. According to the California Division of Oil, Gas and Geothermal Resources, the wells were known as Wolfskill 37 (G&M Oil Company) and Wolfskill 50 (Chevron USA, Inc.) and were plugged and abandoned in 1944 and 1916, respectively.

5.2 Topographic Maps

IVI reviewed the USGS *Beverly Hills, CA 7.5 Minute Series* topographic maps of the Subject area, which are based on aerial photography taken in 1966, and were revised in 1972, 1981 and 1995.

In addition, IVI reviewed historic USGS *Santa Monica and Los Angeles, CA 15 Minute Series* topographic maps of the subject area maintained by EDR. Specifically, maps dated 1902 and 1915 were reviewed. The following summarizes the results of this review:

Year	Subject Property	Surrounding Properties
1902	The Subject is shown as vacant land.	All surrounding properties are shown as vacant land. A rail line is located further to the northeast, in the same configuration as Santa Monica Boulevard.
1915	No significant changes have occurred since the previously reviewed map.	No significant changes have occurred since the previously reviewed map.
1966	The Subject is shown to have been improved with the current hotel building.	All surrounding roads are in their current configurations. Surrounding properties appear to be vacant land. Properties further to the west have been improved with what appears to be several of the current mall buildings. Several commercial size structures are located further to the south. 20 th Century Fox Studios are located further to the southeast.
1972	No significant changes have occurred since the previously reviewed map.	The office building across Avenue of the Stars, to the northeast, has been built. A few more commercial size buildings have been built further to the northwest and north.
1981	The fitness center and spa building is now shown on the topographic map; along with a small structure near the pool area.	The two office towers further to the northeast have been built. An additional building has been built at the adjacent mall facility.
1995	No significant changes have occurred since the previously reviewed map.	No significant changes have occurred since the previously reviewed map.



No industrial facilities, landfills or wetlands were identified on or adjacent to the Subject.

5.3 Historical Maps

Sanborn Fire Insurance Maps (Sanborn Maps)

Sanborn Maps constitute a source of prior site uses of real property for many cities and towns in the United States. The maps were originally created to assist insurance underwriters in understanding the potential fire risk of structures requiring insurance; however, they are also useful in determining the previous uses of a property. Sanborn Maps often contain information relating to uses of individual structures, location of certain petroleum and chemical storage tanks, and the storage of other potentially toxic substances. Sanborn Maps begin their coverage in 1867 and continue through the 1990s.

IVI had a search of Sanborn Maps conducted. This search did not identify Sanborn Map coverage for the subject site. Searching an information source such as Sanborn Maps constitutes part of the due-diligence necessary for an Environmental Site Assessment. The lack of Sanborn Mapping suggests that there was no historical industrial activity on or in the immediate vicinity of the subject site.

5.4 Aerial Photographs

Aerial photographs frequently provide visual documentation of site conditions at the time of the photographs. Activities such as dumping or industrial use of a site can often be discerned through the examination of aerial photographs. IVI reviewed historic aerial photographs provided by Rupp Aerial Photograph and GoogleEarth (online). The following is a synopsis of the aerial photographs reviewed:

Year	Subject Property	Adjacent and Surrounding Properties
1938	The subject property is depicted as mostly vacant land. A small structure appears to be located on the southern portion of the site, possible an oil production well.	Vacant land surrounds the Subject. Some small scattered buildings are located further south and west.
1953	The subject appears to be part of the 20 th Century Fox Studios “back lot” with a single large warehouse structure on the southern portion of the property.	Surrounding areas are all part of the 20 th Century Fox Studios “back lot”, which includes various small and large structures.
1964	The current building is shown to be under construction.	Avenue of the Stars has been constructed as well as Constellation Boulevard. The majority of the adjacent properties have been graded and are current vacant. A parking lot and part of the 20 th Century Fox Studios is located to the south. Part of the current shopping mall, across Constellation Blvd. has been built.



Year	Subject Property	Adjacent and Surrounding Properties
1972	The Subject is also now developed with the existing hotel and spa building.	The current two offices buildings, across Avenue of the Stars, have been built. The area where the adjacent St. Regis hotel exists is still vacant land. The remainder of the surrounding properties are similar to the previous aerial photo reviewed.
1985	Similar to the previous aerial photo reviewed.	The St. Regis hotel tower has been constructed to the south of the Subject, as well as the parking garage located to the west. The majority of the adjacent shopping mall has been built as well as the additional two office towers to the east, across Avenue of the Stars.
1994	Similar to the previous aerial photo reviewed.	All of the adjacent and surrounding properties are developed with the current structures; except for the MGM office tower which is current located to the southwest of the Subject.
2006	Similar to the previous aerial photo reviewed.	The adjacent MGM office tower has been built to the southwest of the Subject.

5.5 Chain-of-Ownership

A copy of the Subject’s Chain-of-Title has not been provided to IVI for review.

5.6 Previous Reports

IVI reviewed the following previous environmental assessments performed on the Subject. The information obtained was not verified for accuracy by IVI and a critique of the reports was beyond the scope of this assessment:

- *Phase I Environmental Site Assessment Report of Century Plaza Hotel and Tower (2025 and 2055 Avenue of the Stars)*, dated May 1997, prepared by Pacific Environmental Services, Inc. (PES), on behalf of O’Melveny & Meyers LLP. According to this report, the subject site was part of the 20th Century Fox Studio grounds “back lot”, prior to construction of the existing improvements. The “back lot” consisted of storage space and an occasional studio building. The PES report identified the following environmental conditions in connection with the Subject:

1. There were two oil wells historically located on the Subject property; these wells, according to the California Division of Oil, Gas and Geothermal Resources, were operated by Texaco and were known as Wolfskill 37 and 50. They were abandoned in 1944 and 1916, respectively. Subsequent methane gas measurements at the Subject and surrounding buildings by Geraghty & Miller in March of 1987, found no concerns relative to methane.



2. Based on a review of municipal Fire Department records a 2000-gallon UST, used for the storage of diesel fuel for the emergency generators, is permitted at the property. This UST replaced an older UST that was located in the same place. Minor quantities of contaminated soil were found during excavations and subsequently removed. A no further action letter was issued by the Fire Department on July 23, 1992.
 3. Based on a review of municipal Fire Department records, two USTs may still exist at the Subject property, along the north side of the hotel building. Possible vent pipes, manholes and fill pipes are located in that area. *Of note, these USTs were removed, along with associated contaminated soils, in 1998. A no further action letter was issued by the Fire Department on November 24, 1998.*
 4. Dry cleaning has been taking place at the hotel since it opened. No significant concerns, with regard to the dry cleaning operations, were identified at the time of the site visit.
 5. A reassessment of the asbestos-containing materials (ACM) in the hotel was also part of the scope for this report. This reassessment was to update the condition of the accessible ACM identified during the original ACM survey, conducted by PES on April 11-18, 1988. In general, all the ACM, which was visually inspected at the property, was found to be in good to excellent condition.
- *Phase I Environmental Site Assessment Report of Century Plaza Hotel 2025 and 2055 Avenue of the Stars*, dated May 1997, prepared by Dames & Moore (D&M), on behalf of Pivotal Century Plaza Hotel LLC. According to this report, the subject site was part of the 20th Century Fox Studio grounds “back lot”, prior to construction of the existing improvements. The “back lot” consisted of storage space and an occasional studio building. The D&M report identified the following environmental conditions in connection with the Subject:
 1. The previously mentioned two oil wells located at the site. No further assessment related to these wells was recommended since extensive grading of the site took place prior to the construction of the hotel. In addition, D&M was under the understanding that the building ventilation system was designed to prevent potential methane buildups.
 2. The dry cleaning operations in the laundry area represented a potential REC, due to the length of time dry cleaning has been taking place at the Subject, the presence of a floor drain in front of the machinery, and on the common findings of solvent-affected soils beneath such installations. According to this report, subsurface soil sampling was taking place within a week or so of the report’s preparation, and an addendum letter to the report was to be issued once the samples had been analyzed.

- *Underground Tank Removal, Century Plaza Hotel and Tower (2025 Avenue of the Stars) letter*, dated November 13, 1998, prepared by Environ, and submitted to Inspector Vincent Owens of the Los Angeles City Fire Department (LAFD). According to this letter, two, 5,000-gallon gasoline USTs and all associated piping were removed from the Subject property in September 1998. These USTs were located beneath the driveway entering the employee parking garage off Constellation Boulevard. Upon removal, one soil sample was collected from beneath each tank at a depth of two feet below the base of the excavation, and six soil samples were taken from the stockpiled soil (from the excavation). All soil samples were analyzed for total petroleum hydrocarbons, benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary butyl ether (MTBE). All detected concentrations were below LAFD action levels. A no further action letter was subsequently issued by the LAFD, dated November 24, 1998.
- *Asbestos Management Plan Century Plaza Hotel and Tower (2025 Avenue of the Stars)*, dated December 10, 1998, prepared by Harding Lawson Associates (Harding), on behalf of Starwood Hotels & Resorts Worldwide, Inc. This Management Plan included both the Subject and the adjacent St. Regis hotel. According to this report, numerous forms of friable and non-friable ACM were found throughout the entire hotel structure.
- *Asbestos Documentation Review and Assessment Century Plaza Hotel and Tower (2025 Avenue of the Stars)*, dated December 21, 1998, prepared by Citadel, on behalf of Pivotal Century Plaza Hotel, LLC. This Assessment included both the Subject and the adjacent St. Regis hotel. The scope of this report was to evaluate past, present and future asbestos management practices at the site through a review of existing survey, abatement, site assessment, and operations and maintenance (O&M) documentation; a representative visual inspection and assessment of the site; the collection of confirmatory bulk samples; and discussions with current facilities engineering staff. According to this report, over 400 bulk samples of suspect ACM have been taken at the site since 1987. With the exception of wall and roofing components, it appears that all of the accessible, suspect materials present at the site have been identified and sufficiently sampled. Asbestos containing materials at the site include, spray applied structural fireproofing, spray applied acoustic ceiling, thermal system pipe and fitting insulation, thermal insulation pads in incandescent light fixtures, wall plaster, wall plaster patching compound, cement board, fire door insulation, vault door insulation, cooler drain pipe insulation, sink mastic, fire stop insulation, duct sealant, valve gasket material, refrigerator sealant, various vinyl floor tiles, vinyl baseboard and mastic, roof flashing, elevator break shoe pads (suspect) and mirror and vanity mastic (assumed). Citadel stated that the current O&M Plan (Harding 1998, above) appeared thorough and current to existing regulations.

- A memorandum from Linda Descano of Salomon Smith Barney to George Newman, dated February 23, 1999, was also reviewed. According to this memo, a limited subsurface investigation was performed at the site by Dames & Moore to assess the potential impact from previous dry-cleaning activities at the site. From preliminary results she was given, low levels of various contaminants were found below action levels and “non detects” were encountered at a depth of about eight feet. The actual subsurface investigation report was not available for review.
- *Report of Findings, Exploratory Soil Assessment*, prepared by URS Corporation (URS), on behalf of Pivotal Group, dated March 2, 2001. This letter report summarizes data from exploratory soil borings conducted by Environ Corporation and observed by Dames & Moore (now URS) at the Subject. According to this report, a long history of dry cleaning operations occurred in the laundry area, located at the bottom level of the basement in the main (Plaza) hotel building, with the use of tetrachloroethene (PCE). In 1999, ten (10) soil borings were drilled and sampled by Environ beneath the concrete slab of the basement, immediately adjacent to the dry cleaning machine. Based on plans provided to Environ and Dames & Moore by the hotel personnel, a four-foot thick concrete structural footing is present approximately 2.5 feet beneath the area of the basement where the dry cleaning machine was located. The building walls extend vertically past this slab, forming a soil-filled box, which is open only on the northwest side. Four (4) soil borings advanced within this box indicated PCE concentrations ranging between 372 to 6,700 micrograms per kilogram ($\mu\text{g}/\text{kg}$). The six (6) remaining borings, advanced to the west of the dry cleaning machine, indicated PCE concentrations ranging between non- detect to 490 $\mu\text{g}/\text{kg}$. The deepest detected concentrations ranged from 88 $\mu\text{g}/\text{kg}$ to 130 $\mu\text{g}/\text{kg}$ at a depth of 7 feet. Two (2) samples from the 8-foot and 8.5-foot depths did not contain detectable levels of PCE.

Subsequently, in July 1999, Dames & Moore advanced an exploratory boring and determined groundwater to be present at a depth of approximately 142 feet below the floor of the basement where the dry cleaning machine was located. Of note, a groundwater sample was not collected from this boring.

The concentrations of PCE in shallow soils were found to exceed a site-specific cleanup goal of 217 $\mu\text{g}/\text{kg}$, developed by Dames & Moore based on a modification of the Los Angeles Regional Water Quality Control Board’s May 1996 Guidebook. The detected release in the dry cleaning area was believed by Dames & Moore to be related to repeated spills during emptying and storage of sludge and filters from the dry cleaning machine.

Dames & Moore concluded that it is unlikely that groundwater had been impacted. Dames & Moore based this conclusion on subsurface conditions such as the depth to groundwater, the concentrations of PCE encountered, soil type, and moisture content of soils. Notwithstanding, the property owner elected to

remove the majority of PCE present in soils to further limit the potential for PCE to impact groundwater.

- *Remedial System Operations Report, Century Plaza Hotel Dry Cleaning Facility, 2025 Avenue of the Stars, Los Angeles, California*, prepared by URS, on behalf of Pivotal Century Plaza Hotel, LLC, dated August 29, 2001. This report documents remediation of soils underlying the dry cleaning machine area using a soil vapor extraction (SVE) system. The SVE system was installed in December 1999 and consisted of three (3) horizontal wells installed in the soil beneath the dry cleaning machine area. Extracted soil vapor was routed to granular activated carbon (GAC) vessels.

The system operated on an approximate continuous basis for 2,308 hours from January 4 through May 8, 2000. URS evaluated the effectiveness of the SVE system during its operation by periodically monitoring the total volatile organic compound (VOC) concentration in the extracted vapor, as well as in individual wells, using an organic vapor analyzer (OVA). Extracted vapor monitoring data was graphically analyzed to determine when asymptotic levels were reached. The system was deactivated on May 8, 2000, when concentrations of VOCs had declined to a level at which it was no longer feasible to continue the extraction process and URS has concluded that further extraction would not significantly reduce VOC concentrations in the subsurface. The vapor wells and collection piping were left intact for future use if necessary.

In addition, IVI previously prepared the following environmental reports:

- *Phase I Environmental Site Assessment, Century Plaza, 2025 Avenue of the Stars, Los Angeles, California 90067*, prepared on behalf of Citigroup Global Markets Realty Corporation, dated June 3, 2003.

According to our previous report, prior to the construction of the existing improvements, the Subject was part of the 20th Century Fox Studio grounds “back lot”. The “back lot” consisted of storage space and an occasional studio building. In addition, two oil wells were historically located on or adjacent to the Subject property. According to the California Division of Oil, Gas and Geothermal Resources, the wells, which were operated by Texaco, were known as Wolfskill 37 and 50 and were abandoned in 1944 and 1916, respectively.

Our previous assessment revealed no evidence of recognized environmental conditions (REC) in connection with the Subject except for the following:

Dry cleaning utilizing tetrachloroethene (PCE) had been conducted on the bottom basement level in the main (Plaza) hotel building since it opened in 1966. Subsurface investigations conducted by others in 1999 identified PCE impacted soils beneath the building basement slab. Reportedly, a four-foot thick concrete structural footing is present approximately 2.5 feet beneath the area of the

basement where the dry cleaning machine is located. The building walls extend vertically past this slab, forming a soil-filled box, which is open only on the northwest side. PCE concentrations ranging between 372 to 6,700 micrograms per kilogram ($\mu\text{g}/\text{kg}$) were identified within this box and borings advanced to the west, indicated PCE concentrations ranging between non-detect to 490 $\mu\text{g}/\text{kg}$. Two samples from the 8-foot and 8.5-foot depths did not contain detectable levels of PCE.

The previous consultants concluded that it was unlikely that groundwater had been impacted based on the depth to groundwater, the concentrations of PCE encountered, the soil type, and the moisture content of soils. Notwithstanding, the property owner elected to remediate the PCE present in soils to further limit the potential for PCE to impact groundwater.

In December 1999, a soil vapor extraction (SVE) system was installed in the soil beneath the dry cleaning machine area. The system operated from January 4 through May 8, 2000. The system was deactivated when concentrations of VOCs had reportedly declined to a level at which it was no longer feasible to continue the extraction process and it was concluded that further extraction would not significantly reduce VOC concentrations in the subsurface. However, it does not appear that post remedial soil sampling was conducted, as such, the actual effectiveness of the remedial efforts is unknown. Based on the above, IVI recommended post-remediation soil samples be collected to verify the effectiveness of the remediation. Furthermore, if feasible, IVI recommended that consideration be given to relocating the dry cleaning equipment to a floor, which is not in contact with the ground surface.

Based on our review of a report entitled *Asbestos Documentation Review and Assessment Century Plaza Hotel and Tower (2025 Avenue of the Stars)*, prepared by Citadel dated December 21, 1998, several asbestos investigations have been conducted on the site since 1987. Although sporadic abatements have reportedly been conducted, it appears that significant quantities of ACM remain. Such asbestos containing materials include, spray applied fireproofing, spray applied acoustic ceiling finishes, thermal system pipe and fitting insulation, thermal insulation pads in incandescent light fixtures, wall plaster, wall plaster patching compound, cement board, fire door insulation, vault door insulation, cooler drain pipe insulation, sink mastic, fire stop insulation, duct sealant, valve gasket material, refrigerator sealant, various vinyl floor tiles, vinyl baseboard and mastic, roof flashing, elevator break shoe pads (suspect) and mirror and vanity mastic (assumed). In addition, the roofing systems may contain asbestos. Citadel stated that the current O&M Plan (*Asbestos Management Plan Century Plaza Hotel and Tower (2025 Avenue of the Stars)*, dated December 10, 1998) appeared thorough and current to regulations in-place at that time.

Based on our site walk-through most of the previously identified ACM appeared to be in good condition. However, minor quantities of thermal pipe insulation in

many of the mechanical areas were observed to be damaged and in need of repairs. IVI recommended that the damaged thermal insulation be abated in accordance with the Subject's O&M program. Since the remainder of the identified materials was in good condition and the potential for fiber release is low, no further action was recommended at the time, other than maintaining all ACMs and suspect ACMs in good condition under the existing written Asbestos Operations and Maintenance (O&M) Program, which should be periodically reviewed for changes in the regulations.

An active 2000-gallon diesel fuel UST, which is provided with leak detection, serves the Subject's emergency generators. The tank is reportedly registered with the Los Angeles City Fire Department and appears to meet federal tank construction specifications. Of importance, the Subject is not identified on the leaking UST database. Based on the foregoing, no further investigation was warranted for the site's active UST at the time other than the periodic monitoring of the leak detection system for proper operation.

IVI sent a Pre-survey Questionnaire to the site contact. The purpose of this questionnaire was to disclose any previous or existing hazardous waste or toxic material conditions, which may not have been apparent at the time of our site reconnaissance. As of this writing, the site contact has not returned the completed questionnaire. IVI recommended that a copy of the completed questionnaire be obtained.

- *Phase II Environmental Site Assessment, Century Plaza, 2025 Avenue of the Stars, Los Angeles, California 90067*, prepared on behalf of Citigroup Global Markets Realty Corporation, dated June 3, 2003.

The scope of this Assessment included the following activities: 1) advancement of four (4) soil borings using direct push equipment; 3) collection and field screening of soil samples for volatile organic compound (VOC) contamination with a photoionization detector (PID) using headspace analysis; and 4) collection of five (5) soil samples for laboratory analysis.

This Assessment identified the dry cleaning solvent tetrachloroethene (PCE) in soils beneath the dry cleaning machine. However, the levels of PCE identified were substantially lower than concentrations detected in the pre-remediation soil samples noted above. Specifically, prior to the operation of the SVE system discussed above, the highest concentration of PCE identified in the soils was 6,700 µg/Kg, while the highest concentration of PCE identified during this Assessment was 112 µg/Kg. This represents an approximate 98% reduction in PCE concentrations in the soils under the dry cleaning equipment. As such, it appeared that the SVE System substantially reduced the VOC concentrations in the soils beneath the dry cleaning equipment.

Based on the results of this Assessment, IVI recommended no further action at this time with regard to the soils beneath the dry cleaning equipment. However, IVI observed several PCE drums in the dry cleaning area that were stored on the floor without secondary containment. IVI recommended that these drums be provided with secondary containment.

- *Phase I Environmental Site Assessment, Century Plaza Hotel, 2025 Avenue of the Stars, Los Angeles, California 90067*, prepared on behalf of Eastdil Realty Company, LLC, dated July 20, 2005.

According to our previous report, prior to the construction of the existing improvements, the Subject was part of the 20th Century Fox Studio grounds “back lot” which consisted of storage space and an occasional studio building.

Our previous assessment revealed no evidence of recognized environmental conditions in connection with the Subject; however, the following items of environmental concern were identified which warrant discussion:

Dry cleaning utilizing tetrachloroethene (PCE) had been conducted on the bottom basement level in the Century Plaza hotel building since it opened in 1966. Subsurface investigations conducted by others in 1999 identified PCE impacted soils beneath the building basement slab. In December 1999, a soil vapor extraction (SVE) system was installed in the soil beneath the dry cleaning machine area. The system operated for four months in 2000 and was deactivated when concentrations of volatile organic compounds (VOCs) had reportedly declined to a level at which it was no longer feasible to continue the extraction process. It was concluded that further extraction would not significantly reduce VOC concentrations in the subsurface. However, the actual effectiveness of the soil remedial efforts was unknown.

In June of 2003, IVI conducted a Phase I ESA and recommended soil samples be collected to verify the effectiveness of the remediation. Subsequently, IVI carried out a Phase II Environmental Site Assessment at the Subject in August of 2003, which included advancement of soil borings using direct push equipment; collection and field screening of soil samples for volatile organic compounds (VOCs) using a photo-ionization detector (PID); and collection of soil samples for laboratory analysis. No significant PID readings were identified in the soil samples, with exception of B-3 which indicated a PID reading of 46.1 parts per million. The soil analytical results indicated PCE was identified in borings B-1, B-2, B-3, and B-4 at concentrations between 16 µg/Kg and 122 µg/Kg.

The IVI Phase II Assessment identified the dry cleaning solvent tetrachloroethene PCE in soils beneath the dry cleaning machine. However, the levels of PCE were substantially lower than concentrations detected in the pre-remediation soil samples noted above. Prior to the operation of the SVE system discussed above, the highest concentration of PCE in the soils was 6,700 µg/Kg, while the highest

concentration of PCE identified during the Phase II Assessment was 112 µg/Kg. This represents an approximate 98% reduction in PCE concentrations in the soils under the dry cleaning equipment. As such, the SVE System substantially reduced VOC concentrations in the soils beneath the dry cleaning equipment. Therefore, based on data collected and review of previous reports, it was IVI's opinion that it was unlikely that the release of PCE discovered in the soils under the dry cleaning area has impacted the groundwater. It was also IVI's opinion that PCE contamination in the soils poses no significant impact to human health and the contamination has been delineated. Based on results of the earlier investigation and the review conducted as part of this assessment, IVI concluded that no further action is warranted with regard to the soils beneath the dry cleaning equipment.

Asbestos containing materials may have been used for construction and/or renovations to the Subject, but no obvious friable ACM was noted in readily accessible areas. However, the Subject's resilient floor coverings, wallboard, ceiling and underlain roofing system may contain non-friable asbestos from original or renovation construction materials. These materials were noted in mostly good condition. In addition, the Hyatt Regency Century Plaza's Chief Engineer has stated that some friable ACM's likely exist in the boiler steam pipe linings, as well as in the sprayed-on fireproofing materials that coat the exposed structural beams. This is an environmental concern that can be controlled as long as these materials are properly managed. All activities involving asbestos should be conducted in accordance with governmental regulations.

An active 2000-gallon diesel fuel UST, which is provided with leak detection, serves the Subject's emergency generators. The tank is reportedly registered with the Los Angeles City Fire Department and appears to meet federal tank construction specifications. Of importance, the Subject is not identified on the leaking UST database. Based on the foregoing, no further investigation was warranted for the site's UST at the time other than periodic monitoring and maintenance of the leak detection system for proper operation.

A copy of regulatory database information contained within a Computerized Environmental Report (CER) provided by Environmental Data Resources, Inc. (EDR) appears in Appendix D. The CER is a listing of sites identified on select federal and state standard source environmental databases within the approximate minimum search distance specified by ASTM Standard Practice for Environmental Site Assessments E 1527-05. IVI reviewed each environmental database to determine if certain sites identified in the CER are suspected to represent a material negative environmental impact to the Subject. The following table lists the number of sites by regulatory database within the prescribed minimum search distance appearing in the CER.

Databases Reviewed	Approximate Minimum Search Distance (AMSD)	Number of Sites Within AMSD
Federal National Priorities List (NPL) Site List	One-Mile	0
Federal Delisted NPL Site List	One-Half Mile	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	One-Half Mile	0
Federal CERCLIS No Further Remedial Action Planned (NFRAP) Sites	One-Half Mile	0
Federal Resource Conservation and Recovery Information System (RCRIS) Treatment, Storage, and Disposal (TSD) List	One-Half Mile	0
Federal RCRIS Generators List	On-Site and Adjoining Properties	1
Federal Corrective Action Tracking System (CORRACTS)	One-Mile	0
Federal Emergency Response Notification System (ERNS) List	On-Site	0
Federal Institutional/Engineering Control Registries	On-Site	0
California and Tribal Lists of NPL Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation	One-Mile	1
California and Tribal Lists of CERCLIS Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation	One-Half Mile	0
California and Tribal Landfills or Solid Waste Facilities List	One-Half Mile	0
California and Tribal Registered Underground Storage Tank (RUST) Facility List	On-Site and Adjoining Properties	8
California and Tribal Leaking UST/Spill List	One-Half Mile	5
California and Tribal Institutional/Engineering Control Registries	On-Site	0
California and Tribal Voluntary Cleanup Sites	One-Half Mile	0

Databases Reviewed	Approximate Minimum Search Distance (AMSD)	Number of Sites Within AMSD
California and Tribal Brownfields Sites	One-Half Mile	0
HAZNET	On-Site	49
Facility Index System (FINDS)	On-Site	1
Aerometric Information Retrieval System (AIRS)	On-Site	1

The CER identified 22 "Orphan Sites". "Orphan Sites" are those sites that could not be mapped or "geocoded" due to inadequate address information. Refer to the CER for a list of these "Orphan Sites". IVI attempted to locate these sites via a review of street maps, vehicular reconnaissance and/or interviews with people familiar with the area. "Orphan Sites" that were identified in this manner were analyzed in their respective regulatory database below.

A description of the databases reviewed by IVI and an analysis of sites identified within the prescribed search area are presented below.

6.1 Federal Databases

NPL

The NPL database is a listing of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or "Superfund"). A site must be on the NPL to receive money from the Trust Fund for Remedial Action.

Analysis/Comment: The CER did not identify NPL sites within the AMSD.

Delisted NPL Site List

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the National Contingency Plan (55 FR 8845, March 8, 1990). Sites that have been deleted from the NPL remain eligible for further Superfund-financed remedial action in the unlikely event that conditions in the future warrant such action. Partial deletions can also be conducted at NPL sites.

Analysis/Comment: The CER did not identify Delisted NPL sites within the AMSD.



CERCLIS

CERCLIS is the USEPA's system for tracking potential hazardous-waste sites within the Superfund program. A site's presence on CERCLIS does not imply a level of federal activity or progress at a site, nor does it indicate that hazardous conditions necessarily exist at the location. Within one year of being entered into CERCLIS, the USEPA performs a preliminary assessment of a site. Based upon the results of the preliminary assessment, the USEPA may conduct additional investigation, which could lead to a site being listed on the NPL.

Analysis/Comment: The CER did not identify CERCLA sites within the AMSD.

CERCLIS No Further Remedial Action Planned (NFRAP) Sites

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from the CERCLIS list. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to warrant Federal Superfund Action or NPL consideration.

Analysis/Comment: The CER did not identify CERCLA NFRAP sites within the AMSD.

RCRIS TSD

The RCRIS TSD contains information pertaining to those facilities that treat, store, or dispose of hazardous waste. While these facilities represent some form of hazardous waste activity, they are most significant if determined to be out of compliance or to have violations.

Analysis/Comment: The CER did not identify RCRIS TSD facilities within the AMSD.

RCRIS Generators

IVI reviewed the list of sites, which have filed notification with the USEPA in accordance with RCRA requirements. These sites include generators of hazardous waste regulated under RCRA. Under RCRA, hazardous waste generators are classified by the quantity of hazardous waste generated in a calendar month into the following categories: Large Quantity Generator, greater than 1,000 kilograms (kg); Small Quantity Generator, 100 to 1,000 kg; and Conditionally-Exempt Small Quantity Generator, less than 100 kg. RCRA Generators, while they represent some form of hazardous waste activity, are most significant if they are determined to have Class I Violations or to be non-compliant.

Analysis/Comment: The CER identified the following RCRA Generator located within the AMSD:

Property Name/ Address	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Century Plaza Hotel and Tower/ 2025 Avenue of The Stars	Subject	Subject	Compliant/No Violations

The Subject was identified on the RCRA Generator Database, facility No. CAD040348633. Based on a review of this database, there are no reported violations at the Subject’s full-service cleaners. Please refer to Section 5.6 for further discussion.

The former dry cleaning machinery that utilized PCE was removed in 2007 and replaced with a unit that uses an aliphatic hydrocarbon (also commonly known as DF-2000) as a cleaning solution instead of PCE. Currently available information indicates the use of DF-2000 is unlikely to impact the Subject when properly used. This is based on the fact that DF-2000 does not contain chlorinated hydrocarbons (such as PCE) and wastes generated in the process would not be classified as hazardous. However, the additional spotting chemicals and detergents used may alter the characteristics of the waste stream and as such, should be handled as hazardous waste. Please refer to Section 7.3 for further information.

Corrective Action Tracking System (CORRACTS)

CORRACTS is a list of facilities that are found to have had hazardous waste releases and require RCRA corrective action activity, which can range from site investigations to remediation.

Analysis/Comment: The CER did not identify CORRACTS sites within the AMSD.

ERNS

The ERNS is a database of notifications of oil discharges and hazardous substance releases made to the Federal government. These notifications are used by “On-Scene Coordinators” to determine an emergency response and release prevention. When a call is made to the National Response Center or one of the 10 USEPA Regions, a report is created containing all of the release information that the caller provided. This report is transferred to an appropriate agency to evaluate the need for a response and the records are electronically transferred to the ERNS database. As such, if a reported release of oil or a hazardous substance is deemed to require a response, it should also be listed in the appropriate federal or state environmental database such as CERCLIS, state equivalent CERCLIS, or state leaking underground storage tank or spills lists.



Analysis/Comment: The CER did not identify the Subject on the ERNS database.

Federal Institutional Control/Engineering Control Registries

These Federal registries contain listings of those sites which have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions (Activity and Use Limitations) are generally required as part of institutional controls.

Analysis/Comment: The CER did not identify the Subject on the Federal Institutional or Engineering Control registries.

6.2 California Environmental Protection Agency (Cal/EPA) Databases

Envirostor, HIST Cal-Sites, Response and Tribal NPL Equivalent Hazardous Waste Sites (HWS)

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.

The HIST Cal-Sites database is a list of facilities subject to investigation concerning likely or threatened releases of hazardous substances. These sites are either being actively remediated, or are currently under evaluation for further action, if necessary. This database has been replaced by Envirostor and is no longer being updated.

The Response database is a list of 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.

Analysis/Comment: The CER identified the following site within the AMSD:

Property Name/ Address	Distance (Mile)	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Beverly Hills High School/ 241 Moreno Drive	0.4	Northeast	Downgradient	Inactive – Needs Evaluation

According to information on the EnviroStor website, this facility is listed as an EnviroStor site due to adjacent oil well production activities and alleged health effects in former students. Nevertheless, based on distance from the subject it is not suspected that contamination originating at this site has encroached upon the Subject.

California and Tribal CERCLIS Equivalent Hazardous Waste Sites (HWS)

Tribal CERCLIS Equivalent HWS list is an inventory of toxic sites listed by Tribal Environmental and Health Authorities. These sites are either under remediation, or are currently under evaluation for further action, if necessary.

Analysis/Comment: The CER did not identify California and/or Tribal CERCLIS Equivalent Hazardous Waste sites within the AMSD.

California and/or Tribal Solid Waste Facilities (SWF) List

The SWF list is an inventory of active, closed and inactive landfills and other sites that manage solid wastes.

Analysis/Comment: The CER did not identify SWF sites within the AMSD.

California and/or Tribal Registered Underground Storage Tanks (UST), HIST USTs and SWEEPS UST Facility Lists

The UST facility list is an inventory of registered liquid bulk storage tanks. The HIST UST database, aka the Hazardous Substance Storage Container Database, is a historical listing of UST sites. The SWEEPS UST database, aka the Statewide Environmental Evaluation and Planning System, is a list of USTs that was updated and maintained by a company contacted by the State Regional Water Quality Control Board in the early 1980’s. This listing is no longer updated or maintained but has historical significance.

Inclusion of a site on these lists does not necessarily constitute environmental contamination, but instead merely indicates the presence of registered bulk storage tanks.

Analysis/Comment: The CER identified five sites within the AMSD, all identified as the Subject:



Property Name/ Address	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Century Plaza Hotel and Tower/ 2025 Avenue of The Stars (3 listings)	Subject	Subject	Active & Historical

The site has one (1) active 2000-gallon diesel UST located at the rear of the building in the service area. Of importance, inasmuch as the UST lists are only an inventory of storage tanks and do not necessarily constitute a contamination condition and none of the Subject’s active listings were cross-referenced on environmental regulatory databases signifying a contamination condition, it is not suspected that the Subject’s active UST has had a significant impact to the property.

The Historic UST listing for the site refers to a 1,000-gallon diesel UST that was installed in 1980 and was identified as “10 gauge” construction with leak detection as “visible”. It is assumed that this is referring to the tank that the current tank replaced in 1992. Based on the results of a previous sub-surface investigation, this tank has not had a significant impact to the site (refer to Section 5.6). Please refer to Section 7.2 for further details on the Subject’s active and inactive USTs.

Property Name/ Address	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Century Plaza Hotel/ 2055 Avenue of The Stars (2 listings)	Southeast	Crossgradient	Active

These listings reportedly deal with a 2,000-gallon diesel fuel UST. Even though this facility has the same name as the Subject, the address corresponds with the former St. Regis Hotel which formerly operated a 2,000-gallon diesel fuel UST. Nevertheless, this site was not listed on any databases which report releases; such as the LUST or Spills databases. Due to the absence of reported releases and current regulatory this site is not anticipated to have adversely impacted the environmental integrity of the Subject.

Property Name/ Address	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
AP Properties LTD/C (JMB/Constellation Inc. Et Al)/ 1999 Avenue of The Stars (3 listings)	Northwest	Crossgradient	Active

The JMB/Constellation Inc. Et Al listing represents the adjacent northwestern property located across Constellation Boulevard. This facility is noted as having one active UST, however, no additional information was available as of this writing. Nevertheless, this site was not listed on any databases which report releases; such as the LUST or Spills databases. Due to the absence of reported releases and current



regulatory this site is not anticipated to have adversely impacted the environmental integrity of the Subject.

California and Tribal Leaking Underground Storage Tanks (LUST) List and Spills, Leaks, Investigations and Cleanups (SLIC) Records

The LUST list is an inventory of reported spills and leaks, both active and inactive maintained by the various California Regional Water Quality Control Boards. It includes stationary and non-stationary source spills reported to state and federal agencies, including remediated and contaminated leaking UST sites. SLIC records, which are maintained by the various Regional Water Quality Control Boards, document unauthorized discharges from spills and leaks from sources other than UST and other regulated sites.

Analysis/Comment: The CER identified five LUST/SLIC sites within the AMSD. All five sites are located over 1/8-mile from the Subject and based on distance are not suspected to be of a significant environmental concern to same.

California Deed Restriction Listing and Tribal Institutional Control/Engineering Control Registries

The DTSC SMBRP list includes sites remediated under the program's oversight that have active deed restrictions. The DTSC Hazardous Waste Management Program Facility Sites (HWMP) list includes current and former hazardous waste facilities with deed/Land Use Restrictions that have been recorded with the County. The type of land use restrictions includes deed notices, deed restrictions, or a land use restriction that binds current and future owners.

The Tribal Institutional Control/Engineering Control Registries contain listings of those sites which have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions (Activity and Use Limitations) are generally required as part of institutional controls.

Analysis/Comment: The CER did not identify the Subject on the SMBRP, HWMP or Tribal Institutional or Engineering Control registries.

California and Tribal Voluntary Cleanup Program (VCP) Sites

The California VCP properties list includes “low” threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that the DTSC oversee the investigation and cleanup.

Analysis/Comment: The CER did not identify VCP sites within the AMSD

California and Tribal Brownfield Sites

A Brownfield site was defined in the 2002 Small Business Liability Relief and Brownfields Revitalization Act (Brownfields Law) as "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". In connection with the passage of the Brownfields Law, the Environmental Protection Agency grants awards to states and tribes for activities under Section 128 (a).

Analysis/Comment: The CER did not identify Brownfield sites within the AMSD.

Hazardous Waste Information System (HAZNET)

The data is extracted from the copies of hazardous waste manifests received each year by the Department of Toxic Substances Control (DTSC). The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Analysis/Comment: The CER identified the Subject 49 times on the HAZNET database due to reporting requirements associated with the former dry cleaning facility, tank bottom wastes from a removed UST, oxygenated solvents, waste oil, PCBs, other organic solids most likely from equipment maintenance, photo-chemicals/photo processing waste presumably associated with a former onsite tenant and disposal of asbestos-containing materials. These wastes were removed during several different renovation projects. Nevertheless, this database provides information on quantities and types of wastes generated and not on spills or cleanups. Since there were no reported spills or regulatory database listings indicative of contamination, these HAZNET listings represent no significant environmental concern. Please refer to Section 7.15 for a more detailed discussion on asbestos containing materials at the Subject. Refer to Sections 7.1 and 7.3 for further details on the Subject’s hazardous materials and waste storage.

FINDS

FINDS contains both facility information and “pointers” to other environmental database sources that contain additional detail.

Analysis/Comment: The Subject was listed on the FINDS database for reporting requirements due to the RCRIS-Generator listing. Please refer to that Section above for a more detail discussion on same.

AIRS

AIRS is the national repository for information concerning airborne pollution in the United States.

Analysis/Comment: The Subject was listed on the AIRS database presumably for the permitting of the Subject's dry cleaner and diesel-fired emergency generators with the South Coast Air Quality Management District (SCAQMD).

7.1 Chemical Storage and Usage

In addition to chemicals customarily used for routine building and swimming pool maintenance, IVI identified the following noteworthy chemical substances stored on-site:

Product	Container Size (Gallons)	Quantity	Storage Conditions
Diesel fuel	2000	1	Satisfactory
Gear oil	1 & 5	5 and 4, respectively	Satisfactory
Aliphatic Hydrocarbon (DF-2000)	6	6	Satisfactory
Detergents	5 & 55	30 and 4, respectively	Satisfactory
Spot cleaner	Retail size	Numerous	Satisfactory
Sterno	Retail size	Numerous	Satisfactory
Paint	Retail size	Numerous	Satisfactory

- The diesel fuel is stored in a 2000-gallon UST and is used for the emergency generators (refer to Section 7.2 below for further details on this UST).
- The gear oil is used for lubing various mechanical equipment throughout the building.
- The Aliphatic Hydrocarbon (DF-2000) is utilized instead of PCE in the new dry cleaning machinery.
- The detergents and spot cleaner are utilized by the laundry staff for the washers located in the laundry area.
- The sterno is utilized to keep serving trays warm in the banquet area.
- The paint is used throughout the building.

Housekeeping was generally considered satisfactory. Material Safety Data Sheets (MSDSs) are maintained on-site. The chemical containers were undamaged and capped and the immediate storage areas did not exhibit obvious evidence of significant spills or leakage. The chemicals, which are stored in their original containers, do not appear to represent an impact to the environmental quality of the site provided that they are used as intended, properly handled, and the regulations pertaining to their usage are followed.

7.2 Bulk Storage Tanks

Underground Storage Tanks (USTs)

The following active underground storage tank was identified on-site:

UST No.	Location	Capacity (Gallons)	Reported Construction Type	Product	Age (years)
1	Western portion of the property, near the service entrance	2000	Double Wall Steel	Diesel	16

An active 16-year old state-of-the-art double wall steel 2,000-gallon diesel UST, featuring cathodic protection, leak detection and spill prevention serves the Subject's emergency generators. The tank is reportedly registered with the Los Angeles City Fire Department and appears to meet federal tank construction specifications. Of importance, the Subject is not identified on the leaking UST database. Based on the foregoing, no further investigation is warranted for the site's active UST at this time other than the periodic monitoring of the leak detection system for proper operation.

This current tank replaced a former tank that was located in the same location. Minor quantities of contaminated soil were found during excavations of the former tank and subsequently removed. A no further action letter was issued by the Los Angeles City Fire Department (LAFD) on July 23, 1992. Based on the foregoing, no further investigation is warranted with regards to the removed UST.

Two, 5,000-gallon gasoline USTs and all associated piping were removed from the Subject property in September 1998. These USTs were located beneath the driveway entrance for the employee parking garage off Constellation Boulevard. Upon removal, one soil sample was collected from beneath each tank at a depth of two feet below the base of the excavation, and six soil samples were taken from the stockpiled soil (from the excavation). All soil samples were analyzed for total petroleum hydrocarbons, benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary butyl ether (MTBE). All detected concentrations were below LAFD action levels. A no further action letter was subsequently issued by the LAFD and dated November 24, 1998. Based on the foregoing, no further investigation is warranted with regards to these removed USTs.

Aboveground Storage Tanks (ASTs)

ASTs per the following schedule were observed:

Tank No.	Location	Capacity (Gallons)	Product	Visible Condition	Secondary Containment
1	Roof, next to emergency generator	35	Diesel	Good	Yes

Tank No.	Location	Capacity (Gallons)	Product	Visible Condition	Secondary Containment
2	Next to emergency generator on the California level	35	Diesel	Good	Yes

There are two 35-gallon diesel ASTs onsite, adjacent to the Subject’s emergency generators. The tanks, which are provided with secondary containment, appeared to be in good condition and void of obvious leaks. The secondary containment structure appears to be in good condition, void of breaches.

7.3 Site Waste and Wastewater

Solid Waste

Non-hazardous solid waste is disposed of in a compactor and is removed from the Subject on a regular basis by a private carting firm. Potential sources of contamination, such as waste oil, automobile batteries or dry cleaning solvents, were not observed in the vicinity of the compactor.

Sanitary Sewage

Sanitary sewage disposal is provided by the municipality. IVI did not observe any sources of wastewater or liquid discharge into the sewer other than sanitary sewage. Of note, all wash water from the laundry room filters through a four stage oil/grease interceptor prior to being discharged into the sanitary sewer. According to Mr. Arthur, the interceptor is cleaned out a regular basis by a licensed waste hauler.

Hazardous Waste

The hotel does have full service dry cleaning, located in the laundry area on the A/B level. The current dry cleaning machine onsite was installed in 2007 and is a closed loop system. Importantly, the Subject uses an aliphatic hydrocarbon (also commonly known as DF-2000) as a cleaning solution instead of Perchloroethylene (PCE). Currently available information indicates the use of DF-2000 is unlikely to impact the Subject when properly used. This is based on the fact that DF-2000 does not contain chlorinated hydrocarbons (such as PCE) and wastes generated in the process would not be classified as hazardous. However, the additional spotting chemicals and detergents used may alter the characteristics of the waste stream and as such, should be handled as hazardous waste. As the dry cleaning solutions are recovered and condensed, impurities are accumulated as a sludge. According to Mr. Bill Arthur, the Building Engineer, the waste materials, filters and residual sludge is removed for recycling on an "as needed" basis by Safety Kleen.



In general, hazardous waste manifests maintained on-site appeared to be in order. Housekeeping was observed to be generally satisfactory. For the most part, the 35 and 55-gallon hazardous waste containers were undamaged and capped and the immediate storage areas did not exhibit obvious evidence of significant spills or leakage.

7.4 Stained Soil, Stained Pavement, or Stressed Vegetation

There was no evidence of significant soil staining, stained pavement, or stressed vegetation observed on-site.

7.5 Liquid Discharges

No visible evidence of liquid discharges, suspected to represent an environmental concern were observed during our survey.

7.6 Pools of Liquid

IVI did not observe significant standing surface water or pools containing liquids likely to be hazardous substances or petroleum products.

7.7 Pits, Ponds, or Lagoons

IVI did not observe any pits, ponds, or lagoons on the Subject.

7.8 Wells

IVI did not identify on-site dry wells, irrigation wells, injection wells, observation wells, monitoring wells, potable water wells, or recovery wells.

However, two oil wells, part of the Beverly Hills Oilfield, were located on the Subject property. According to the California Division of Oil, Gas and Geothermal Resources, the wells, Wolfskill 37 (G&M Oil Company) and Wolfskill 50 (Chevron USA, Inc.) and were plugged and abandoned in 1944 and 1916, respectively. Although it is unlikely that these wells were closed in accordance with current guidelines, inasmuch as the site was significantly excavated during construction of the existing improvements, and given the general environmental non-sensitivity of the area in conjunction with the former area wide use as an oilfield, it is unlikely that these wells are of material concern. Moreover, methane gas measurements at the Subject and surrounding buildings by Geraghty & Miller in March of 1987, found no concerns relative to methane. In addition, it is our understanding that the building's ventilation system was designed to prevent potential methane buildups.

7.9 On-Site Fill

Based on our observations, it does not appear that fill has been imported onto the subject property.

7.10 Drums and Containers for Storing Waste

With the exception of non-hazardous solid waste containers and waste dry cleaning chemicals, IVI did not identify containers suspected of storing waste. With respect to the non-hazardous solid waste containers and waste dry cleaning chemicals, no significant environmental concerns were noted.

7.11 Floor Drains and Sumps

There was a sealed floor drain directly in front of the dry cleaning machine. According to Mr. Arthur, the drain was sealed many years ago. The soils beneath the dry cleaning area have been impacted by dry cleaning solvents and have undergone remediation efforts. Refer to Section 5.6 for further information.

As previously discussed, all wash water from the laundry room filters through a four stage oil/grease interceptor prior to being discharged into the sanitary sewer. According to Mr. Arthur, the interceptor is cleaned out a regular basis by a licensed waste hauler.

Four grease interceptors were observed onsite on the north side of the X Bar restaurant. According to Mr. Arthur, these interceptors are cleaned out on a regular basis by a contracted disposal company.

7.12 Odors

IVI did not identify strong, pungent, or noxious odors suspected to represent an environmental concern.

7.13 Air Emissions

Besides the dry cleaning equipment and emergency generators, which are permitted with the South Coast Air Quality Management District, IVI did not identify processes or equipment that emit noticeable vapors or fumes.

7.14 Polychlorinated Biphenyls (PCBs)

There is a utility-owned vaulted electrical transformer on-site. According to Mr. Donald Giddings, of Los Angeles Department of Water & Power (DWP), the local electrical utility company, the onsite transformer is classified as non-PCB. In accordance with *Title 40—Protection of Environment, Chapter 1—Environmental Protection Agency, Subchapter R—Toxic Substance Control Act (TSCA), Part 761—*

Polychlorinated Biphenyls (PCBs), Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions, the owner of the transformer, DWP, is responsible for the transformer's maintenance and remediation in the event of a leak. IVI was not granted access to the vault. However, since the transformers are situated within a concrete vault which would preclude a release (although none have been reported) from impacting the environment, the transformer is classified as non-PCB, and the transformer is utility-owned, IVI has no significant environmental concerns regarding same.

There is one hydraulic elevator on site (in the Spa), which was reportedly installed after the 1979 ban on the manufacturing of PCB-containing hydraulic fluid. Based on its age, IVI is of the opinion that the elevator hydraulic fluid does not contain PCBs. No visual indication of leakage was observed in the area of the elevator operating equipment.

There are four hydraulic escalators located at the Subject. Since PCB-containing hydraulic fluid has not been manufactured since 1979; based on the fact that the escalators have been serviced in the past five years, PCB-contaminated hydraulic fluid is not likely to be found in the hydraulic escalators' operating systems.

A trash compactor is located at the Subject. PCB-containing hydraulic fluid has not been manufactured since 1979. Therefore, based on the date of installations, PCB-containing hydraulic fluid is not likely to be found in the compactor's operating system. No visual indication of leakage was observed in the areas of the equipment.

There is an aboveground hydraulic dock lift at the site's loading dock. PCB-containing hydraulic fluid has not been manufactured since 1979. Therefore, based on the date of installations, PCB-containing hydraulic fluid is not likely to be found in the dock lift's operating system. No visual indication of leakage was observed in the areas of the equipment.

No additional equipment with the potential to utilize dielectric or hydraulic fluid was observed during the site assessment

7.15 Asbestos-Containing Material (ACM)

IVI reviewed a report entitled *Asbestos Management Plan Century Plaza Hotel and Tower (2025 Avenue of the Stars)*, dated December 10, 1998, prepared by Harding Lawson Associates (Harding), on behalf of Starwood Hotels & Resorts Worldwide, Inc. This Management Plan included both the Subject and the adjacent St. Regis hotel. According to this report, numerous forms of friable and non-friable ACM were found throughout the entire hotel structure.

IVI also reviewed a report entitled *Asbestos Documentation Review and Assessment Century Plaza Hotel and Tower (2025 Avenue of the Stars)*, dated December 21, 1998, prepared by Citadel, on behalf of Pivotal Century Plaza Hotel, LLC.

This Assessment included both the Subject and the adjacent St. Regis hotel. The scope of this report was to evaluate past, present and future asbestos management practices at the site through a review of existing survey, abatement, site assessment, and operations and maintenance (O&M) documentation; a representative visual inspection and assessment of the site; the collection of confirmatory bulk samples; and discussions with current facilities engineering staff. According to this report, over 400 bulk samples of suspect ACM have been taken at the site since 1987. With the exception of wall and roofing components, it appears that all of the accessible suspect materials present at the site have been identified and sufficiently sampled. Asbestos containing materials at the site include, spray applied structural fireproofing, spray applied acoustic ceiling, thermal system pipe and fitting insulation, thermal insulation pads in incandescent light fixtures, wall plaster, wall plaster patching compound, cement board, fire door insulation, vault door insulation, cooler drain pipe insulation, sink mastic, fire stop insulation, duct sealant, valve gasket material, refrigerator sealant, various vinyl floor tiles, vinyl baseboard and mastic, roof flashing, elevator break shoe pads (suspect) and mirror and vanity mastic (assumed). Citadel stated that the current O&M Plan (Harding 1998) appeared thorough and current to existing regulations.

Based on our site walk-through most of the previously identified ACM appeared to be in good condition. However, minor amounts of friable thermal pipe insulation in selected maintenance areas was noted to be damaged. The damaged thermal pipe insulation should be abated in accordance with the Subject's O&M Program. Since the remaining identified materials are in good condition and the potential for fiber release is low, no further action is recommended at this time, other than maintaining all remaining ACMs and suspect ACMs in good condition under the existing written Asbestos O&M Program, which should be periodically reviewed for changes in the regulations.

7.16 Lead-in-Drinking Water

Based on the most current consumer confidence report from the DWP, the water at the Subject is not expected to contain elevated levels of lead.

7.17 Radon

Based on statistical information maintained within the U.S. Department of the Interior and U.S. Geological Survey's *Geologic Radon Potential*, dated 2000, radon concentrations in Los Angeles County average 0.7 picocuries per liter (pCi/L), which is below the 4.0 pCi/L action level established by the USEPA. Based solely on this data, it is unlikely that radon represents an environmental concern at this time.

7.18 Lead-Based Paint (LBP)

Since the Subject was constructed prior to the Consumer Product Safety Commission's 1978 ban on the sale of LBP to consumers and the use of LBP in residences, there is a potential that LBP may have been applied at the Subject. Painted surfaces observed by IVI were in good condition. Further, the Subject is only used for commercial purposes, not residential use. Based on this information, IVI has no significant environmental concerns regarding LBP on-site.

8.1 Present Owners

IVI sent a Pre-survey Questionnaire and an AAI User Questionnaire to the site contact and the User, respectively. The purpose of these questionnaires was to disclose any previous or existing hazardous waste or toxic material conditions, which may not have been apparent at the time of our site reconnaissance and to satisfy the User interview all appropriate inquiry requirements.

The completed Pre-survey questionnaire is attached hereto as Appendix B. The questionnaire did not identify any recognized environmental conditions in connection with the Subject. The User has yet to return the AAI User Questionnaire.

8.2 User**8.2.1 Title Records**

A copy of the Subject's Chain-of-Title has not been provided to IVI for review.

8.2.2 Environmental Clean Up Liens and Activity and Use Limitations (AULs)

The User has not returned the AAI User Questionnaire.

8.2.3 Specialized Knowledge

The User has not returned the AAI User Questionnaire.

8.2.4 Relationship of Purchase Price to Fair Market Value Due to Contamination in Connection with the Subject

The User has not returned the AAI User Questionnaire.

8.2.5 Common Knowledge or Reasonably Ascertainable Information

The User has not returned the AAI User Questionnaire.

8.2.6 Purpose for Conducting the Phase I Environmental Site Assessment

The User has not returned the AAI User Questionnaire.

8.2.7 Proceedings Involving the Property

The User has not returned the AAI User Questionnaire.

8.3 Key Site Manager

8.3.1 Historic Site Use

Mr. Bill Arthur, the Chief Engineer, who has been involved with the property for the past 10 years, did not have any specific knowledge regarding the history of the Subject prior to the construction of the existing site improvements.

8.3.2 Proceedings Involving the Property

Mr. Arthur had no knowledge of pending, threatened, or past litigation, administrative proceedings, or notices from governmental agencies regarding violations of environmental laws regarding hazardous substances or petroleum products.

8.4 Occupants

Mr. John Hope, the Director of Engineer, who has been involved with the property for the past 5 years, did not have any specific knowledge regarding the history of the Subject prior to the construction of the existing site improvements. Mr. Hope told IVI that he is unaware of any environmental problems in connection with the Subject.

8.5 Past Owners

IVI was unable to locate the site's former owner.

8.6 Local Regulatory Agency Interviews and/or File Reviews

Fire Department

IVI has sent a request to the Los Angeles Fire Department for environmental information such as underground storage tank registration pertaining to the subject property. As of this writing, the Fire Department has not responded to our request. Should receipt of a response from the Fire Department change the conclusions of this report, NCA will be notified in writing by IVI.

Of note, the Los Angeles Fire Department granted Closure of the Subject's former USTs in correspondences dated July 23, 1992 and November 24, 1998. Please refer to Section 7.2 for a further discussion regarding same.

Health Department

IVI has sent a request to the local Health Department for environmental information pertaining to the subject property. As of this writing, the Health Department has not responded to our request. Should receipt of a response from the Health Department change the conclusions of this report, NCA will be notified in writing by IVI.

Department of Planning and Zoning

Review of available zoning records maintained by the Los Angeles City Planning Department (online) indicates that the Subject is currently zoned C2-2-O. According to the planning and zoning records, no additional zoning changes were listed for the Subject.

IVI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-05 of the Hyatt Regency Century Plaza, located at 2025 Avenue of the Stars, Los Angeles, California. Any exceptions to, or deletions from, the standard practice are described within Section 2.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject; however, the following items of environmental concern were identified which warrant discussion:

Dry Cleaning

Dry cleaning utilizing Perchloroethylene (PCE) was conducted on the bottom basement level in the main (Plaza) hotel building since it opened in 1966 until 2007. Subsurface investigations conducted by others in 1999 identified PCE impacted soils beneath the building basement slab. In December 1999, a soil vapor extraction (SVE) system was installed in the soil beneath the dry cleaning machine area. The system operated for four months in 2000 and was deactivated when concentrations of volatile organic compounds (VOCs) had reportedly declined to a level at which it was no longer feasible to continue the extraction process. It was concluded that further extraction would not significantly reduce VOC concentrations in the subsurface. However, the actual effectiveness of the soil remedial efforts was unknown.

In June 2003, IVI conducted a Phase I ESA and recommended soil samples be collected to verify the effectiveness of the remediation. Subsequently, IVI carried out a Phase II Environmental Site Assessment at the Subject in August of 2003, which included advancement of soil borings using direct push equipment; collection and field screening of soil samples for VOCs using a photo-ionization detector (PID); and collection of soil samples for laboratory analysis. No significant PID readings were identified in the soil samples, with the exception of B-3 which indicated a PID reading of 46.1 parts per million. The soil analytical results indicated PCE was identified in borings B-1, B-2, B-3, and B-4 at concentrations between 16 µg/Kg and 122 µg/Kg.

The IVI Phase II Assessment identified the dry cleaning solvent PCE in soils beneath the dry cleaning machine. However, the levels of PCE were substantially lower than concentrations detected in the pre-remediation soil samples noted above. Prior to the operation of the SVE system discussed above, the highest concentration of PCE in the soils was 6,700 µg/Kg, while the highest concentration of PCE identified during the Phase II Assessment was 112 µg/Kg. This represents an approximate 98% reduction in PCE concentrations in the soils under the dry cleaning equipment. As such, the SVE System substantially reduced VOC concentrations in the soils beneath the dry cleaning equipment. Therefore, based on data collected and review of previous reports, it is IVI's opinion that it was unlikely that the release of PCE discovered in the soils under the dry cleaning area has impacted the groundwater, which is located approximately 142 feet below ground surface. It is also IVI's opinion that PCE contamination in the soils poses no significant impact to human health and the contamination has been delineated. Based on results of the earlier investigation and the

review conducted as part of this assessment, IVI concludes that no further action is warranted with regard to the soils beneath the dry cleaning equipment.

Asbestos-Containing Materials (ACMs)

Based on our review of a report entitled *Asbestos Documentation Review and Assessment Century Plaza Hotel and Tower (2025 Avenue of the Stars)*, prepared by Citadel dated December 21, 1998, several asbestos investigations have been conducted on the site since 1987. Although sporadic abatements have reportedly been conducted, it appears that significant quantities of ACM remain. Such asbestos containing materials include, spray applied fireproofing, spray applied acoustic ceiling finishes, thermal system pipe and fitting insulation, thermal insulation pads in incandescent light fixtures, wall plaster, wall plaster patching compound, cement board, fire door insulation, vault door insulation, cooler drain pipe insulation, sink mastic, fire stop insulation, duct sealant, valve gasket material, refrigerator sealant, various vinyl floor tiles, vinyl baseboard and mastic, roof flashing, elevator break shoe pads (suspect) and mirror and vanity mastic (assumed). In addition, the roofing systems may contain asbestos. Citadel stated that the current O&M Plan (*Asbestos Management Plan Century Plaza Hotel and Tower (2025 Avenue of the Stars)*, dated December 10, 1998) appeared thorough and current to regulations in-place at that time.

Based on our site walk-through most of the previously identified ACM appears to be in good condition. However, minor quantities of thermal pipe insulation in a few of the mechanical areas were observed to be damaged and in need of repairs. IVI recommends that the damaged thermal insulation be abated in accordance with the Subject's O&M program. Since the remainder of the identified materials is in good condition and the potential for fiber release is low, no further action is recommended at this time, other than maintaining all ACMs and suspect ACMs in good condition under the existing written Asbestos Operations and Maintenance (O&M) Program, which should be periodically reviewed for changes in the regulations.

Underground Storage Tanks (USTs)

An active 16-year old state-of-the-art double wall steel 2,000-gallon diesel UST, featuring cathodic protection, leak detection and spill prevention serves the Subject's emergency generators. The tank is reportedly registered with the Los Angeles City Fire Department and appears to meet federal tank construction specifications. Of importance, the Subject is not identified on the leaking UST database. Based on the foregoing, no further investigation is warranted for the site's active UST at this time other than the periodic monitoring of the leak detection system for proper operation.

This current tank replaced a former tank that was located in the same location. Minor quantities of contaminated soil were found during excavations of the former tank and subsequently removed. A no further action letter was issued by the Los Angeles City Fire Department (LAFD) on July 23, 1992. Based on the foregoing, no further investigation is warranted with regards to the removed UST.

Two, 5,000-gallon gasoline USTs and all associated piping were removed from the Subject property in September 1998. These USTs were located beneath the driveway entrance for the employee parking garage off Constellation Boulevard. Upon removal, one soil sample was collected from beneath each tank at a depth of two feet below the base of the excavation, and six soil samples were taken from the stockpiled soil (from the excavation). All soil samples were analyzed for total petroleum hydrocarbons, benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary butyl ether (MTBE). All detected concentrations were below LAFD action levels. A no further action letter was subsequently issued by the LAFD and dated November 24, 1998. Based on the foregoing, no further investigation is warranted with regards to these removed USTs.

Former Oil Wells

Two oil wells, part of the Beverly Hills Oilfield, were located on the Subject property. According to the California Division of Oil, Gas and Geothermal Resources, the wells, Wolfskill 37 (G&M Oil Company) and Wolfskill 50 (Chevron USA, Inc.) were plugged and abandoned in 1944 and 1916, respectively. Although it is unlikely that these wells were closed in accordance with current guidelines, inasmuch as the site was significantly excavated during construction of the existing improvements, and given the general environmental non-sensitivity of the area in conjunction with the former area wide use as an oilfield, it is unlikely that these wells are of material concern. Moreover, methane gas measurements at the Subject and surrounding buildings by Geraghty & Miller in March of 1987, found no concerns relative to methane. In addition, it is our understanding that the building's ventilation system was designed to prevent potential methane buildups. Based on the foregoing, no further investigation is currently recommended regarding the former oil wells.

- 10.1** This report has been prepared in compliance with the ASTM standard entitled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” E1527-05.
- 10.2** The observations described in this report were made under the conditions stated herein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services within the constraints imposed by the client. The work described in this report was carried out in accordance with the Terms and Conditions of the contract.
- 10.3** In preparing this report, IVI has relied on certain information provided by federal, state, and local officials and other parties referenced therein, and on information contained in the files of governmental agencies, that were readily available to IVI at the time of this assessment. Although there may have been some degree of overlap in the information provided by these various sources, IVI did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment. Observations were made of the site and of the structures on the site as indicated in this report. Where access to portions of the site or to structures on the site was unavailable or limited, IVI renders no opinion as to the presence of direct or indirect evidence relating to petroleum substances, hazardous substances, or both, in that portion of the site and structure. In addition, IVI renders no opinion as to the presence of indirect evidence relating to hazardous material or oil, where direct observation of the ground surface, interior walls, floors, ceiling or a structure is obstructed by objects or materials, including snow, covering on or over these surfaces.
- 10.4** As part of this assessment, IVI submitted requests for information via the Freedom of Information Act (FOIA) to various governmental agencies. As of the preparation of this report these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these FOIA requests.
- 10.5** IVI does not represent that the site referred to herein contains no petroleum or hazardous or toxic substances or other conditions beyond those observed by IVI during the site walkthrough.
- 10.6** IVI has produced this document under an agreement between IVI and Next Century Associates, LLC. All terms and conditions of that agreement are included within this document by reference. Any reliance upon this document, or upon IVI’s performance of services in preparing this document, is conditioned upon the relying party’s acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in that agreement, and property ownership/management disclosure limitations, if any. It is not to be relied upon by any party other than Next Century Associates, LLC nor used for any purpose other than that specifically stated in our Agreement or within this Report’s Introduction section without IVI’s advance and express written consent.
- 10.7 TIME LIMITATION TO ENACT CLAIM AGAINST IVI** If in the opinion of the client, or any third party claiming reliance on IVI’s report or services, that IVI was negligent or in breach of contract, such aforementioned parties shall have one year from the date of IVI’s site visit to make a claim.
- 10.8** Mold and indoor air quality issues are excluded from the scope of this report.

**Century Plaza
Los Angeles, California**



Subject building from the east



Subject building from the north



Subject building from the west



Southwest side of building



5

Pool area



6

Spa portion of the Subject



Lobby



Royal Suite



Typical unit



Typical unit bathroom



11

Common area

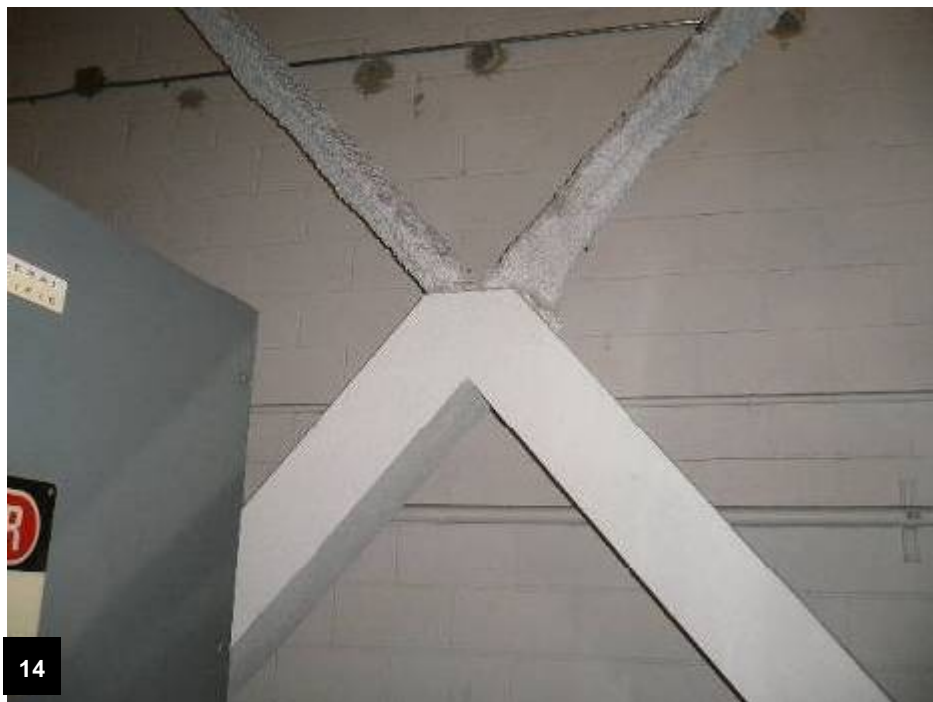


12

Emergency generator on roof



New spray-on fire proofing



Partially encapsulated asbestos containing spray-on fire proofing



Pipe insulation



Pipe insulation



Sumps and interceptor



Elevator machinery



Maintenance storage



Hydraulic elevator machinery for spa



DWP transformer room



Dry-type transformer



New dry cleaning machinery



Rear of new dry cleaning machinery



Dry cleaning chemicals and waste drums



Washers in laundry area



27

Laundry detergents



28

Old fire pump (electric)



Day tank for emergency generator #2



Sterno storage cabinets



Trash compactor



Dock lift



33

Water treatment chemicals



34

Grease interceptors for X Bar restaurant



Laundry detergents at Spa



Cleaning chemicals at spa



Water treatment chemicals for Spa area



UST area



Surrounding property to the north



Surrounding property to the northeast



Surrounding property to the southeast



Surrounding property to the southwest



Surrounding property to the southwest



Surrounding property to the west



IVI Due Diligence Services, Inc. IVI PCA Services, Inc.

PROPERTY CONDITION & ENVIRONMENTAL
 DUE-DILIGENCE

106 Corporate Park Drive Suite 417
 White Plains, New York 10604
 (914) 694-9600 (tel)
 (914) 694-8549 (fax)

Pre-Survey Questionnaire

Please provide written responses to this questionnaire and upon completion fax it to IVI. For those questions, which are not applicable or you do not know the answer, please respond with an "N/A" or "U/K", respectively. If you have any questions, please call IVI or ask the IVI Project Manager at the time of their site visit. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion, please return by fax to the above number. This document along with your written responses will be included as exhibits within our reports.

<p>Name of Property: Century Plaza</p> <p>Address: 2025 Avenue of the Stars Los Angeles, California</p> <p>Age of Property: 42</p> <p>No. of Guestrooms: 728</p> <p>Number of Buildings: 2</p> <p>Number of Stories: 19</p> <p>Ownership Entity: Hyatt Corporation, as agent of Sunstone Century Star. d.b.a. Hyatt Regency Century Plaza</p> <p>Borrower's/Owner's Representative:</p> <p>Tel:</p> <p>Fax:</p> <p>Site Contact:</p> <p>Tel:</p> <p>Fax:</p>	<p>IVI Project No.: 80424697/PC8041628</p> <p>IVI ESA Project Manager: Scott Pritchard</p> <p>IVI PCA Project Manager: Patrick King</p> <p>Tax I.D. # (Sec, Lot, Block): Mapbook, Page, Parcel 4319004109</p> <p>Size of Building (s) (SF): 830sqft</p> <p>Property Management Co.: Hyatt</p> <p>Tel:</p> <p>Fax:</p> <p>Duration of Current Management:</p> <p>Prepared and Submitted by:</p> <p>Signature:</p> <p>Date:</p> <p>Date Sent to Recipient: April 14, 2008</p>
--	--

A. GENERAL

1. Property Owner/Occupant Information

Owner's Name _____

Owner's Address _____

Occupant's Name _____

Occupant's Address _____

2. Valuation Reduction

Was/is the purchase price of the Subject property significantly less than the purchase price of comparable properties due to environmental conditions?

Yes No U/K

If yes, please explain below.

B. PROPERTY DESCRIPTION

1. Land

a. Size of Parcel? _____ Acres

b. Shape of Parcel?

Please provide a copy of site survey or site plans, if available.

Rectangular; Irregular Other

c. Are there any surface waters or wetlands on the site?

Yes No U/K

If "Yes," please provide any information as to the size and location of these areas.

d. Has fill been imported onto the Subject?

Yes No U/K

e. Are there currently or has there previously been waste treatment or disposal pits, ponds, or lagoons on the site?

Yes No U/K

2. Product Mix

_____ N/A

What is mix of the guestrooms provided?

	King	Double	Double/Double	Suite	ADA Rooms	ADA Rooms w/ Roll-In Showers	Other
Number	401	0	286	26 Century 7 Penthouse 4 Jr. Penthouse	14	7	Presidential & Royal Suite
Size (SF)	460		460	752	460	460	P2100sq. ft R1950sq. ft

What is the tenant's name and size of their space? Use back of sheet if additional space is required.

Tenant Name	Area (SF)
Plaza Printers	
Equinox	23,000
Hertz	200

3. Utilities

a. Providers

Who provides the following utilities to the Subject?

Utility	Provider
Water:	DWP
Sanitary Sewer:	DWP
Storm Drainage:	LA City Waste
Electric:	DWP
Gas/Oil:	Southern California Gas
Steam:	Trigen
Chilled Water:	Trigen

Are there any problems or tenant complaints regarding the site's drinking water? Yes No U/K

To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.?

Yes No U/K

If yes, please list the problem areas.

b. Septic Systems

Was or is there a septic system on the property?

Yes No U/K

If so, is the septic system currently in use?

Yes No

If "Yes", any problems (explain below)?

Yes No

What is the date of the last septic tank pumping/cleaning? 2003

c. Stormwater Management and Floor Drains

Is there an underground stormwater retention or detention system?

Yes No

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

Where is the site's stormwater discharged to? City of Los Angeles Water Waste

Are there any floor drains on the site?

Yes No U/K

If so, where do they discharge to?

d. Wells

Is there a well on the site? Yes No U/K

If so, what type of well is it?

Drinking Water Irrigation
 Monitoring Dry Well

Have contaminants in excess of governmental guidelines been identified in the water? Yes No

4. Parking

How many parking spaces are available to the site? 400

	At Grade	Garage	Carport	Off Site	Totals
Standard					
Handicap		1			
Totals					

5. Roofing System

To the best of your knowledge, is the roof's installer still in business? Yes No U/K

Is the roofing system still under warranty? Yes No U/K

If "Yes", how long is the warranty period and when did it start? _____ Please provide a copy of the warranty.

6. Sprinklers

Is the building covered by a fire sprinkler system? Full Partial

If "Partial", list below what areas are not covered?

7. Elevators

Are the elevators, if any, fitted with a "Firemen's" return? Yes No U/K

8. Building Conditions

To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?

- a. Roof leakage? Yes No
- b. Exterior facade (including penetrations and windows) water/moisture infiltration problems? Yes No
- c. Exterior Insulation Finish System ("EIFS") water/moisture infiltration? Yes No
- d. Structural problems such as excessive floor framing deflection, sidewall or foundation cracks? Yes No
- e. Cellar/Basement water/moisture infiltration? Yes No
- f. Heating capacity, distribution or equipment deficiencies? Yes No

- g. Domestic hot water capacity, distribution or equipment deficiencies? Yes No
- h. Air conditioning capacity, distribution or equipment deficiencies? Yes No
- i. Inadequate domestic water pressure, discolored potable water, or drain line problems? Yes No
- j. Inadequate electrical capacity or distribution? If "Yes", please state where: Yes No
- k. Presence of phenolic roof insulation? Yes No U/K
- l. Aluminum branch or distribution wiring? Yes No U/K
- m. Polybutylene water supply piping? Yes No U/K
- n. Fire retardant treated plywood roof sheathing? Yes No U/K
- o. Omega or Star sprinkler heads? If "Yes", have the Omega heads been replaced prior to January 1, 1999? Yes No U/K
- p. Central, Gem or Star sprinkler heads recalled in July 2001? Yes No U/K
- r. Galvanized iron or brass water supply piping? Yes No U/K
- s. Fire-rated suspended ceiling system? If "Yes", where? Yes No U/K

9. **Building Repairs in Buyout Phase**

Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of \$5,000? Yes No

If "Yes", please explain:

10. **Work Orders**

What are the 10 most common work orders related to the Subject?

11. **Flooding**

Has any portion of the site incurred flooding? Yes No

If "Yes", please explain and identify location.

Is any portion of the site located in a flood plain? Yes No

12. **Capital Improvements**

Have there been any additions made to the property? Yes No

If "Yes", please explain and identify location and the date of the improvements.
Xbar & Out Door Patio, Lobby Patio, Starbucks and Regency Club

13. Tenant Responsibilities

Please identify the following components or systems where tenants are solely responsible for repair, servicing/maintenance, and replacement under the terms of their lease:

- a. Domestic Hot Water Heaters
- b. Rooftop Air Conditioning Units
- c. Air-cooled DX Condensers/Compressors
- d. Kitchen Equipment
- e. Ballroom/Meeting Room Furnishings
- f. Other N/A

14. Building System Replacement Status

Please fill-out the following schedule as to the replacement status of the stated components, equipment or systems, which are applicable to the Subject:

Item or System	Approximate Quantity Replaced To Date	Quantity or \$ for Historical Replacements			Average Unit Cost For Replacement or Total Cost Incurred or Contract Amount
		2003	2004	2005	
Asphalt Pavement Sealant					\$ /SY
Asphalt Pavement Overlay/Repairs					\$ /SY
Roofing					\$ /SF or \$ /Bldg
Exterior Painting					\$ /Bldg
Guestroom Hard Goods					\$ /Rm
Guestroom Soft Goods					\$ /Rm
Banquet Room FF&E					\$ /Rm
Meeting Room FF&E					\$ /Rm
Ballroom Room FF&E					\$ /Rm
Main Lobby FF&E					\$ /Rm
Asphalt Pavement Sealant					\$ /SY
Asphalt Pavement Overlay/Repairs					\$ /SY
Concrete Sidewalks					\$ /SF
Roofing					\$ /SF or \$ /Bldg
Exterior Painting					\$ /Bldg
Deck/Balcony Re-construction					\$ /Deck
Galvanized Iron or Brass Water Piping					
Through-wall A/C Units					\$ /Each
A/C Compressors					\$ /Each
A/C DX Condensers					
Rooftop Package Units (HVAC)					\$ /Each
Heat Pump Units					\$ /Each
Fan Coil Units (HVAC)					\$ /Each
Package Terminal A/C (PTAC)					\$ /Each
Chillers					\$ /Each
Cooling Towers					\$ /Each
Air Handling Units					\$ /Each

Item or System	Approximate Quantity Replaced To Date	Quantity or \$ for Historical Replacements			Average Unit Cost For Replacement or Total Cost Incurred or Contract Amount
		2003	2004	2005	
Individual Unit Furnaces					\$ /Each
Central Boiler					\$ /Each
Oil/Gas Burner(s)					\$ /Each
Indiv. Domestic Hot Water Heaters					\$ /Each
Central Domestic Hot Water Heaters					\$ /Each
Kitchen Equipment					\$ /Each
Laundry Equipment					\$ /Each
Swimming Pool Re-surfacing					\$ /Pool
					\$ /Each
Swimming Pool Pump Equipment					\$ /Sys.
Swimming Pool Filtering Equipment					\$ /Pool
Tennis Court Re-Surfacing & Markings					\$ /Court

Please identify capital improvements that are typically performed by property management and not subcontracted such as: replacement of domestic hot water heaters, replacement of air conditioning compressors, etc.

C. AMERICANS WITH DISABILITIES ACT (ADA)

1. Have any ADA related improvements been made to the property?
If "Yes," please identify the improvements.
Life Safety Strobes: North Lobby, Executive Level
Yes No
2. Are there any ADA Kits/Boxes used to meet ADA requirements?
If "Yes," how many?
Yes No

D. REGULATORY

1. Has the property ever been subject to any environmental enforcement action by the federal, state or local government?
If so, please explain. Asbestos
Yes No U/K
2. Do you have any knowledge of pending or contemplated environmental actions against the Subject or neighborhood properties?
If so, please state the circumstances.
Yes No U/K
3. Has there been any citizen or tenant complaints regarding environmental or health matters in connection with the Subject?
Yes No U/K
If so, please explain.
4. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department?
Yes No
If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.
5. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening?
Yes No

If "Yes," please explain:

E. SITE HISTORY and PREVIOUS REPORTS

1. Were there any buildings or other improvements on the property prior to the existing improvements?
 If so, what were they? Yes No U/K
2. Is or has the property been used for industrial or agricultural purposes, or as a gasoline station, auto repair, dry cleaner, junkyard, or landfill?
 If so, please describe. Yes No U/K

3. Site Operations

To the best of your knowledge, do any of the following operations take place on the Subject or have ever taken place on the Subject:

- | | | |
|---|---|--|
| • Dry Cleaning: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| • Petroleum Storage/Sales: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| • Photo or X-Ray Finishing: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| • Electronic Equipment Assembly or Manufacturing: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| • Paint or Solvent Storage: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| • Chemical Manufacturing: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| • Automobile Storage, Repair, or Disposal: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| • Agriculture: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

4. Previous Studies/Documentation

a. Environmental Reports

Do you have any knowledge of previously prepared Environmental Site Assessment Reports, asbestos surveys, lead-based paint studies or testing (soil, groundwater, tank tightness testing, lead-based paint testing, asbestos testing, indoor air quality, mold (bacteria and fungi testing), etc.) conducted on the site? If so, please either provide copies of the reports or list the title, date, preparer and recipient of such report(s) below:

I have no knowledge of any environmental related studies or reports prepared on the Subject.

b. Title Reports and Engineering/Architectural Drawings

Are you in possession of a title report, site drawings, building drawings and specifications and/or a survey for the site? Yes No

If so, please provide copies of same.

Please provide all available environmental information from yours or your Client's records including, but not limited to, documentation in connection with any pending or threatened public or private proceedings or litigation with respect to environmental liability, environmental permits and permit applications, underground and aboveground tank registration and information (including removal and testing of such tanks), environmental reports, asbestos, lead-based paint or indoor air quality studies, spill information and compliance information and programs.

c. Property Condition Reports

To the best of your knowledge, has the building(s), or any portion thereof, been subject to a property condition survey during the last

three (3) years to opine on the subject's physical condition?

Yes No

If "Yes", please provide a copy.

F. SURROUNDING PROPERTIES

1. Has any adjoining properties been used for industrial purposes, or as a gasoline station, auto repair shop, junkyard, dry cleaner or landfill? If so, please explain. Yes No U/K
2. Are you aware of any contamination conditions on adjoining or nearby properties? Yes No U/K
3. Are you aware of any active or former waste treatment or disposal pits, ponds, or lagoons on adjacent or nearby sites? Yes No U/K

G. ASBESTOS

1. Do you have knowledge of any materials or substances on the site that are known or suspected to contain asbestos? Yes No U/K
If so, what materials and where are they located?
2. Has an inspection for asbestos ever been performed on the Subject? Yes No U/K
3. Has asbestos been removed from the Subject? Yes No U/K
4. Does the building have:
- Spray-on or troweled-on fireproofing, insulation or finishes? Yes No U/K
 - Insulation on piping, boilers, tanks, chillers, or other mechanical equipment? Yes No U/K
 - Transite used in cooling towers, exterior walls, ceilings fascia panels, etc.? Yes No U/K
 - Resilient floor tile? Yes No U/K
 - Suspended acoustical ceiling tiles? Yes No U/K
 - A built-up or rolled roofing system? Yes No U/K

H. PCBs

1. Are there any on-site electrical transformers or electrical switchgear? Yes No U/K
If so, do they contain PCBs? Yes No U/K
Who owns the transformers and where are they located?
2. Did any on-site transformers formerly contain PCBs, but later had the dielectric fluid replaced? Yes No U/K
3. Is there any hydraulic equipment such as elevators or automotive lifts on-site? Yes No U/K
If so, who services the equipment?
Are you aware of any hydraulic fluid leaks in connection with the hydraulic equipment? Yes No U/K

I. STORAGE TANKS

1. Are there any (active or inactive) Underground Storage Tanks ("UST") or Aboveground Storage Tanks ("AST") on the site?

Yes No U/K

If so, please fill out the following schedule:

Active or Inactive Tanks

Location of Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Age of Tank (Years)	Does the Tank Have Corrosion Protection? (Yes/No)	Does the Tank Have Leak Detection? (Yes/No)	Is the Tank In-Use? (Yes/No)
Loading Dock	2,000gal.	UST	Diesel	N/A	Yes	Yes	Yes

Have any of the tanks been tightness tested?

Yes No U/K

2. Do you have any knowledge of tanks that were either removed or closed in-place at the site?

Yes No U/K

If so, please fill out the following schedule:

Tanks Removed or Closed In-Place

Location of Former Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Tank Removal Company	Year Tank Was Removed

J. LEAD

1. Are you aware of any lead-based paint ("LBP") applications on the site?

Yes No U/K

2. Has LBP testing been conducted?

Yes No U/K

3. Have there been any reported incidences of children with elevated blood lead levels residing at the site?

Yes No U/K

4. Are there any children younger than 7 years old residing at the site or frequenting the site on a daily basis?

Yes No U/K

5. Have any LBP abatements been conducted?

Yes No U/K

6. Has the water been tested for lead?

Yes No U/K

If so, please provide a copy of the results

K. HAZARDOUS MATERIALS

1. Are hazardous materials or chemicals stored or used on-site? Yes No U/K
2. Are there any hazardous or medical waste or fluids generated or used that employ an outside service for their periodic supply and removal? Yes No U/K

If so, please provide the name, address, & telephone number of the disposal company and the facility generating the waste.

L. INDOOR AIR QUALITY

1. Have strong mold odors and/or mold staining been observed on-site? Yes No U/K
2. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes No U/K
3. Are you aware of elevated radon gas concentrations on-site? Yes No U/K

K. AAI USER QUESTIONNAIRE

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

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? Yes No U/K

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes No U/K

3. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes No U/K

4. Does/Did the purchase price paid for this property reasonably reflect the fair market value of the property? Yes No U/K
 If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes No U/K

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:
 - (a.) Do you know the past uses of the property? Yes No U/K
 - (b.) Do you know of specific chemicals that are present or once were present at the property? Yes No U/K
 - (c.) Do you know of spills or other chemical releases that have taken place at the property? Yes No U/K
 - (d.) Do you know of any environmental cleanups that have taken place at the property? Yes No U/K

6. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? Yes No U/K



IVI DUE DILIGENCE SERVICES, INC. IVI PCA SERVICES, INC.

Document Request List

The following documents are being requested to assist IVI with the preparation of our Property Condition Assessment. Please provide the available documents to the IVI Project Manager prior to or during the site visit.

Plans, Specs and Miscellaneous Documents:

- Geotechnical/Soils Report
- As-Built Plans and Specifications
- Architect's Certificate of Substantial Completion

Warranty Documents:

- Roof System
- Sidewall Systems
- Plaza/Terrace Systems
- Parking Garage/Deck Coating Systems

Municipal Department Documents:

- Certificate of Occupancy, Completion or Compliance
- Schedule of Building Code Violations
- Elevator, Boiler, Electrical, or other Inspection Certificate (s)
- Façade Inspection Report, such as: NYC's Local Law 11 Report and Form No. 1642D or Boston's Ordinance 9-9.12 Exterior Wall Certificate, if applicable

Promotional/Leasing Information:

- Copy of the Most Recent Appraisal
- Promotional Leasing Literature
- Tenant SFR Schedule
- Schedule of Floor Area Measurements: Gross, Usable and Rentable SF
- Location Map

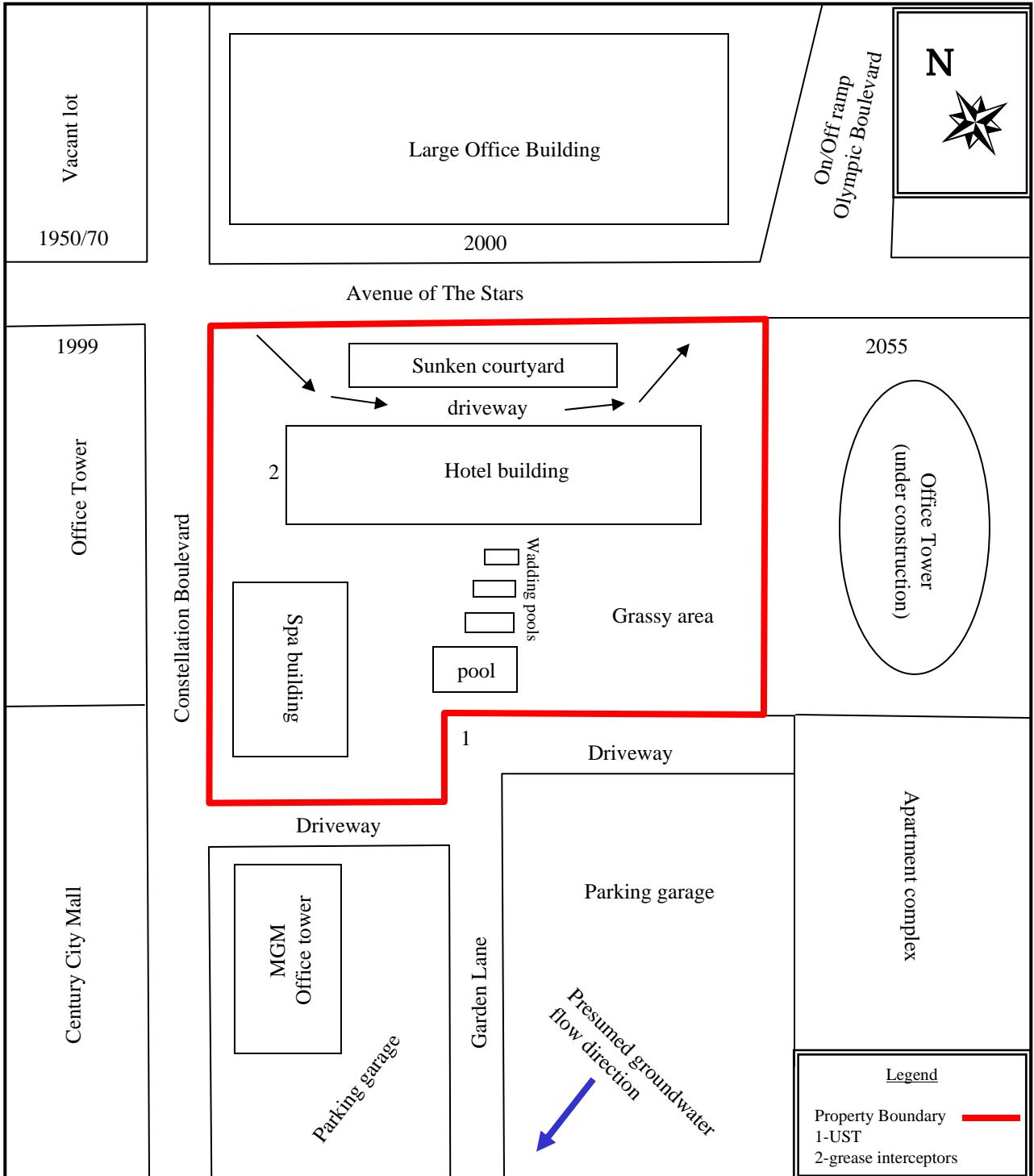
Building Maintenance History:

- Tenant Complaint Log
- Names and Telephone Numbers of Service Firms:
- Façade Repairs/Restoration
- Roofing
- Plumbing
- Water Tower
- Heating
- Boiler Water Treatment
- Air Conditioning
- Cooling Tower
- Electrical
- Sprinkler/Standpipe System
- Life/Safety Alarm System
- Elevator
- HVAC System Operating Reports such as: Eddy Current, Oil Analysis and Vibration Analysis.
- Schedule of Capital Expenditures for Previous Five (5) Years.

Miscellaneous Studies:

- Roof Condition Survey
- Previously Prepared Replacement Reserve Studies
- ADA Survey & Compliance Report
- Sprinkler System/Standpipe Survey





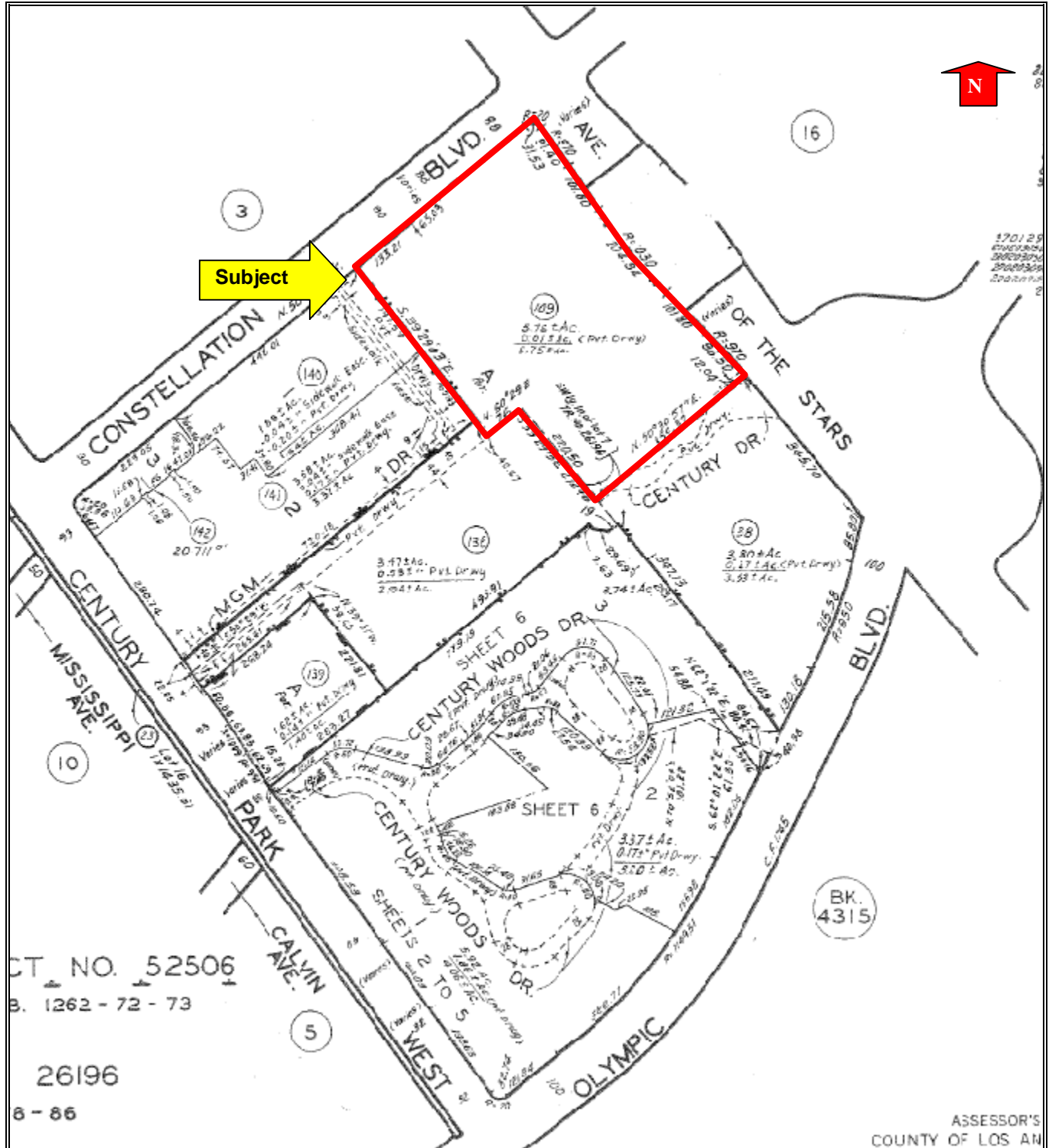
SITE PLAN

Century Plaza
 2025 Avenue of The Stars
 Los Angeles, CA

IVI DUE DILIGENCE SERVICES, INC.
 106 CORPORATE PARK DRIVE
 WHITE PLAINS, NY 10604
 (914) 694-9600 (TEL)
 (914) 694-3727 (FAX)

Project No: 80424697

Boundaries are approximate. Not to scale

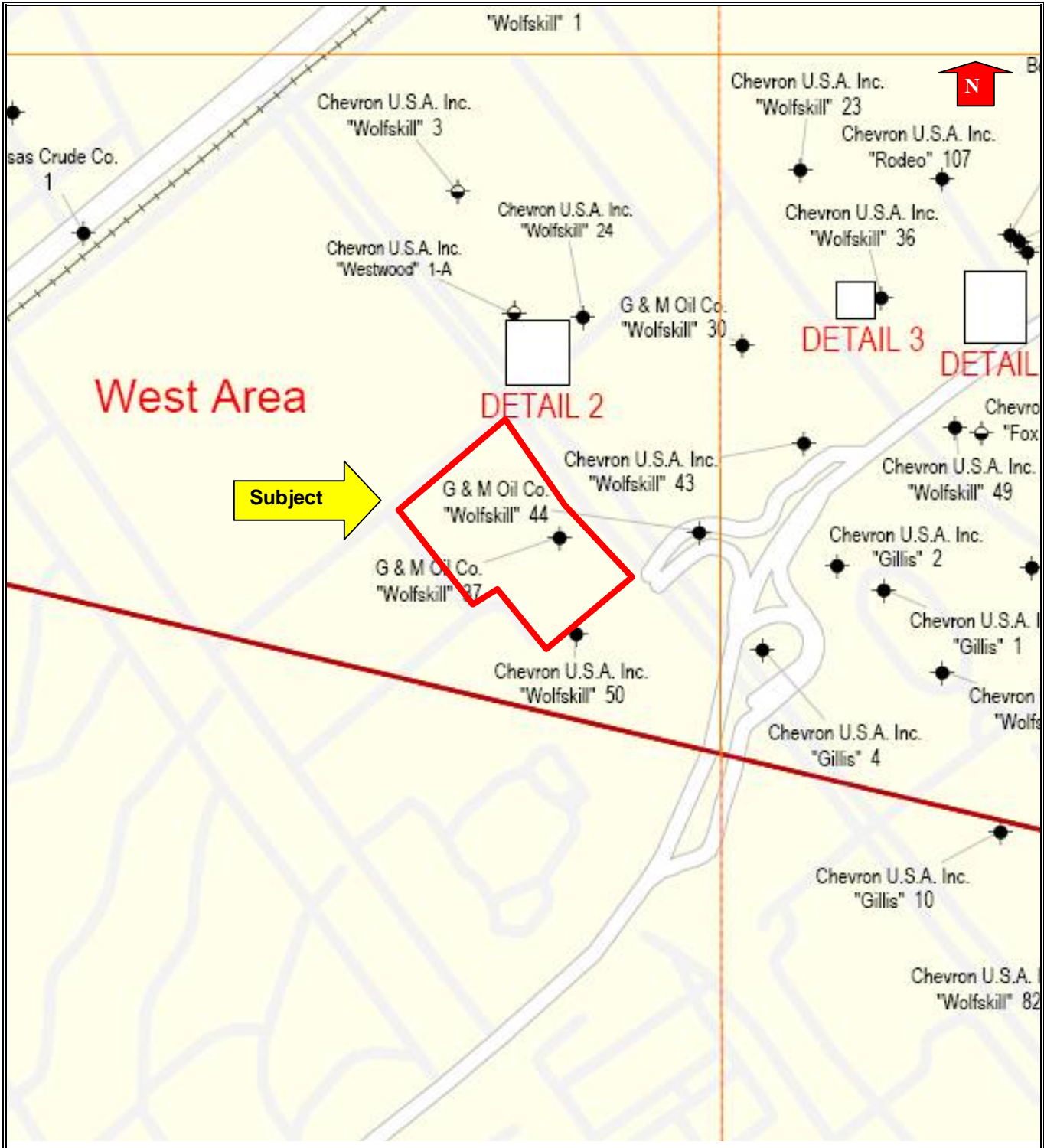


Tax Map

Source: Tax Assessor

Project Name: Century Plaza
 Los Angeles, California
 Project Number: 80424697



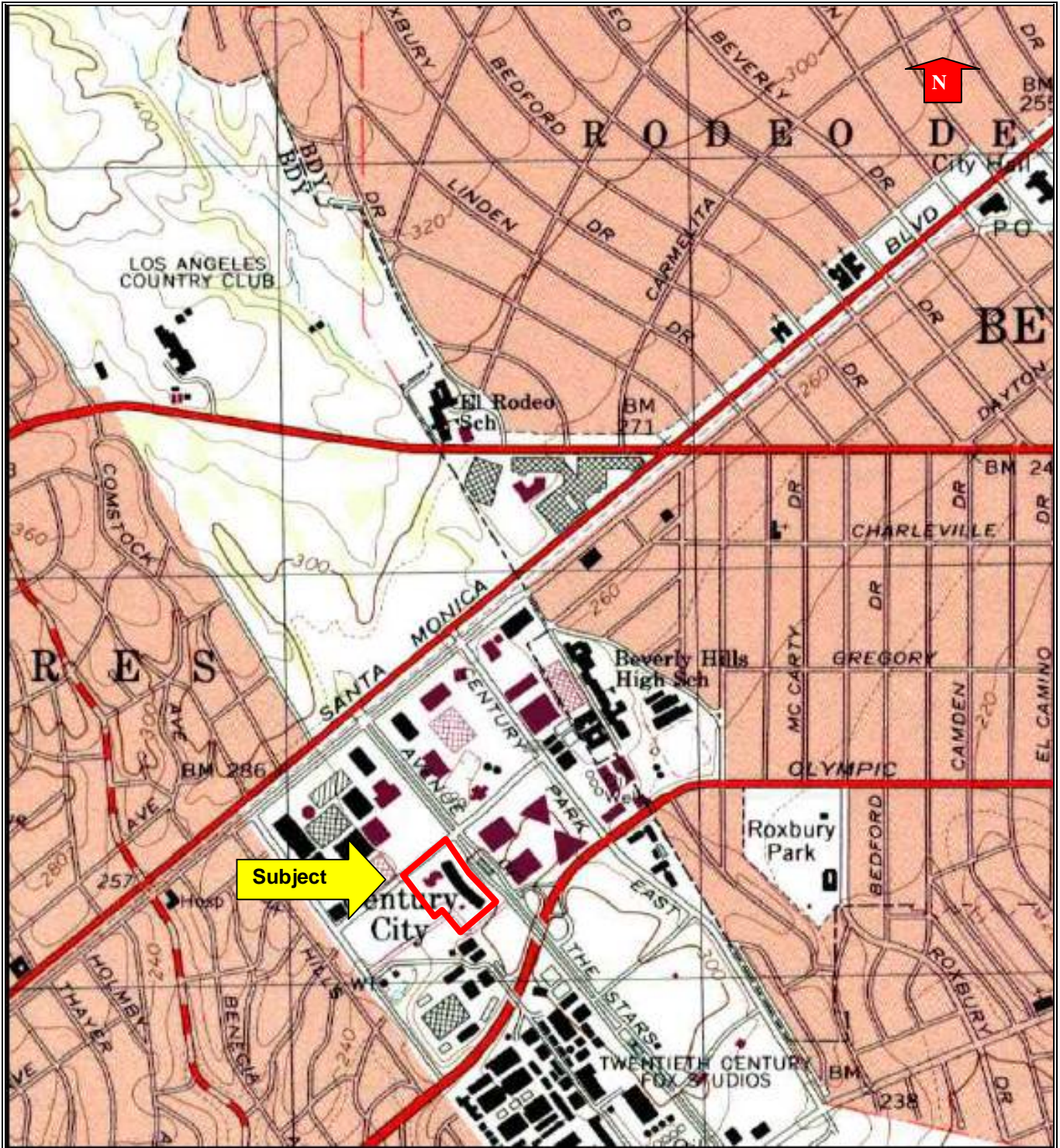


Oil Well Map

Source: Site Contact

Project Name: Century Plaza
 Los Angeles, California
 Project Number: 80424697



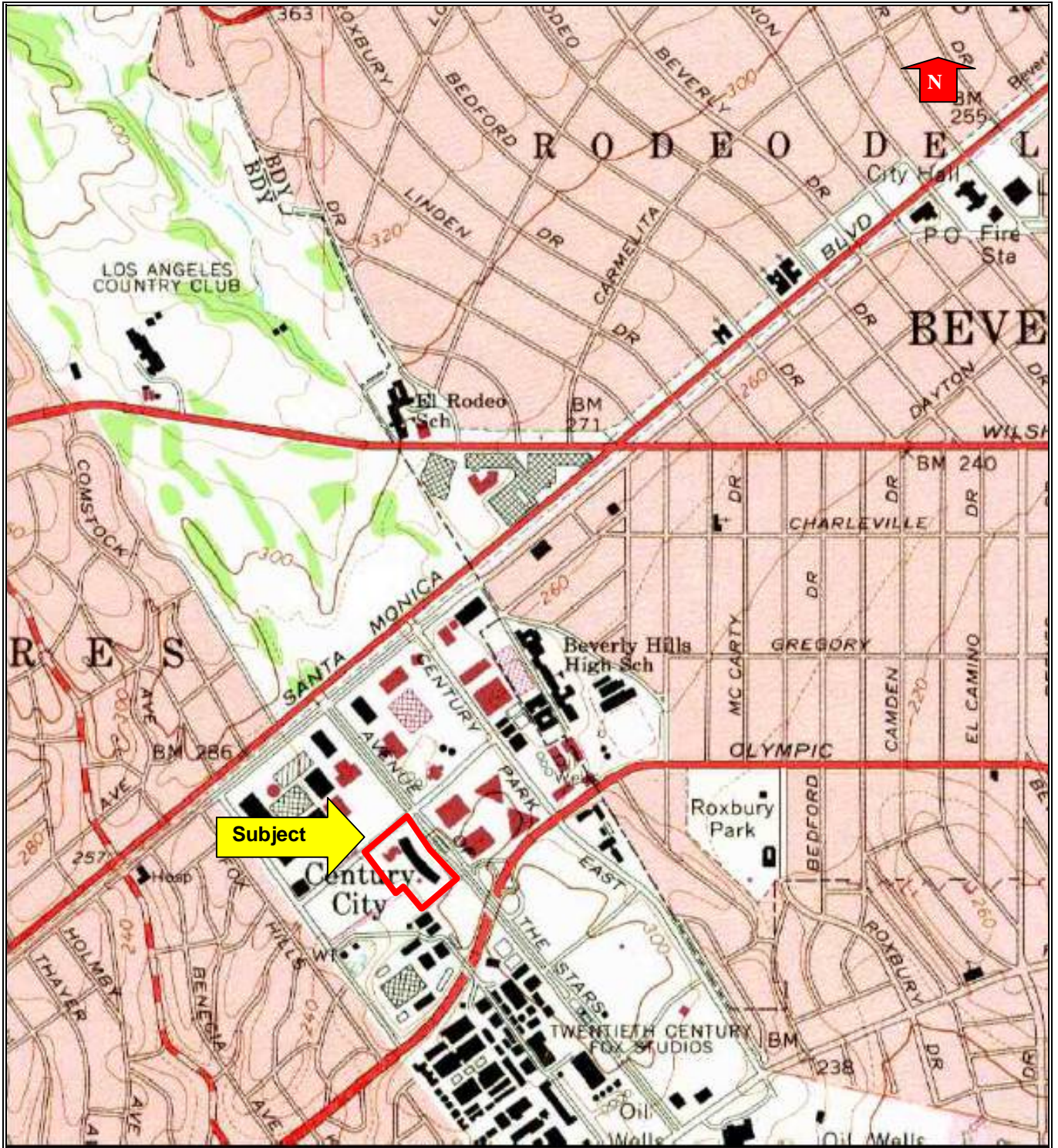


USGS Topographic Map

Source: 7.5' USGS Quadrangle
 Beverly Hills, CA
 Aerial Date: 1966
 Photorevised: 1995

Project Name: Century Plaza
 Los Angeles, California
 Project Number: 80424697



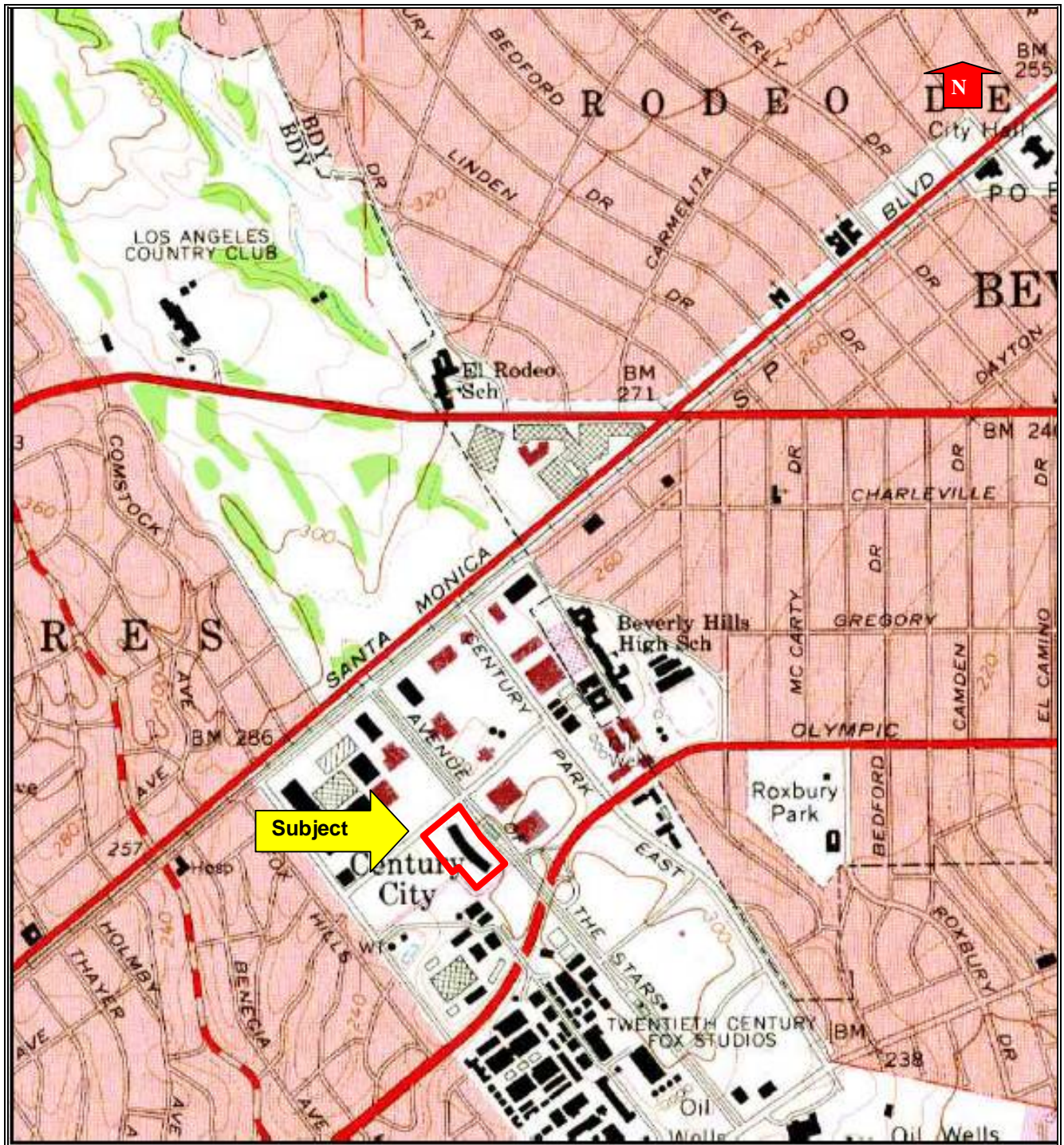


USGS Topographic Map

Source: 7.5' USGS Quadrangle
 Beverly Hills, CA
 Aerial Date: 1966
 Photorevised: 1981

Project Name: Century Plaza
 Los Angeles, California
 Project Number: 80424697



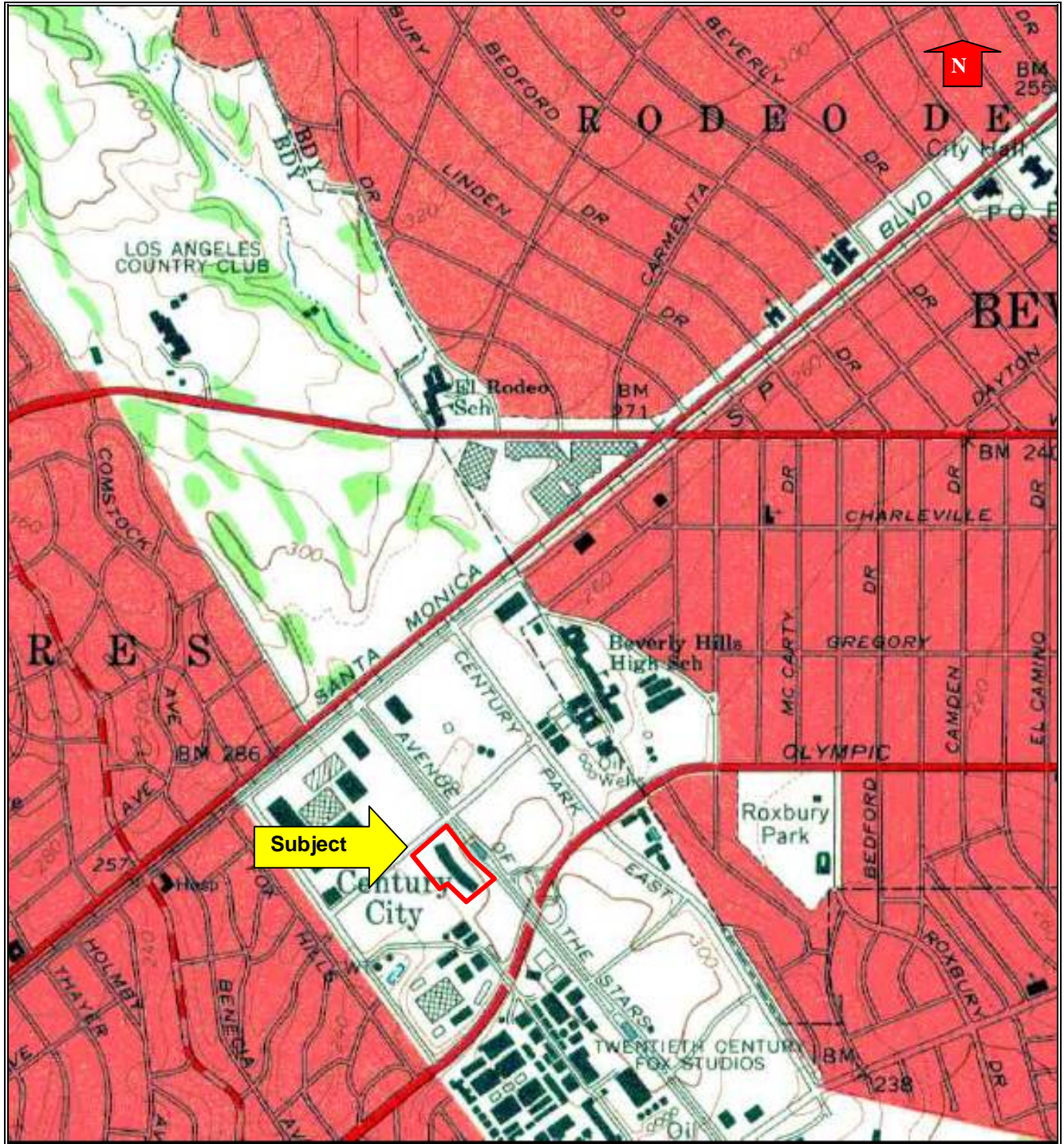


Historic USGS Topographic Map

Source: 7.5' USGS Quadrangle
 Beverly Hills, CA
 Aerial Date: 1966
 Photorevised: 1972

Project Name: Century Plaza
 Los Angeles, California
 Project Number: 80424697



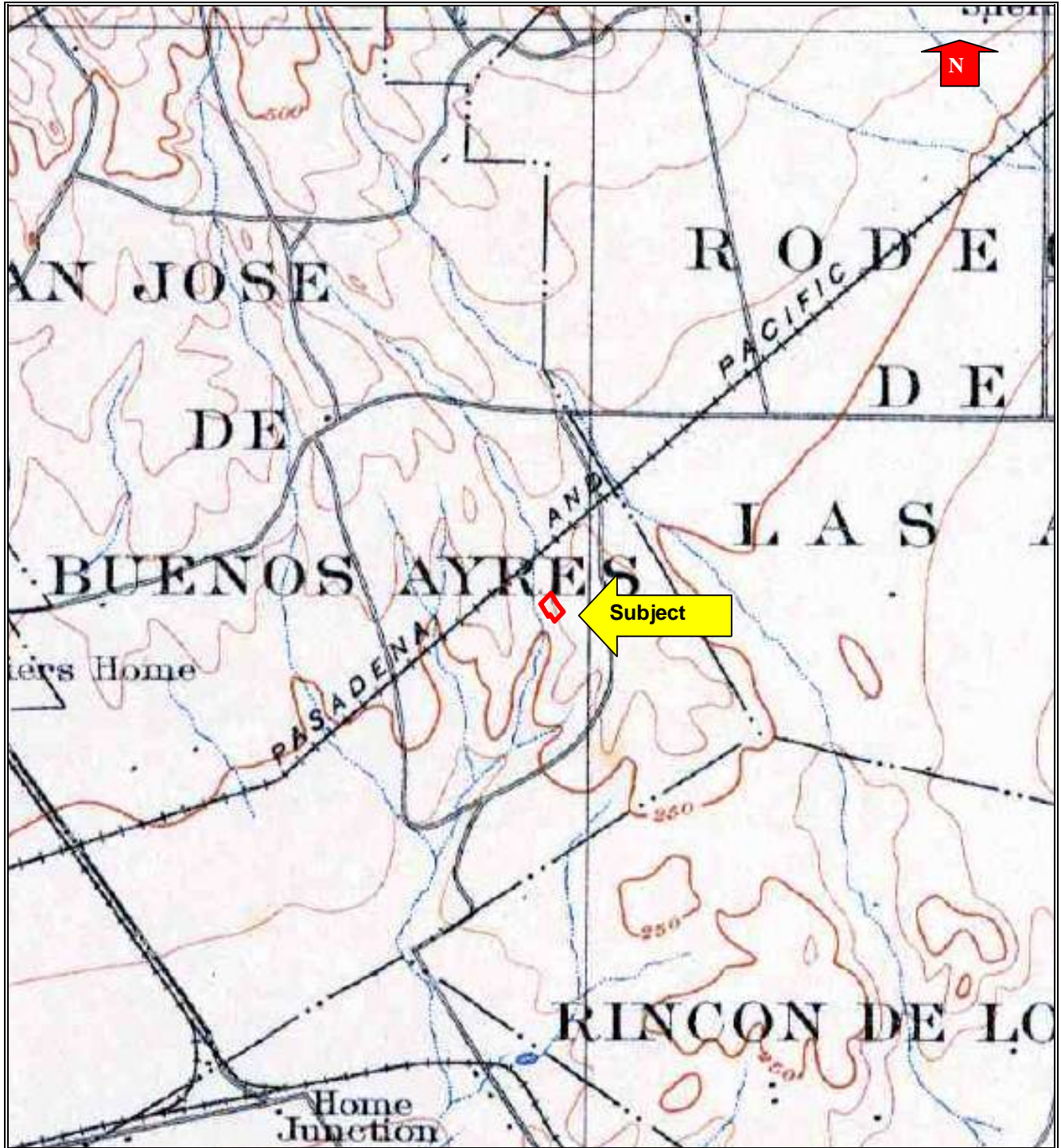


Historic USGS Topographic Map

Source: 7.5' USGS Quadrangle
 Beverly Hills, CA
 Aerial Date: 1966

Project Name: Century Plaza
 Los Angeles, California
 Project Number: 80424697



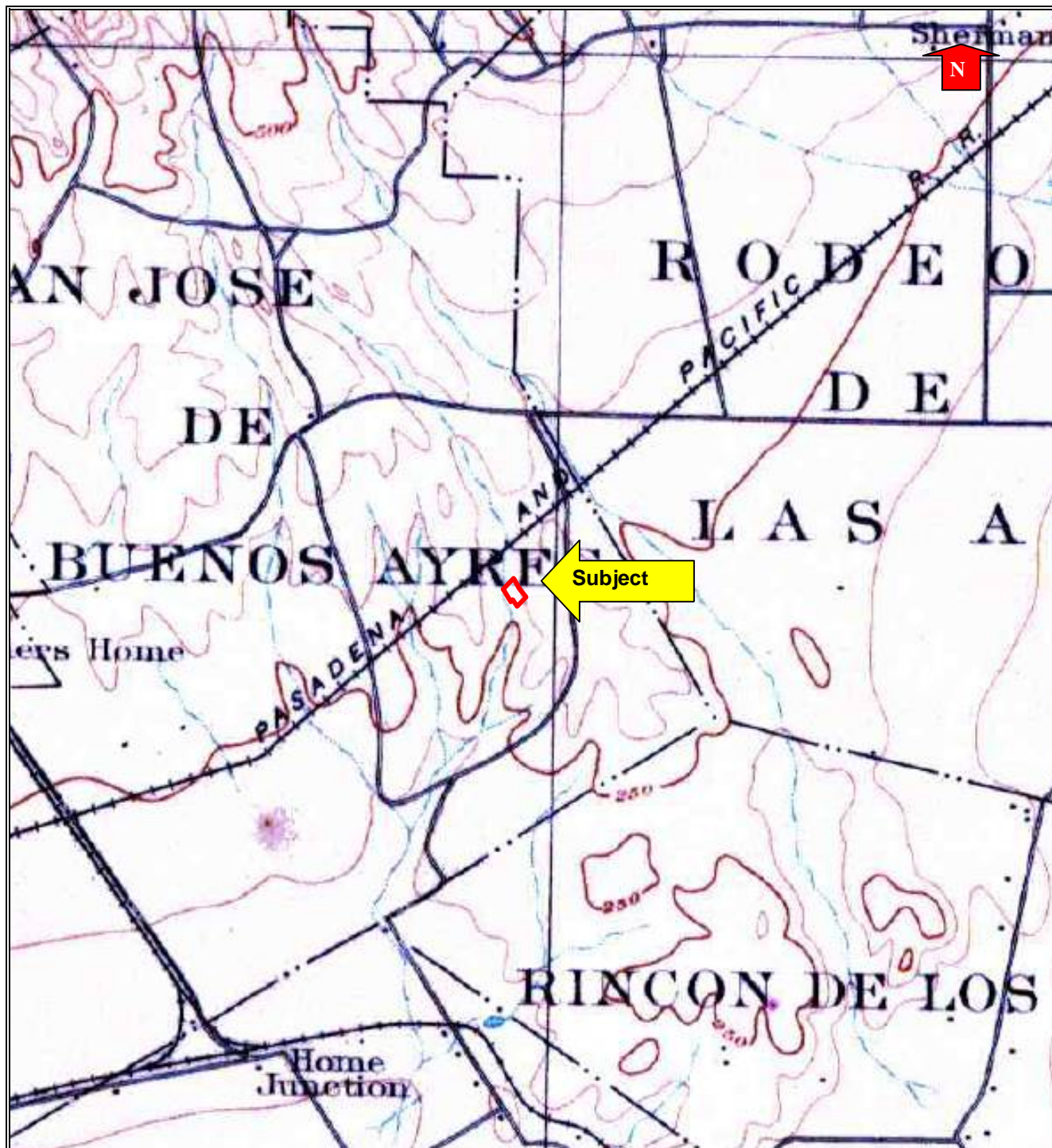


Historic USGS Topographic Map

Source: 15' USGS Quadrangle
Los Angeles, CA
Aerial Date: 1915

Project Name: Century Plaza
Los Angeles, California
Project Number: 80424697



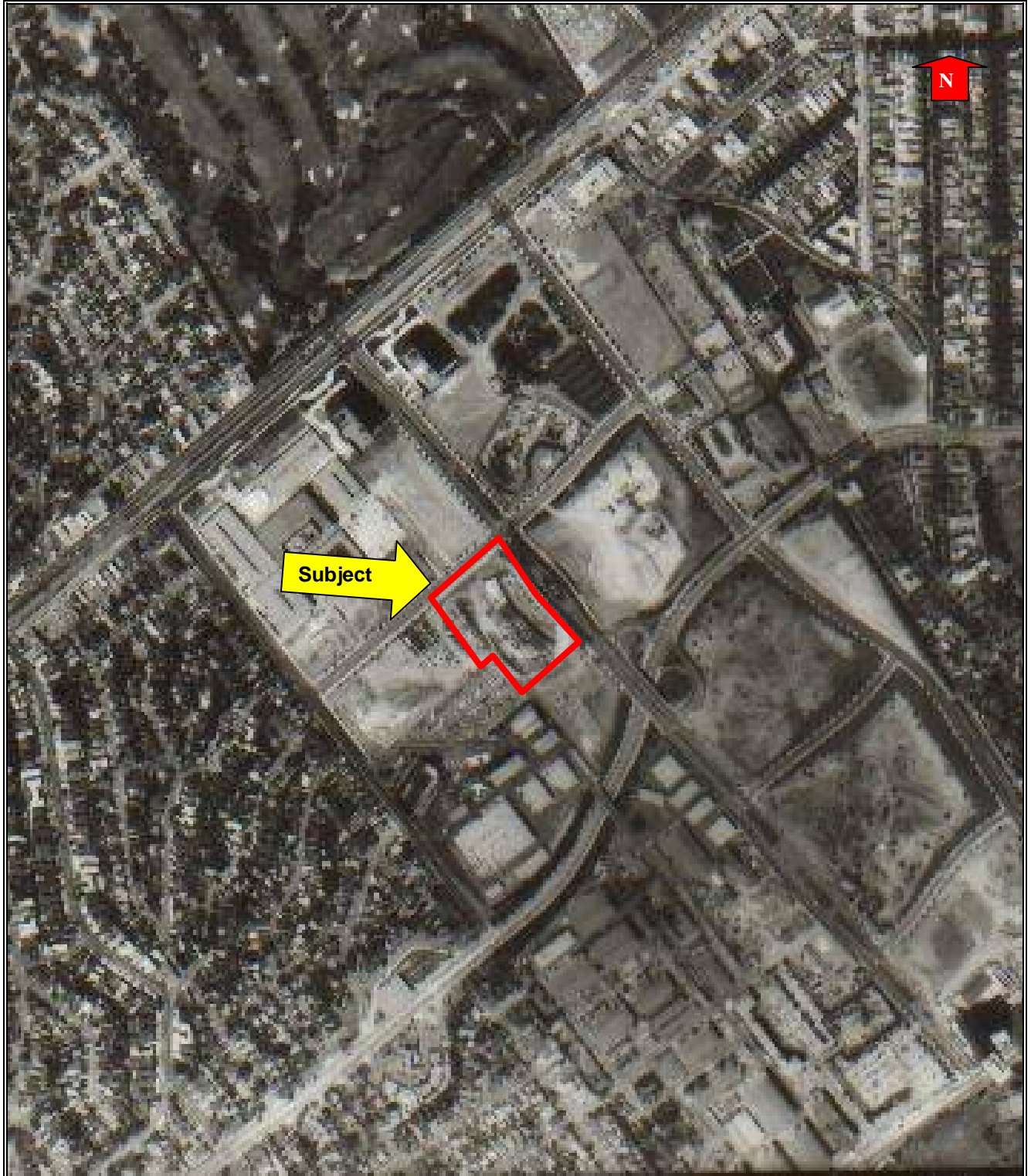


Historic USGS Topographic Map

Source: 15' USGS Quadrangle
Santa Monica, CA
Aerial Date: 1902

Project Name: Century Plaza
Los Angeles, California
Project Number: 80424697



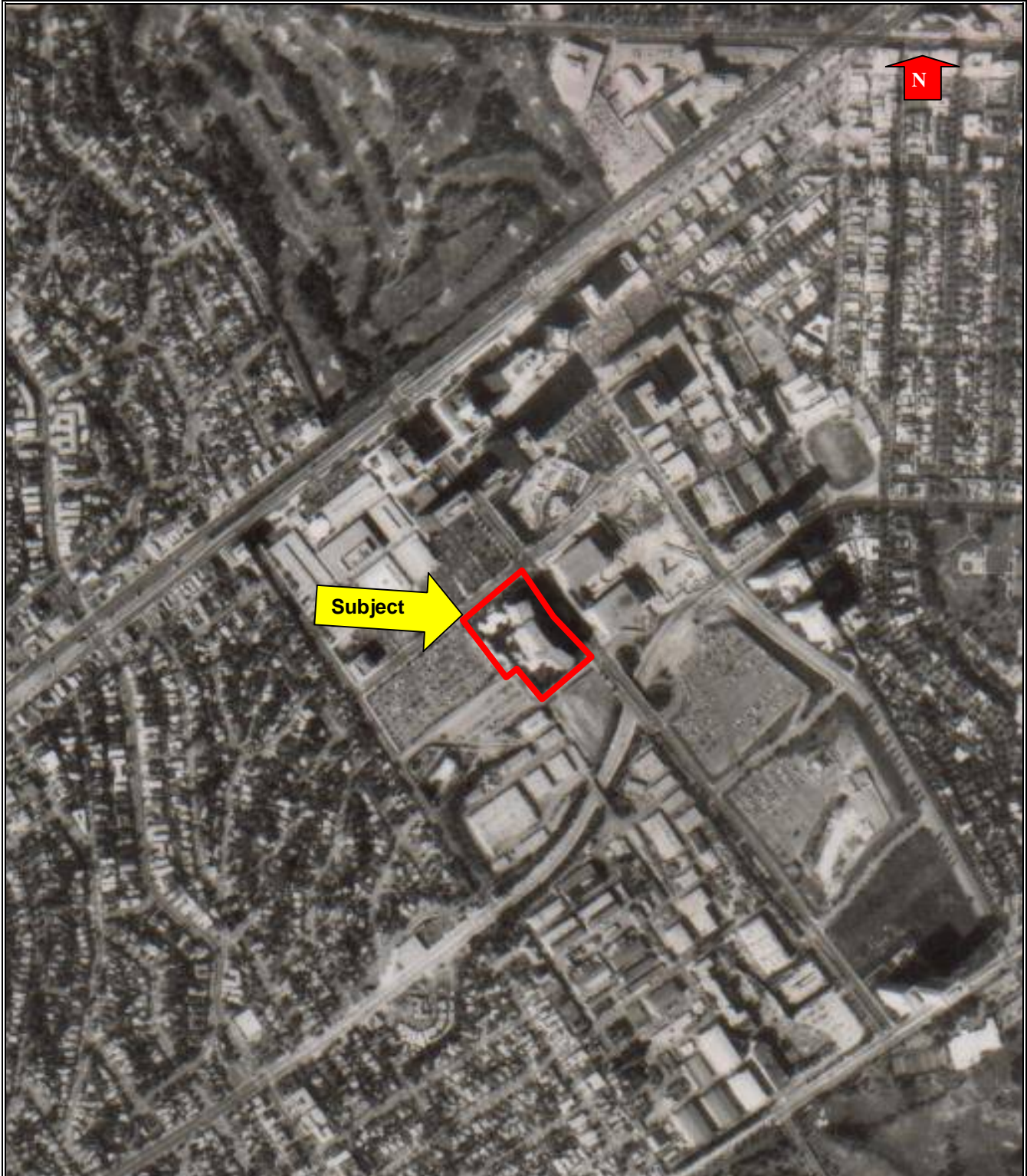


Historical Aerial Photograph
1964

Project Number: 80424697

Project Name: Century Plaza
Los Angeles, California



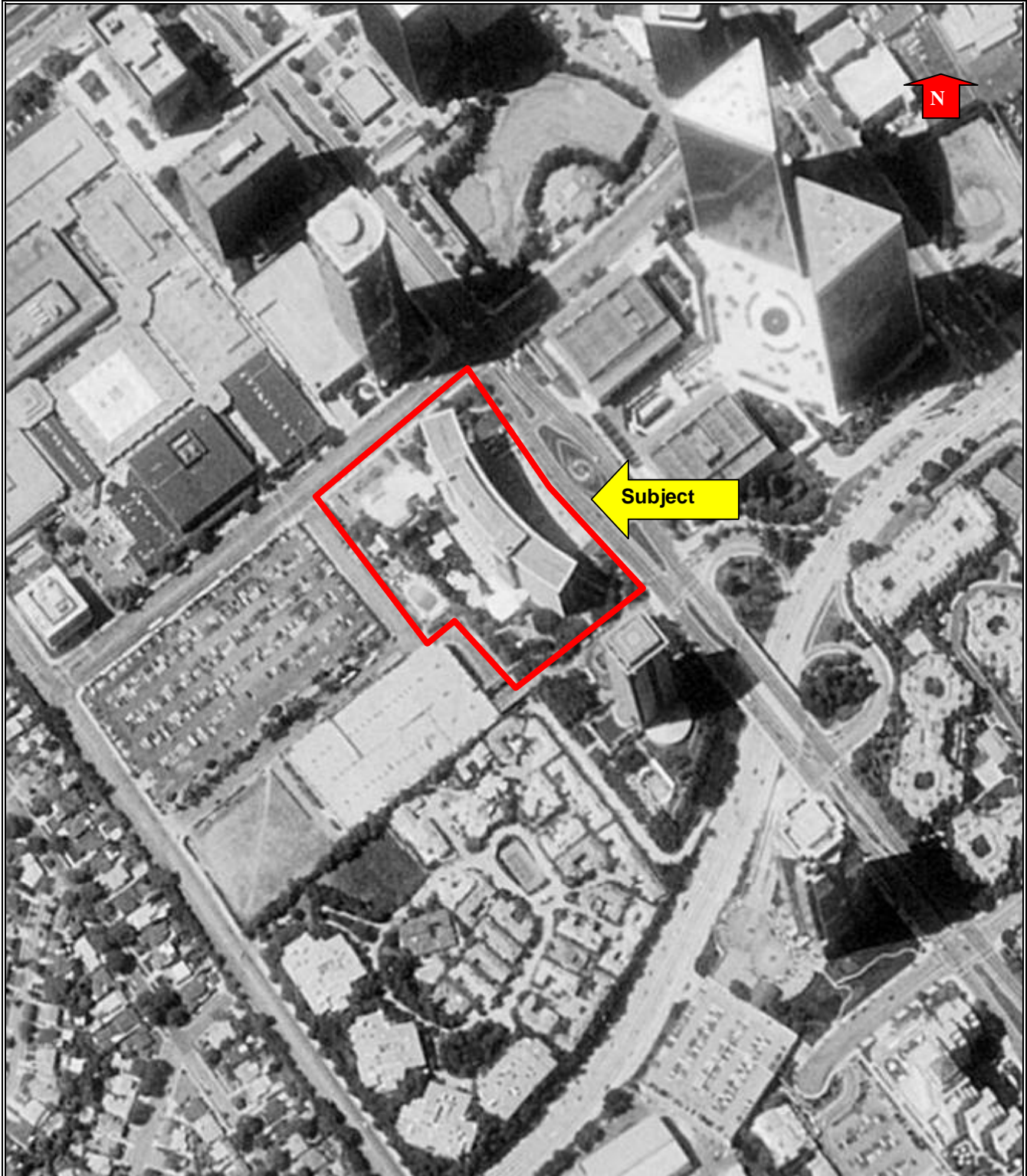


Historical Aerial Photograph
1972

Project Number: 80424697

Project Name: Century Plaza
Los Angeles, California





Historical Aerial Photograph
1994

Project Number: 80424697

Project Name: Century Plaza
Los Angeles, California





Historical Aerial Photograph 2006

Project Number: 80424697

Project Name: Century Plaza
Los Angeles, California





EDR® Environmental
Data Resources Inc

The EDR Radius Map™ Report

**Century Plaza
2025 Avenue of the Stars
Los Angeles, CA 90067**

Inquiry Number: 02195575.1r

April 15, 2008

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	6
Orphan Summary	70
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
 GeoCheck - Not Requested	
Orphan Details	OD-1

Thank you for your business.
 Please contact EDR at 1-800-352-0050
 with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2008 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2025 AVENUE OF THE STARS
LOS ANGELES, CA 90067

COORDINATES

Latitude (North): 34.057540 - 34° 3' 27.1"
Longitude (West): 118.414980 - 118° 24' 53.9"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 369409.9
UTM Y (Meters): 3769244.5
Elevation: 305 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 34118-A4 BEVERLY HILLS, CA
Most Recent Revision: 1999

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 6 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
CENTURY PLAZA HOTEL CO/C 2025 AVENUE OF THE STARS LOS ANGELES, CA 90067	SWEEPS UST	N/A
CENTURY PLAZA HOTEL 2025 AVENUE OF THE STARS LOS ANGELES, CA 90067	HAZNET HIST UST	N/A
KONICA PHOTO IMAGING INC 2025 AVE OF THE STARS LOS ANGELES, CA 90067	HAZNET	N/A
CENTURY PLAZA HOTEL & TOWER 2025-2055 AVENUE OF THE STARS LOS ANGELES, CA 90067	AIRS	N/A
CENTURY PLAZA HOTEL AND TOWER 2025 AVE OF THE STARS LOS ANGELES, CA 90067	RCRA-SQG FINDS UST	CAD040348633

EXECUTIVE SUMMARY

R DOLSON CONST CENTURY PLAZA 2025 AVENUE OF THE STARS LOS ANGELES, CA 90067	HAZNET	N/A
---	--------	-----

CENTURY PLAZA HOTEL & SPA 2025 AVENUE OF THE STARS CENTURY CITY, CA 90067	HAZNET	N/A
---	--------	-----

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL	National Priority List
Proposed NPL	Proposed National Priority List Sites
Delisted NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP	CERCLIS No Further Remedial Action Planned
LIENS 2	CERCLA Lien Information
CORRACTS	Corrective Action Report
RCRA-TSDF	RCRA - Transporters, Storage and Disposal
RCRA-LQG	RCRA - Large Quantity Generators
RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generator
RCRA-NonGen	RCRA - Non Generators
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
DOT OPS	Incident and Accident Data
US CDL	Clandestine Drug Labs
US BROWNFIELDS	A Listing of Brownfields Sites
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
LUCIS	Land Use Control Information System
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing

EXECUTIVE SUMMARY

SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
RAATS	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

HIST Cal-Sites	Historical Calsites Database
CA BOND EXP. PLAN	Bond Expenditure Plan
SCH	School Property Evaluation Program
Toxic Pits	Toxic Pits Cleanup Act Sites
SWF/LF	Solid Waste Information System
CA WDS	Waste Discharge System
WMUDS/SWAT	Waste Management Unit Database
SWRCY	Recycler Database
AOCONCERN	San Gabriel Valley Areas of Concern
AST	Aboveground Petroleum Storage Tank Facilities
LIENS	Environmental Liens Listing
CHMIRS	California Hazardous Material Incident Report System
Notify 65	Proposition 65 Records
LA Co. Site Mitigation	Site Mitigation List
DEED	Deed Restriction Listing
VCP	Voluntary Cleanup Program Properties
DRYCLEANERS	Cleaner Facilities
WIP	Well Investigation Program Case List
LOS ANGELES CO. HMS	HMS: Street Number List
CDL	Clandestine Drug Labs
RESPONSE	State Response Sites
HAULERS	Registered Waste Tire Haulers Listing

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN ODI	Report on the Status of Open Dumps on Indian Lands
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

FEDERAL RECORDS

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 09/11/2007 has revealed that there are 7 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CENTRAL PLANTS INCORPORATED	2052 CENTURY PARK EAST	1/8 - 1/4 NE	C14	16
M R INSTITUTE OF CENTURY CITY	2070 CENTURY PARK EAST	1/8 - 1/4 ENE	C19	29
CENTURY CITY HOSPITAL	2070 CENTURY PARK EAST	1/8 - 1/4 ENE	C20	30
SPERLING ISAACS EISENBERG	2080 CENTURY PARK EAST	1/8 - 1/4 ENE	24	38
PACIFIC BELL	2010 CENTURY PARK EAST	1/8 - 1/4 NE	E29	42
1900/1901 AVE OF THE STARS #67	1901 AVE OF THE STARS	1/8 - 1/4 NW	F30	46
TARR EBER AND SILVERBERG MDS	2080 CENTURY PARK E UN	1/8 - 1/4 NNE	33	49

STATE AND LOCAL RECORDS

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

A review of the Cortese list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 Cortese sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CENTRAL PLANTS, INC.	2052 CENTURY PARK	1/8 - 1/4 NE	C16	20
ARCO #1251	10350 OLYMPIC	1/4 - 1/2 SSW	I41	66
CHEVRON	9975 SANTA MONICA BLVD	1/4 - 1/2 N	42	66

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 01/07/2008 has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CENTRAL PLANTS, INC. Facility Status: Case Closed	2052 CENTURY PARK E	1/8 - 1/4 NE	C17	21
BEVERLY HILLS HIGH SCHOOL Facility Status: Leak being confirmed	241 MORENO DR	1/4 - 1/2 NE	H39	60
ARCO #1251 Facility Status: Post remedial action monitoring	10350 OLYMPIC BLVD W	1/4 - 1/2 SSW	I40	64
CHEVRON Facility Status: Case Closed	9975 SANTA MONICA BLVD	1/4 - 1/2 N	42	66

EXECUTIVE SUMMARY

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 8 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CENTURY PLAZA HOTEL	2055 AVENUE OF THE STAR	0 - 1/8 SE	8	12
STUDIO PROPERTIES CO	2121 AVENUE OF THE STAR	1/8 - 1/4 SE	D22	37
MARRIOTT CORPORATION	2151 AVENUE OF THE STAR	1/8 - 1/4 SE	G34	50

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
AP PROPERTIES LTD/C	1999 AVENUE OF THE STAR	0 - 1/8 NW	B10	14
SHUWA INVESTMENTS	1900 AVENUE OF THE STAR	0 - 1/8 NNW	B11	15
CENTURY CITY HOSPITAL	2070 CENTURY PARK EAST	1/8 - 1/4 ENE	C20	30
CENTURY PLAZA TOWERS	2049 CENTURY PARK EAST	1/8 - 1/4 NE	C21	34
SHUWA INVESTMENTS	1901 AVENUE OF THE STAR	1/8 - 1/4 NW	F31	48

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 01/07/2008 has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BEVERLY CREST CLEANERS Facility Status: Pollution Characterization	10301 SANTA MONICA BLVD	1/4 - 1/2 WNW	37	52

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 01/07/2008 has revealed that there are 7 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FOX PLAZA LLC, INC.	2121 AVENUE OF THE STAR	1/8 - 1/4 SE	D23	38
PARK HYATT LOS ANGELES	2151 AVENUE OF THE STAR	1/8 - 1/4 SE	G35	51
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
JMB/CONSTELLATION INC ET AL	1999 AVENUE OF THE STAR	0 - 1/8 NW	B9	14
SHUWA INVESTMENTS	1900 AVENUE OF THE STAR	0 - 1/8 NNW	B12	15
CENTRAL PLANTS, INC	2052 CENTURY PARK E	1/8 - 1/4 NE	C15	19
PACIFIC BELL (H2-115)	2010 CENTURY PARK E	1/8 - 1/4 NE	E27	42
SHUWA INVESTMENTS	1901 AVENUE OF THE STAR	1/8 - 1/4 NW	F32	48

EXECUTIVE SUMMARY

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 HIST UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CENTRAL PLANTS INCORPORATED	2052 CENTURY PARK EAST	1/8 - 1/4 NE	C14	16
CENTURY PLAZA TOWERS	2029/2049 CENTURY PARK	1/8 - 1/4 NE	E25	41
PACIFIC BELL	2010 CENTURY PARK EAST	1/8 - 1/4 NE	E29	42
RANCHO VALLECITO	1888 CENTURY PARK E	1/8 - 1/4 NNE	36	52

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 11 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CENTURY PLAZA HOTEL	2055 AVENUE OF THE STAR	0 - 1/8 SE	8	12
STUDIO PROPERTIES CO	2121 AVENUE OF THE STAR	1/8 - 1/4 SE	D22	37
MARRIOTT CORPORATION	2151 AVENUE OF THE STAR	1/8 - 1/4 SE	G34	50

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SHUWA INVESTMENTS	1900 AVENUE OF THE STAR	0 - 1/8 NNW	B12	15
JMB/CONSTELLATION INC ET AL	1999 AVENUE OF THE STAR	0 - 1/8 NW	B13	16
CENTRAL PLANTS, INC	2052 CENTURY PARK EAST	1/8 - 1/4 NE	C18	23
CENTURY CITY HOSPITAL	2070 CENTURY PARK EAST	1/8 - 1/4 ENE	C20	30
CENTURY PLAZA TOWERS	2049 CENTURY PARK EAST	1/8 - 1/4 NE	C21	34
PACIFIC BELL (H2-115)	2010 CENTURY PARK EAST	1/8 - 1/4 NE	E26	41
PACIFIC BELL (H2 - 115)	2010 CENTURY PARK EAST	1/8 - 1/4 NE	E28	42
SHUWA INVESTMENTS	1901 AVENUE OF THE STAR	1/8 - 1/4 NW	F32	48

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 02/26/2008 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

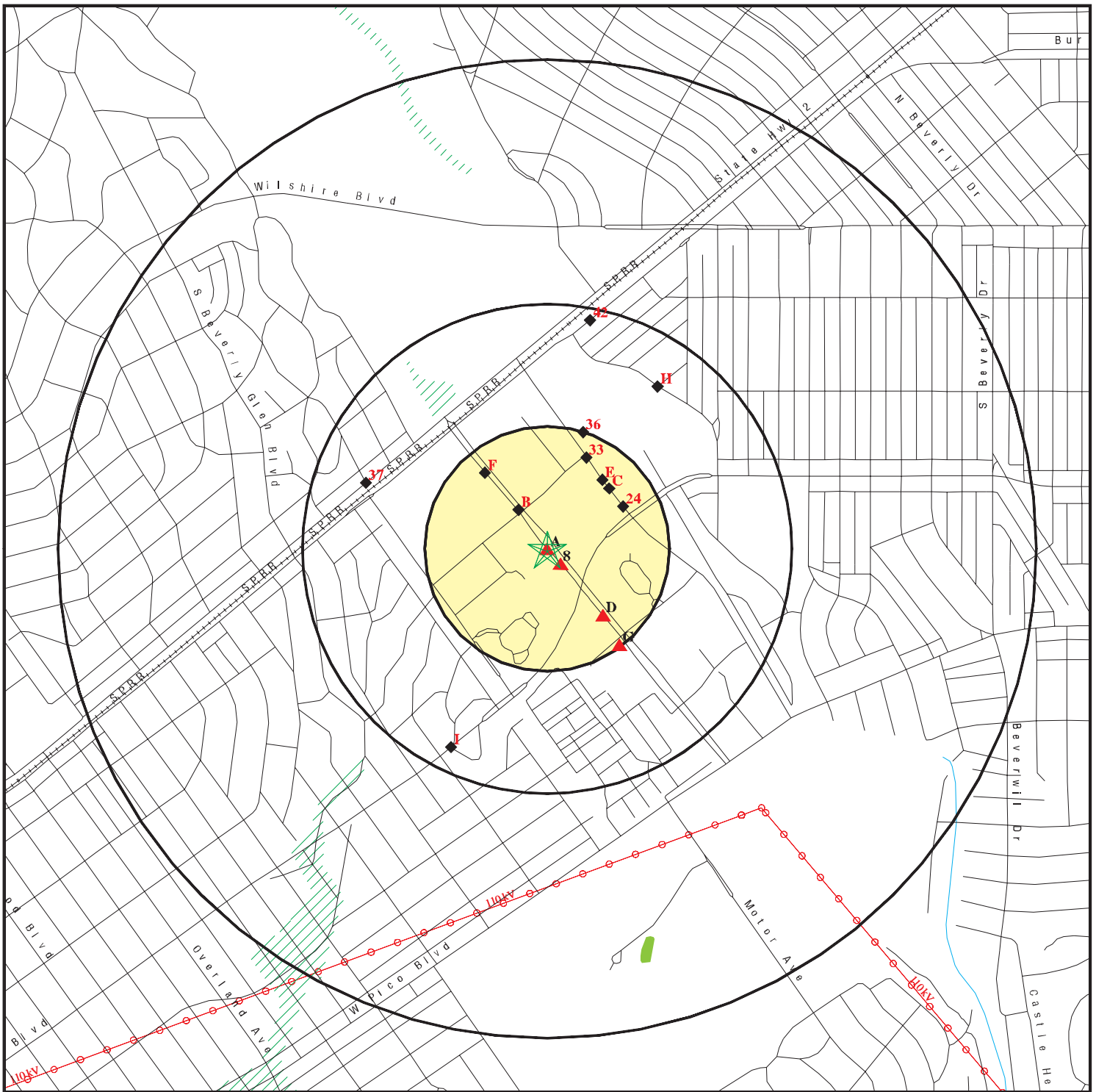
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BEVERLY HILLS HIGH SCHOOL	241 MORENO DRIVE	1/4 - 1/2 NE	H38	58
Facility Status: Inactive - Needs Evaluation				

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
UNK	CA FID UST, SWEEPS UST
BEST QUALITY CLEANERS	RCRA-SQG, FINDS, HAZNET, DRYCLEANERS
1X MCKESSON DRUG CO	HAZNET, LUST, CHMIRS
THOUSAND OAKS COUNTY 1962	SWF/LF
OLYMPIC SQUARE SHOPPING CENTER	LUST
WEST L.A. SHELL	LUST
76 PRODUCTS STATION #5210	LUST
SLOVONIAN PICNIC AREA	WMUDS/SWAT
SELBY, WALTER	WMUDS/SWAT
NORTHROP DRUM & PLAZA	HAZNET
CENTURY PARK	HAZNET
SOUTHERN CALIFORNIA GAS CO -WESTRN	RCRA-SQG, HAZNET
CENTURY CITY SHOPPING CTR	ERNS
CENTURY PARK EAST NR: OLIANE+PICO	ERNS
CENTURY CITY PARK/EAST	ERNS
CENTURY CITY PARK EAST BETWEEN OLY	ERNS
9505 S NORMANDE AVE @ CENTURY	ERNS
WORTH ST & BONNIE BRAY PLAZA TRACK	ERNS
WORTH STREET AND BONNIE BRAY PLAZA	ERNS
IMANI FE	US BROWNFIELDS
THE E.B. MALONE CORPORATION	SLIC
ECHO PARK PLAZA	SLIC

OVERVIEW MAP - 02195575.1r



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ National Priority List Sites

■ Dept. Defense Sites



■ Indian Reservations BIA

■ Areas of Concern

■ Power transmission lines

■ Oil & Gas pipelines

■ 100-year flood zone

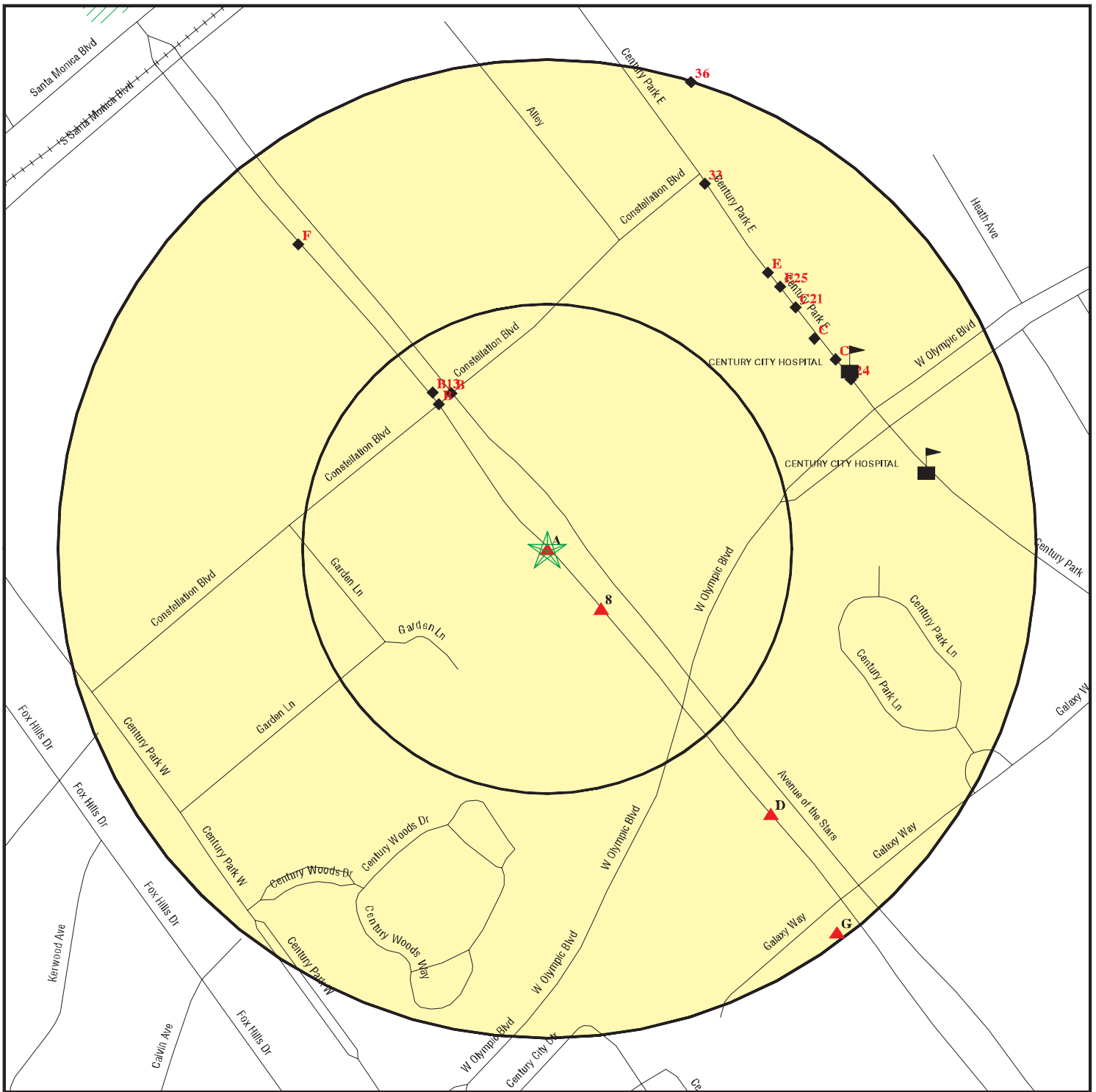
■ 500-year flood zone








■ National Wetland Inventory





SITE NAME: Century Plaza
 ADDRESS: 2025 Avenue of the Stars
 Los Angeles CA 90067
 LAT/LONG: 34.0575 / 118.4150

CLIENT: IVI Due Diligence Services Inc
 CONTACT: Sandy Smith
 INQUIRY #: 02195575.1r
 DATE: April 15, 2008 7:34 pm

DETAIL MAP - 02195575.1r



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Oil & Gas pipelines
-  100-year flood zone
-  500-year flood zone

-  Areas of Concern



SITE NAME: Century Plaza
ADDRESS: 2025 Avenue of the Stars
 Los Angeles CA 90067
LAT/LONG: 34.0575 / 118.4150

CLIENT: IVI Due Diligence Services Inc
CONTACT: Sandy Smith
INQUIRY #: 02195575.1r
DATE: April 15, 2008 7:34 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
LIENS 2		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA-TSDF		0.500	0	0	0	NR	NR	0
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG	X	0.250	0	7	NR	NR	NR	7
RCRA-CESQG		0.250	0	0	NR	NR	NR	0
RCRA-NonGen		TP	NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
US CDL		TP	NR	NR	NR	NR	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
HIST Cal-Sites		1.000	0	0	0	0	NR	0
CA BOND EXP. PLAN		1.000	0	0	0	0	NR	0
SCH		0.250	0	0	NR	NR	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
SWF/LF		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA WDS		TP	NR	NR	NR	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
Cortese		0.500	0	1	2	NR	NR	3
SWRCY		0.500	0	0	0	NR	NR	0
LUST		0.500	0	1	3	NR	NR	4
CA FID UST		0.250	3	5	NR	NR	NR	8
SLIC		0.500	0	0	1	NR	NR	1
AOCONCERN		1.000	0	0	0	0	NR	0
UST	X	0.250	2	5	NR	NR	NR	7
HIST UST	X	0.250	0	4	NR	NR	NR	4
AST		0.250	0	0	NR	NR	NR	0
LIENS		TP	NR	NR	NR	NR	NR	0
SWEEPS UST	X	0.250	3	8	NR	NR	NR	11
CHMIRS		TP	NR	NR	NR	NR	NR	0
Notify 65		1.000	0	0	0	0	NR	0
LA Co. Site Mitigation		TP	NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
LOS ANGELES CO. HMS		TP	NR	NR	NR	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
RESPONSE		1.000	0	0	0	0	NR	0
HAZNET	X	TP	NR	NR	NR	NR	NR	0
AIRS	X	TP	NR	NR	NR	NR	NR	0
HAULERS		TP	NR	NR	NR	NR	NR	0
ENVIROSTOR		1.000	0	0	1	0	NR	1
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
Target
Property **CENTURY PLAZA HOTEL CO/C**
2025 AVENUE OF THE STARS
LOS ANGELES, CA 90067

SWEEPS UST **S106924174**
N/A

Site 1 of 7 in cluster A

Actual:
305 ft.

SWEEPS UST:
Status: A
Comp Number: 6420
Number: 1
Board Of Equalization: 44-013243
Ref Date: 03-08-93
Act Date: 02-16-94
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-050-006420-000001
Actv Date: 04-20-88
Capacity: 1000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: 2

Status: A
Comp Number: 6420
Number: 1
Board Of Equalization: 44-013243
Ref Date: 03-08-93
Act Date: 02-16-94
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-050-006420-000002
Actv Date: 06-15-93
Capacity: 2000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: Not reported

A2
Target
Property **CENTURY PLAZA HOTEL**
2025 AVENUE OF THE STARS
LOS ANGELES, CA 90067

HAZNET **U001562508**
HIST UST **N/A**

Site 2 of 7 in cluster A

Actual:
305 ft.

HAZNET:
Gepaid: CAC002597284
Contact: BILL AURTHUR
Telephone: 3105513378
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: ARCADIA, CA 90067
Gen County: Los Angeles
TSD EPA ID: CAD982444481
TSD County: San Bernardino
Waste Category: Unspecified oil-containing waste
Disposal Method: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY PLAZA HOTEL (Continued)

U001562508

Tons: 0.22
Facility County: Not reported

Gepaid: CAC002585264
Contact: BILL AURTHUR
Telephone: 3102772000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: ARCADIA, CA 90067
Gen County: Los Angeles
TSD EPA ID: CAD099452708
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: Not reported
Tons: 0.2
Facility County: Not reported

HIST UST:
Region: STATE
Facility ID: 00000064935
Facility Type: Other
Other Type: HOTEL
Total Tanks: 0001
Contact Name: DAVE HOUGHTON
Telephone: 2132772000
Owner Name: CENTURY PLAZA HOTEL
Owner Address: 2025 AVENUE OF THE STARS
Owner City,St,Zip: LOS ANGELES, CA 90067

Tank Num: 001
Container Num: EST #1
Year Installed: 1980
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: 10 gauge
Leak Detection: Visual

**A3
Target
Property**

**KONICA PHOTO IMAGING INC
2025 AVE OF THE STARS
LOS ANGELES, CA 90067**

**HAZNET S105084608
N/A**

Site 3 of 7 in cluster A

**Actual:
305 ft.**

HAZNET:
Gepaid: CAC002206265
Contact: KONICA PHOTO IMAGING INC
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 725 DARLINGTON AVE
Mailing City,St,Zip: MAHWAH, NJ 074300000
Gen County: Los Angeles
TSD EPA ID: CAD093459485
TSD County: Fresno
Waste Category: Photochemicals/photoprocessing waste

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KONICA PHOTO IMAGING INC (Continued)

S105084608

Disposal Method: Recycler
Tons: .1251
Facility County: Los Angeles

A4
Target
Property

CENTURY PLAZA HOTEL & TOWER
2025-2055 AVENUE OF THE STARS
LOS ANGELES, CA 90067

AIRS **S106828304**
N/A

Site 4 of 7 in cluster A

Actual:
305 ft.

EMI:
Year: 1990
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 19693
Air District Name: SC
SIC Code: 7011
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 6
Reactive Organic Gases Tons/Yr: 5
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

A5
Target
Property

CENTURY PLAZA HOTEL AND TOWER
2025 AVE OF THE STARS
LOS ANGELES, CA 90067

RCRA-SQG **1001404361**
FINDS **CAD040348633**
UST

Site 5 of 7 in cluster A

Actual:
305 ft.

RCRA-SQG:
Date form received by agency: 03/16/1999
Facility name: CENTURY PLAZA HOTEL AND TOWER
Facility address: 2025 AVE OF THE STARS
LOS ANGELES, CA 900674701
EPA ID: CAD040348633
Contact: VINCE HART
Contact address: 2025 AVE OF THE STARS
LOS ANGELES, CA 900674701
Contact country: US
Contact telephone: (310) 551-3325
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: PIVOTAL CENTURY PLAZA HOTEL LLC

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY PLAZA HOTEL AND TOWER (Continued)

1001404361

Owner/operator address: 2415 E CAMELBACK RD NO 960
PHOENIX, AZ 85016
Owner/operator country: Not reported
Owner/operator telephone: (213) 956-7200
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
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: Unknown
Furnace exemption: Unknown
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Commercial status unknown

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D007
Waste name: CHROMIUM

Waste code: D008
Waste name: LEAD

Waste code: D039
Waste name: TETRACHLOROETHYLENE

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.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY PLAZA HOTEL AND TOWER (Continued)

1001404361

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.

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

UST:

Local Agency: Los Angeles, Los Angeles County
Facility ID: 23915

**A6
Target
Property**

**R DOLSON CONST CENTURY PLAZA
2025 AVENUE OF THE STARS
LOS ANGELES, CA 90067**

**HAZNET S103983339
N/A**

Site 6 of 7 in cluster A

**Actual:
305 ft.**

HAZNET:
Gepaid: CAP400480543
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: Not reported
Mailing City,St,Zip: 900670000
Gen County: 0
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: .2880
Facility County: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A7
Target
Property
CENTURY PLAZA HOTEL & SPA
2025 AVENUE OF THE STARS
CENTURY CITY, CA 90067

HAZNET **S103640301**
N/A

Site 7 of 7 in cluster A

Actual:
305 ft.

HAZNET:

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: AZD983473539
TSD County: 99
Waste Category: Polychlorinated biphenyls and material containing PCB's
Disposal Method: Recycler
Tons: .0300
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 67.4240
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Tons: .7655
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY PLAZA HOTEL & SPA (Continued)

S103640301

Gen County: Los Angeles
TSD EPA ID: CAD980675276
TSD County: Kern
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 699.5240
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD980675276
TSD County: Kern
Waste Category: Asbestos-containing waste
Disposal Method: Not reported
Tons: 143.2760
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access 45 additional CA_HAZNET: record(s) in the EDR Site Report.

8
SE
< 1/8
0.041 mi.
217 ft.

CENTURY PLAZA HOTEL
2025 AVENUE OF THE STARS
LOS ANGELES, CA 90067

HAZNET S101617628
CA FID UST N/A
AIRS
SWEEPS UST

Relative:
Higher

HAZNET:
Gepaid: CAC001237560
Contact: CORPORATION
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900670000
Gen County: Los Angeles
TSD EPA ID: CAT080025711
TSD County: San Bernardino
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Recycler
Tons: .1042
Facility County: Los Angeles

Actual:
306 ft.

Gepaid: CAC001237560
Contact: CORPORATION
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900670000
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY PLAZA HOTEL (Continued)

S101617628

Waste Category: Tank bottom waste
Disposal Method: Not reported
Tons: .1042
Facility County: Los Angeles

CA FID UST:

Facility ID: 19056200
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2132772000
Mail To: Not reported
Mailing Address: 2049 CENTURY PARK EAST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900670000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Facility ID: 19012758
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2132772000
Mail To: Not reported
Mailing Address: 2049 CENTURY PARK EAST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900670000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

EMI:

Year: 1987
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 19693
Air District Name: SC
SIC Code: 7011
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CENTURY PLAZA HOTEL (Continued)

S101617628

SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

SWEEPS UST:

Status: Not reported
 Comp Number: 6356
 Number: Not reported
 Board Of Equalization: 44-013243
 Ref Date: Not reported
 Act Date: Not reported
 Created Date: Not reported
 Tank Status: Not reported
 Owner Tank Id: Not reported
 Swrcb Tank Id: 19-050-006356-000001
 Actv Date: Not reported
 Capacity: 2000
 Tank Use: M.V. FUEL
 Stg: PRODUCT
 Content: DIESEL
 Number Of Tanks: 1

**B9
 NW
 < 1/8
 0.092 mi.
 486 ft.**

**JMB/CONSTELLATION INC ET AL
 1999 AVENUE OF THE STARS
 LOS ANGELES, CA 90067**

**UST U003879579
 N/A**

Site 1 of 5 in cluster B

**Relative:
 Lower**

UST:
 Local Agency: Los Angeles, Los Angeles County
 Facility ID: 25037

**Actual:
 294 ft.**

**B10
 NW
 < 1/8
 0.092 mi.
 486 ft.**

**AP PROPERTIES LTD/C
 1999 AVENUE OF THE STARS
 LOS ANGELES, CA 90067**

**CA FID UST S101587988
 AIRS N/A**

Site 2 of 5 in cluster B

**Relative:
 Lower**

CA FID UST:
 Facility ID: 19056220
 Regulated By: UTKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2130000000
 Mail To: Not reported
 Mailing Address: 1999 AVENUE OF THE STARS
 Mailing Address 2: Not reported
 Mailing City, St, Zip: LOS ANGELES 900670000
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

**Actual:
 294 ft.**

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

AP PROPERTIES LTD/C (Continued)

S101587988

EMI:

Year:	1990
Carbon Monoxide Emissions Tons/Yr:	19
Air Basin:	SC
Facility ID:	74406
Air District Name:	SC
SIC Code:	8742
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0

B11
NNW
 < 1/8
 0.093 mi.
 492 ft.

SHUWA INVESTMENTS
1900 AVENUE OF THE STARS
LOS ANGELES, CA 90067

CA FID UST S101583666
N/A

Site 3 of 5 in cluster B

Relative:
Lower

CA FID UST:

Facility ID:	19005367
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	UNK
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900670000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

Actual:
291 ft.

B12
NNW
 < 1/8
 0.093 mi.
 492 ft.

SHUWA INVESTMENTS
1900 AVENUE OF THE STARS
LOS ANGELES, CA 90067

UST U003780095
SWEEPS UST N/A

Site 4 of 5 in cluster B

Relative:
Lower

UST:

Local Agency:	Los Angeles, Los Angeles County
Facility ID:	23571

Actual:
291 ft.

SWEEPS UST:

Status:	A
---------	---

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHUWA INVESTMENTS (Continued)

U003780095

Comp Number: 7919
Number: 1
Board Of Equalization: Not reported
Ref Date: 03-08-93
Act Date: 02-16-94
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: 7919
Swrcb Tank Id: 19-050-007919-000001
Actv Date: 03-08-93
Capacity: 2000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: 1

**B13
NW
< 1/8
0.099 mi.
522 ft.**

**JMB/CONSTELLATION INC ET AL
1999 AVENUE OF THE STARS 3120
LOS ANGELES, CA 90067
Site 5 of 5 in cluster B**

**SWEEPS UST S106927828
N/A**

**Relative:
Lower**

SWEEPS UST:
Status: A
Comp Number: 6421
Number: 1
Board Of Equalization: Not reported
Ref Date: 08-27-93
Act Date: 03-18-94
Created Date: 02-29-88
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: Not reported
Actv Date: Not reported
Capacity: Not reported
Tank Use: Not reported
Stg: Not reported
Content: Not reported
Number Of Tanks: Not reported

**Actual:
292 ft.**

**C14
NE
1/8-1/4
0.174 mi.
918 ft.**

**CENTRAL PLANTS INCORPORATED
2052 CENTURY PARK EAST
LOS ANGELES, CA 90067
Site 1 of 8 in cluster C**

**RCRA-SQG 1000172457
FINDS CAT000623942
HAZNET
HIST UST**

**Relative:
Lower**

RCRA-SQG:
Date form received by agency: 03/04/1999
Facility name: CENCITY ASC CENTURY CTY CNTRL PLT
Site name: CENTRAL PLANTS, INC. CENTURY CITY FACILI
Facility address: 2052 CENTURY PK EAST
LOS ANGELES, CA 90067
EPA ID: CAT000623942
Contact: STANLEY ZISON
Contact address: Not reported
Not reported

**Actual:
275 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL PLANTS INCORPORATED (Continued)

1000172457

Contact country: Not reported
Contact telephone: (213) 895-5676
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

Handler Activities Summary:

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

Historical Generators:

Date form received by agency: 09/01/1996
Facility name: CENCITY ASC CENTURY CTY CNTRL PLT
Classification: Small Quantity Generator

Date form received by agency: 04/06/1990
Facility name: CENCITY ASC CENTURY CTY CNTRL PLT
Site name: PACIFIC ENERGY/CENTURY CITY PLANT
Classification: Large Quantity Generator

Date form received by agency: 08/18/1980
Facility name: CENCITY ASC CENTURY CTY CNTRL PLT
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AFS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL PLANTS INCORPORATED (Continued)

1000172457

redesign to support facility operating permits required under Title V of the Clean Air Act.

California - Hazardous Waste Tracking System - Datamart

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Gepaid: CAT000623942
Contact: TINA HEATH/PRIN ENV SPECIALIST
Telephone: 2132443059
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 555 W FIFTH ST 27D2
Mailing City,St,Zip: LOS ANGELES, CA 900131011
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 33.71
Facility County: Not reported

Gepaid: CAT000623942
Contact: TINA HEATH/PRIN ENV SPECIALIST
Telephone: 2132443059
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 555 W FIFTH ST 27D2
Mailing City,St,Zip: LOS ANGELES, CA 900131011
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 33.71
Facility County: Not reported

HIST UST:

Region: STATE
Facility ID: 00000007818
Facility Type: Other
Other Type: DISTRICT HTG/COOLING
Total Tanks: 0004
Contact Name: DANIEL G. HERNANDEZ
Telephone: 2138790110

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL PLANTS INCORPORATED (Continued)

1000172457

Owner Name: CENTRAL PLANTS, INC.
Owner Address: 6055 E. WASHINGTON BLVD.
Owner City,St,Zip: COMMERCE, CA 90010

Tank Num: 001
Container Num: 1
Year Installed: 1965
Tank Capacity: 00040000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: 5/8 inches
Leak Detection: Pressure Test

Tank Num: 002
Container Num: 2
Year Installed: 1965
Tank Capacity: 00040000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: 5/8 inches
Leak Detection: Pressure Test

Tank Num: 003
Container Num: 3
Year Installed: 1972
Tank Capacity: 00040000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: 3/8 inches
Leak Detection: Pressure Test

Tank Num: 004
Container Num: FOUR
Year Installed: 1965
Tank Capacity: 00001700
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Tank Construction: 3/16 inches
Leak Detection: Pressure Test

C15
NE
1/8-1/4
0.174 mi.
918 ft.

CENTRAL PLANTS,INC
2052 CENTURY PARK E
LOS ANGELES, CA 90067
Site 2 of 8 in cluster C

UST U003879410
N/A

Relative:
Lower

UST:
Local Agency: Los Angeles, Los Angeles County
Facility ID: 25054

Actual:
275 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C16
NE
1/8-1/4
0.174 mi.
918 ft.

CENTRAL PLANTS, INC.
2052 CENTURY PARK
LOS ANGELES, CA 90067

HAZNET **S103640732**
Cortese **N/A**

Site 3 of 8 in cluster C

Relative:
Lower

HAZNET:

Gepaid: CAT000623942
Contact: CENTRAL PLANTS INC
Telephone: 2132444195
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 30900
Mailing City,St,Zip: LOS ANGELES, CA 900300900
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 5.0568
Facility County: Los Angeles

Actual:
275 ft.

Gepaid: CAT000623942
Contact: CENTRAL PLANTS INC
Telephone: 2132444195
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 30900
Mailing City,St,Zip: LOS ANGELES, CA 900300900
Gen County: Los Angeles
TSD EPA ID: CAD008252405
TSD County: Los Angeles
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: .4586
Facility County: Los Angeles

Gepaid: CAT000623942
Contact: CENTRAL PLANTS INC
Telephone: 2132444195
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 30900
Mailing City,St,Zip: LOS ANGELES, CA 900300900
Gen County: Los Angeles
TSD EPA ID: CAT080011059
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 5.6295
Facility County: Los Angeles

Gepaid: CAT000623942
Contact: CENTRAL PLANTS INC
Telephone: 2132444195
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 30900
Mailing City,St,Zip: LOS ANGELES, CA 900300900

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CENTRAL PLANTS, INC. (Continued)

S103640732

Gen County: Los Angeles
 TSD EPA ID: CAT080013352
 TSD County: Los Angeles
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Tons: 2.5437
 Facility County: Los Angeles

Gepaid: CAT000623942
 Contact: CENTRAL PLANTS INC
 Telephone: 2132444195
 Facility Addr2: Not reported
 Mailing Name: Not reported
 Mailing Address: PO BOX 30900
 Mailing City,St,Zip: LOS ANGELES, CA 900300900
 Gen County: Los Angeles
 TSD EPA ID: NVT330010000
 TSD County: 99
 Waste Category: Other organic solids
 Disposal Method: Not reported
 Tons: .1000
 Facility County: Los Angeles

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

Cortese:
 Region: CORTESE
 Facility Addr2: Not reported

C17
NE
1/8-1/4
0.174 mi.
918 ft.

CENTRAL PLANTS, INC.
2052 CENTURY PARK E
CENTURY CITY, CA 90067

Site 4 of 8 in cluster C

LUST S101296952
N/A

Relative:
Lower

LUST:
 Region: STATE
 Case Type: Soil only
 Cross Street: OLYMPIC BLVD
 Enf Type: Not reported
 Funding: Not reported
 How Discovered: Not reported
 How Stopped: Not reported
 Leak Cause: UNK
 Leak Source: Tank
 Global Id: T0603701214
 Stop Date: Not reported
 Confirm Leak: Not reported
 Workplan: Not reported
 Prelim Assess: Not reported
 Pollution Char: 1990-04-18 00:00:00
 Remed Plan: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 1998-07-10 00:00:00
 Discover Date: Not reported

Actual:
275 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL PLANTS, INC. (Continued)

S101296952

Enforcement Dt: Not reported
Release Date: 1990-05-11 00:00:00
Review Date: 1998-07-10 00:00:00
Enter Date: 1990-05-16 00:00:00
MTBE Date: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Max MTBE GW ppb: Not reported
Max MTBE Soil ppb: Not reported
County: 19
Org Name: Not reported
Reg Board: Los Angeles Region
Status: Case Closed
Chemical: NNPETD
Contact Person: Not reported
Responsible Party: CENTRAL PLANTS, INC.
RP Address: 2052 CENTURY PARK EAST, LOS ANGELES, 90067
Interim: Not reported
Oversight Prgm: LUST
MTBE Class: *
MTBE Conc: 0
MTBE Fuel: 0
MTBE Tested: Not Required to be Tested.
Staff: YR
Staff Initials: HRQ
Lead Agency: Local Agency
Local Agency: 19050
Hydr Basin #: SAN FERNANDO VALLEY
Beneficial: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Local Case #: Not reported
Case Number: 900670025
Qty Leaked: Not reported
Abate Method: Not reported
Operator: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary: Not reported

LUST:

Region: 4
Staff: UNK
County: Los Angeles
Local Agency: 19050
Lead Agency: Local Agency
Case Type: Soil
Status: Case Closed
Substance: Gasoline
Cross Street: OLYMPIC BLVD
Global ID: T0603701214
Enforcement Type: Not reported
Date Leak Discovered: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CENTRAL PLANTS, INC. (Continued)

S101296952

Date Leak Record Entered: 5/16/1990
 How Leak Discovered: Not reported
 How Leak Stopped: Not reported
 Cause of Leak: UNK
 Leak Source: Tank
 Date Leak Stopped: Not reported
 Date Confirmation Began: Not reported
 Operator: Not reported
 Water System: Not reported
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 4655.1338734873960910053548002
 Abatement Method Used at the Site: Not reported
 Source of Cleanup Funding: Not reported
 Date Leak First Reported: 5/11/1990
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: 4/18/1990
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: 7/10/1998
 Date Case Last Changed on Database: 7/10/1998
 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
 Regional Board: 04
 Owner Contact: Not reported
 Responsible Party: CENTRAL PLANTS, INC.
 RP Address: 2052 CENTURY PARK EAST, LOS ANGELES, 90067
 Program: LUST
 Lat/Long: 34.0594457 / -1
 Local Agency Staff: PEJ
 Beneficial Use: Not reported
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Suspended: Not reported
 Local Case No: Not reported
 Substance Quantity: Not reported
 Assigned Name: Not reported
 W Global ID: Not reported
 Summary: Not reported

C18
NE
1/8-1/4
0.174 mi.
918 ft.

CENTRAL PLANTS, INC
2052 CENTURY PARK EAST
CENTURY CITY, CA 90067
Site 5 of 8 in cluster C

AIRS S105939505
SWEEPS UST N/A

Relative:
Lower

EMI:
 Year: 1987
 Carbon Monoxide Emissions Tons/Yr: 19
 Air Basin: SC
 Facility ID: 11034

Actual:
275 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL PLANTS, INC (Continued)

S105939505

Air District Name: SC
SIC Code: 4961
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 18
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 14
NOX - Oxides of Nitrogen Tons/Yr: 84
SOX - Oxides of Sulphur Tons/Yr: 7
Particulate Matter Tons/Yr: 3
Part. Matter 10 Micrometers & Smlr Tons/Yr: 3

Year: 1990
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 11034
Air District Name: SC
SIC Code: 4961
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 15
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 21
NOX - Oxides of Nitrogen Tons/Yr: 50
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 2
Part. Matter 10 Micrometers & Smlr Tons/Yr: 2

Year: 1993
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 11034
Air District Name: SC
SIC Code: 4961
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 15
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 56
NOX - Oxides of Nitrogen Tons/Yr: 34
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 2
Part. Matter 10 Micrometers & Smlr Tons/Yr: 2

Year: 1995
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 11034
Air District Name: SC
SIC Code: 4961
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 15

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL PLANTS, INC (Continued)

S105939505

Reactive Organic Gases Tons/Yr:	3
Carbon Monoxide Emissions Tons/Yr:	56
NOX - Oxides of Nitrogen Tons/Yr:	34
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	2
Part. Matter 10 Micrometers & Smlr Tons/Yr:	2
Year:	1996
Carbon Monoxide Emissions Tons/Yr:	19
Air Basin:	SC
Facility ID:	11034
Air District Name:	SC
SIC Code:	4961
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	27
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	106
NOX - Oxides of Nitrogen Tons/Yr:	60
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	3
Part. Matter 10 Micrometers & Smlr Tons/Yr:	3
Year:	1997
Carbon Monoxide Emissions Tons/Yr:	19
Air Basin:	SC
Facility ID:	11034
Air District Name:	SC
SIC Code:	4961
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	16
Reactive Organic Gases Tons/Yr:	3
Carbon Monoxide Emissions Tons/Yr:	94
NOX - Oxides of Nitrogen Tons/Yr:	83
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	2
Part. Matter 10 Micrometers & Smlr Tons/Yr:	2
Year:	1998
Carbon Monoxide Emissions Tons/Yr:	19
Air Basin:	SC
Facility ID:	11034
Air District Name:	SC
SIC Code:	4961
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	19
Reactive Organic Gases Tons/Yr:	3
Carbon Monoxide Emissions Tons/Yr:	94
NOX - Oxides of Nitrogen Tons/Yr:	83
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	2
Part. Matter 10 Micrometers & Smlr Tons/Yr:	2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL PLANTS, INC (Continued)

S105939505

Year: 1999
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 11034
Air District Name: SC
SIC Code: 4961
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 16
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 94
NOX - Oxides of Nitrogen Tons/Yr: 83
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 2
Part. Matter 10 Micrometers & Smlr Tons/Yr: 2

Year: 2000
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 11034
Air District Name: SC
SIC Code: 4961
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 16
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 94
NOX - Oxides of Nitrogen Tons/Yr: 83
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 2
Part. Matter 10 Micrometers & Smlr Tons/Yr: 2

Year: 2001
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 11034
Air District Name: SC
SIC Code: 4961
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Y
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 9
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 18
NOX - Oxides of Nitrogen Tons/Yr: 8
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 2
Part. Matter 10 Micrometers & Smlr Tons/Yr: 2

Year: 2002
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 11034
Air District Name: SC
SIC Code: 4961

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL PLANTS, INC (Continued)

S105939505

Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 6
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 19
NOX - Oxides of Nitrogen Tons/Yr: 16
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 2
Part. Matter 10 Micrometers & Smlr Tons/Yr: 2

Year: 2003

Carbon Monoxide Emissions Tons/Yr: 19

Air Basin: SC

Facility ID: 11034

Air District Name: SC

SIC Code: 4961

Air District Name: SOUTH COAST AQMD

Community Health Air Pollution Info System: Not reported

Consolidated Emission Reporting Rule: Not reported

Total Organic Hydrocarbon Gases Tons/Yr: 6

Reactive Organic Gases Tons/Yr: 3

Carbon Monoxide Emissions Tons/Yr: 19

NOX - Oxides of Nitrogen Tons/Yr: 16

SOX - Oxides of Sulphur Tons/Yr: 0

Particulate Matter Tons/Yr: 2

Part. Matter 10 Micrometers & Smlr Tons/Yr: 2

Year: 2004

Carbon Monoxide Emissions Tons/Yr: 19

Air Basin: SC

Facility ID: 11034

Air District Name: SC

SIC Code: 4961

Air District Name: SOUTH COAST AQMD

Community Health Air Pollution Info System: Y

Consolidated Emission Reporting Rule: Not reported

Total Organic Hydrocarbon Gases Tons/Yr: 6.1706885

Reactive Organic Gases Tons/Yr: 1.6

Carbon Monoxide Emissions Tons/Yr: 19.4661605

NOX - Oxides of Nitrogen Tons/Yr: 15.69641199

SOX - Oxides of Sulphur Tons/Yr: 0.142258928

Particulate Matter Tons/Yr: 1.7588086

Part. Matter 10 Micrometers & Smlr Tons/Yr: 1.75

SWEEPS UST:

Status: A
Comp Number: 884
Number: 9
Board Of Equalization: 44-011465
Ref Date: 01-20-93
Act Date: 03-15-94
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-050-000884-000001
Actv Date: 04-20-88

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL PLANTS, INC (Continued)

S105939505

Capacity: 40000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: 4

Status: A
Comp Number: 884
Number: 9
Board Of Equalization: 44-011465
Ref Date: 01-20-93
Act Date: 03-15-94
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-050-000884-000002
Actv Date: 04-20-88
Capacity: 40000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: Not reported

Status: A
Comp Number: 884
Number: 9
Board Of Equalization: 44-011465
Ref Date: 01-20-93
Act Date: 03-15-94
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-050-000884-000003
Actv Date: 04-20-88
Capacity: 40000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: Not reported

Status: A
Comp Number: 884
Number: 9
Board Of Equalization: 44-011465
Ref Date: 01-20-93
Act Date: 03-15-94
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-050-000884-000004
Actv Date: 04-20-88
Capacity: 1700
Tank Use: OIL
Stg: W
Content: WASTE OIL
Number Of Tanks: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C19
ENE
1/8-1/4
0.177 mi.
932 ft.

M R INSTITUTE OF CENTURY CITY
2070 CENTURY PARK EAST
LOS ANGELES, CA 90067

RCRA-SQG 1000857639
FINDS CAD983670829

Site 6 of 8 in cluster C

Relative:
Lower

RCRA-SQG:

Date form received by agency: 07/07/1993

Facility name: M R INSTITUTE OF CENTURY CITY

Facility address: 2070 CENTURY PARK EAST

LOBBY LEVEL

LOS ANGELES, CA 90067

EPA ID: CAD983670829

Mailing address: CENTURY PARK EAST

LOBBY LEVEL

LOS ANGELES, CA 90067

Contact: JANET VAN CLEAVE

Contact address: 2070 CENTURY PARK EAST LOBBY LEVEL

LOS ANGELES, CA 90067

Contact country: US

Contact telephone: (310) 201-6162

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: MOBILE M R INC

Owner/operator address: 27285 LAS RAMBLAS STE 180
MISSION VIEJO, CA 92691

Owner/operator country: Not reported

Owner/operator telephone: (714) 582-9200

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown

Mixed waste (haz. and radioactive): Unknown

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: Unknown

Furnace exemption: Unknown

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

Off-site waste receiver: Commercial status unknown

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M R INSTITUTE OF CENTURY CITY (Continued)

1000857639

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

C20
ENE
1/8-1/4
0.177 mi.
935 ft.

CENTURY CITY HOSPITAL
2070 CENTURY PARK EAST
LOS ANGELES, CA 90067

Site 7 of 8 in cluster C

RCRA-SQG **1000422691**
FINDS **CAD982519365**
HAZNET
CA FID UST
SWEEPS UST

Relative:
Lower

RCRA-SQG:

Date form received by agency: 06/29/2005

Facility name: CENTURY CITY DOCTORS HOSPITAL

Facility address: 2070 E CENTURY PARK
LOS ANGELES, CA 90067

EPA ID: CAD982519365

Contact: GILDA SEREBRAKIAN

Contact address: 2070 E CENTURY PARK
LOS ANGELES, CA 90067

Contact country: US

Contact telephone: 310-772-4915

Contact email: GILDA.SEREBRAKIAN@CCDOCTORSHOSPITAL.COM

EPA Region: 09

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: CENTURY CITY MEDICAL PLAZA

Owner/operator address: 2080 E CENTURY PARK
LOS ANGELES, CA 90067

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 10/15/1972

Owner/Op end date: Not reported

Owner/operator name: SALUS SURGICAL GROUP LLC

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: 07/30/2004

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY CITY HOSPITAL (Continued)

1000422691

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
Off-site waste receiver: Commercial status unknown

Historical Generators:

Date form received by agency: 04/24/1992
Facility name: CENTURY CITY DOCTORS HOSPITAL
Site name: CENTURY CITY HOSPITAL
Classification: Small Quantity Generator

Hazardous Waste Summary:

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

Waste code: 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.

Waste code: D008
Waste name: LEAD

Waste code: D009
Waste name: MERCURY

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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY CITY HOSPITAL (Continued)

1000422691

NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: U022
Waste name: BENZO[A]PYRENE

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

California - Hazardous Waste Tracking System - Datamart

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Gepaid: CAD982519365
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2070 CENTURY PARK E
Mailing City,St,Zip: LOS ANGELES, CA 900672000
Gen County: Los Angeles
TSD EPA ID: TND991279480
TSD County: 99
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Not reported
Tons: .4586
Facility County: Los Angeles

Gepaid: CAD982519365
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2070 CENTURY PARK E
Mailing City,St,Zip: LOS ANGELES, CA 900672000
Gen County: Los Angeles
TSD EPA ID: TND991279480
TSD County: 99
Waste Category: Not reported
Disposal Method: Not reported
Tons: .4586
Facility County: Los Angeles

Gepaid: CAD982519365

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY CITY HOSPITAL (Continued)

1000422691

Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2070 CENTURY PARK E
Mailing City,St,Zip: LOS ANGELES, CA 900672000
Gen County: Los Angeles
TSD EPA ID: TND991279480
TSD County: 99
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Not reported
Tons: .2293
Facility County: Los Angeles

Gepaid: CAD982519365
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2070 CENTURY PARK E
Mailing City,St,Zip: LOS ANGELES, CA 900672000
Gen County: Los Angeles
TSD EPA ID: TND991279480
TSD County: 99
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Not reported
Tons: 2.2722
Facility County: Los Angeles

Gepaid: CAD982519365
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2070 CENTURY PARK E
Mailing City,St,Zip: LOS ANGELES, CA 900672000
Gen County: Los Angeles
TSD EPA ID: CAD008252405
TSD County: Los Angeles
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: 3.1395
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.

CA FID UST:

Facility ID: 19008468
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2135536211
Mail To: Not reported
Mailing Address: 2080 CENTURY PARK EAST
Mailing Address 2: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY CITY HOSPITAL (Continued)

1000422691

Mailing City,St,Zip: LOS ANGELES 900670000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

SWEEPS UST:

Status: A
Comp Number: 5130
Number: 6
Board Of Equalization: Not reported
Ref Date: 02-25-93
Act Date: 02-25-93
Created Date: 02-29-88
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: Not reported
Actv Date: Not reported
Capacity: Not reported
Tank Use: Not reported
Stg: Not reported
Content: Not reported
Number Of Tanks: Not reported

**C21
NE
1/8-1/4
0.177 mi.
936 ft.**

**CENTURY PLAZA TOWERS
2049 CENTURY PARK EAST
LOS ANGELES, CA 90067**

**HAZNET S101617629
CA FID UST N/A
CA WDS
SWEEPS UST**

Site 8 of 8 in cluster C

**Relative:
Lower**

HAZNET:
Gepaid: CAL000171141
Contact: CHRIS DANIEL-CHIEF ENGINEER
Telephone: 3102267400
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2049 CENTURY PARK EAST STE 2600
Mailing City,St,Zip: LOS ANGELES, CA 900673283
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.45
Facility County: Not reported

**Actual:
277 ft.**

Gepaid: CAL000171141
Contact: CHRIS DANIEL-CHIEF ENGINEER
Telephone: 3102267400
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2049 CENTURY PARK EAST STE 2600
Mailing City,St,Zip: LOS ANGELES, CA 900673283
Gen County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY PLAZA TOWERS (Continued)

S101617629

TSD EPA ID: AZ0000337360
TSD County: 99
Waste Category: Polychlorinated biphenyls and material containing PCB's
Disposal Method: Recycler
Tons: 0.32
Facility County: Los Angeles

Gepaid: CAL000110910
Contact: ROD STEENSEN/CHIEF ENGIN
Telephone: 3105528182
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 6701 CENTER DR W STE 1450
Mailing City,St,Zip: LOS ANGELES, CA 900451558
Gen County: Los Angeles
TSD EPA ID: CAD008252405
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Recycler
Tons: 0.04
Facility County: Los Angeles

Gepaid: CAL000110910
Contact: ROD STEENSEN/CHIEF ENGIN
Telephone: 3105528182
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 6701 CENTER DR W STE 1450
Mailing City,St,Zip: LOS ANGELES, CA 900451558
Gen County: Los Angeles
TSD EPA ID: CAD008252405
TSD County: Los Angeles
Waste Category: Aqueous solution with 10% or more total organic residues
Disposal Method: Recycler
Tons: 0.03
Facility County: Los Angeles

Gepaid: CAL000110910
Contact: ROD STEENSEN/CHIEF ENGIN
Telephone: 3105528182
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 6701 CENTER DR W STE 1450
Mailing City,St,Zip: LOS ANGELES, CA 900451558
Gen County: Los Angeles
TSD EPA ID: CAD008252405
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Not reported
Tons: 0.02
Facility County: Los Angeles

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

CA FID UST:
Facility ID: 19055541

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY PLAZA TOWERS (Continued)

S101617629

Regulated By: UTNKA
Regulated ID: 00050757
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2135528100
Mail To: Not reported
Mailing Address: 2049 CENTURY PK EAST-SUIT
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900670000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Facility ID: 19026064
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2135528151
Mail To: Not reported
Mailing Address: 2049 CENTURY PARK EAST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900670000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CA WDS:

Facility ID: Los Angeles River 196000408
Facility Type: Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAG994004 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 4
Facility Telephone: 3102770800
Facility Contact: Mike/Jeff
Agency Name: ONE HUNDRED TOWERS LLC
Agency Address: Not reported
Agency City,St,Zip: 0
Agency Contact: Not reported
Agency Telephone: Not reported
Agency Type: Private
SIC Code: 9999
SIC Code 2: Not reported
Primary Waste: Miscellaneous (Includes wastes from dewatering, recreational lake overflow, swimming pool wastes, water ride wastewater, ground water seepage and other wastes of this type)

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CENTURY PLAZA TOWERS (Continued)

S101617629

Primary Waste Type: Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.

Secondary Waste: Not reported

Secondary Waste Type: Not reported

Design Flow: 0

Baseline Flow: 0

Reclamation: No reclamation requirements associated with this facility.

POTW: The facility is not a POTW.

Treat To Water: 0

Complexity: Not reported

SWEEPS UST:

Status: A

Comp Number: 2793

Number: 1

Board Of Equalization: 44-012535

Ref Date: 05-04-93

Act Date: 04-21-94

Created Date: 02-29-88

Tank Status: A

Owner Tank Id: Not reported

Swrcb Tank Id: 19-050-002793-000001

Actv Date: 04-20-88

Capacity: 2000

Tank Use: M.V. FUEL

Stg: P

Content: DIESEL

Number Of Tanks: 1

D22
SE
1/8-1/4
0.177 mi.
937 ft.

STUDIO PROPERTIES CO
2121 AVENUE OF THE STARS
LOS ANGELES, CA 90067

CA FID UST **S101587968**
SWEEPS UST **N/A**

Site 1 of 2 in cluster D

Relative:
Higher

CA FID UST:

Facility ID: 19056199

Regulated By: UTNKA

Regulated ID: Not reported

Cortese Code: Not reported

SIC Code: Not reported

Facility Phone: 2132820053

Mail To: Not reported

Mailing Address: 2121 AVENUE OF THE STARS

Mailing Address 2: Not reported

Mailing City,St,Zip: LOS ANGELES 900670000

Contact: Not reported

Contact Phone: Not reported

DUNs Number: Not reported

NPDES Number: Not reported

EPA ID: Not reported

Comments: Not reported

Status: Active

Actual:
309 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STUDIO PROPERTIES CO (Continued)

S101587968

SWEEPS UST:

Status: A
Comp Number: 6351
Number: 3
Board Of Equalization: Not reported
Ref Date: 08-30-93
Act Date: 08-30-93
Created Date: 02-29-88
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: Not reported
Actv Date: Not reported
Capacity: Not reported
Tank Use: Not reported
Stg: Not reported
Content: Not reported
Number Of Tanks: Not reported

**D23
SE
1/8-1/4
0.177 mi.
937 ft.**

**FOX PLAZA LLC, INC.
2121 AVENUE OF THE STARS
LOS ANGELES, CA 90067**

**UST U003879504
N/A**

Site 2 of 2 in cluster D

**Relative:
Higher**

UST:
Local Agency: Los Angeles, Los Angeles County
Facility ID: 25062

**Actual:
309 ft.**

**24
ENE
1/8-1/4
0.178 mi.
940 ft.**

**SPERLING ISAACS EISENBERG
2080 CENTURY PARK EAST
LOS ANGELES, CA 90067**

**RCRA-SQG 1000598306
FINDS CAD983623562
HAZNET**

**Relative:
Lower**

RCRA-SQG:
Date form received by agency: 03/20/1992
Facility name: SPERLING ISAACS EISENBERG
Facility address: 2080 CENTURY PARK EAST
LOS ANGELES, CA 90067
EPA ID: CAD983623562
Mailing address: CENTURY PARK EAST
LOS ANGELES, CA 90067
Contact: MAYME MILBY
Contact address: 2080 CENTURY PARK EAST
LOS ANGELES, CA 90067
Contact country: US
Contact telephone: (213) 553-3700
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Actual:
270 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPERLING ISAACS EISENBERG (Continued)

1000598306

Owner/Operator Summary:

Owner/operator name: CENTURY CITY MED PLAZA
Owner/operator address: 2080 CENTURY PARK EAST
LOS ANGELES, CA 90067
Owner/operator country: Not reported
Owner/operator telephone: (213) 553-2844
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
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: Unknown
Furnace exemption: Unknown
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
Off-site waste receiver: Commercial status unknown

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Gepaid: CAD983623562
Contact: CENTURY CITY MED PLAZA
Telephone: 2135532844
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2080 CENTURY PARK E
Mailing City,St,Zip: LOS ANGELES, CA 900672001
Gen County: Los Angeles
TSD EPA ID: UTD069803658
TSD County: 99
Waste Category: Metal sludge - Alkaline solution (pH <UN> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPERLING ISAACS EISENBERG (Continued)

1000598306

vanadium, and zinc)
Disposal Method: Recycler
Tons: .0030
Facility County: Los Angeles

Gepaid: CAD983623562
Contact: CENTURY CITY MED PLAZA
Telephone: 2135532844
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2080 CENTURY PARK E
Mailing City,St,Zip: LOS ANGELES, CA 900672001
Gen County: Los Angeles
TSD EPA ID: CAD981402522
TSD County: Kern
Waste Category: Metal sludge - Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)

Disposal Method: Recycler
Tons: .0260
Facility County: Los Angeles

Gepaid: CAD983623562
Contact: CENTURY CITY MED PLAZA
Telephone: 2135532844
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2080 CENTURY PARK E
Mailing City,St,Zip: LOS ANGELES, CA 900672001
Gen County: Los Angeles
TSD EPA ID: CAD981402522
TSD County: Kern
Waste Category: Metal sludge - Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)

Disposal Method: Recycler
Tons: .0270
Facility County: Los Angeles

Gepaid: CAD983623562
Contact: CENTURY CITY MED PLAZA
Telephone: 2135532844
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2080 CENTURY PARK E
Mailing City,St,Zip: LOS ANGELES, CA 900672001
Gen County: Los Angeles
TSD EPA ID: CAD981402522
TSD County: Kern
Waste Category: Metal sludge - Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)

Disposal Method: Recycler
Tons: .0270

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SPERLING ISAACS EISENBERG (Continued)

1000598306

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.

E25
NE
1/8-1/4
0.179 mi.
947 ft.

CENTURY PLAZA TOWERS
2029/2049 CENTURY PARK EAST, S
LOS ANGELES, CA 90067

HIST UST **U001562509**
N/A

Site 1 of 5 in cluster E

Relative:
Lower

HIST UST:

Region: STATE
Facility ID: 00000050757
Facility Type: Other
Other Type: OFFICE
Total Tanks: 0001
Contact Name: RAMI REDDY
Telephone: 2135528100
Owner Name: DELTA TOWERS JOINT VENTURE, A
Owner Address: 2049 CENTURY PARK EAST, S-2650
Owner City,St,Zip: LOS ANGELES, CA 90067

Actual:
278 ft.

Tank Num: 001
Container Num: ONE (1)
Year Installed: 1975
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: None

E26
NE
1/8-1/4
0.181 mi.
955 ft.

PACIFIC BELL (H2-115)
2010 CENTURY PARK EAST
WEST LOS ANGELES, CA 90067

SWEEPS UST **S106930313**
N/A

Site 2 of 5 in cluster E

Relative:
Lower

SWEEPS UST:

Status: Not reported
Comp Number: 3365
Number: Not reported
Board Of Equalization: 44-001027
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 19-050-003365-000001
Actv Date: Not reported
Capacity: 20000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: DIESEL
Number Of Tanks: 1

Actual:
279 ft.

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

E27 NE 1/8-1/4 0.181 mi. 955 ft.	PACIFIC BELL (H2-115) 2010 CENTURY PARK E LOS ANGELES, CA 90067 Site 3 of 5 in cluster E	UST	U003879743 N/A
---	---	------------	---------------------------------

Relative: UST:
Lower Local Agency: Los Angeles, Los Angeles County
Facility ID: 25045

Actual:
279 ft.

E28 NE 1/8-1/4 0.181 mi. 955 ft.	PACIFIC BELL (H2 - 115) 2010 CENTURY PARK EAST WEST LOS ANGELES, CA 90067 Site 4 of 5 in cluster E	SWEEPS UST	S106930312 N/A
---	---	-------------------	---------------------------------

Relative: SWEEPS UST:
Lower Status: A
Comp Number: 3365
Actual: Number: 1
279 ft. Board Of Equalization: 44-001027
Ref Date: 02-25-93
Act Date: 02-25-93
Created Date: 02-29-88
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: Not reported
Actv Date: Not reported
Capacity: Not reported
Tank Use: Not reported
Stg: Not reported
Content: Not reported
Number Of Tanks: Not reported

E29 NE 1/8-1/4 0.181 mi. 957 ft.	PACIFIC BELL 2010 CENTURY PARK EAST LOS ANGELES, CA 90067 Site 5 of 5 in cluster E	RCRA-SQG FINDS HAZNET HIST UST	1000250356 CAT080023203
---	---	---	--

Relative: RCRA-SQG:
Lower Date form received by agency: 09/01/1996
Facility name: PACIFIC BELL
Facility address: 2010 CENTURY PARK EAST
LOS ANGELES, CA 90067
EPA ID: CAT080023203
Mailing address: 170 N FAIR OAKS RM 104
PASADENA, CA 91103
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250356

hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
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: Unknown
Furnace exemption: Unknown
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
Off-site waste receiver: Commercial status unknown

Historical Generators:

Date form received by agency: 01/19/1981
Facility name: PACIFIC BELL
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

California - Hazardous Waste Tracking System - Datamart

RCRAInfo is a national information system that supports the Resource

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250356

Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Gepaid: CAT080023203
Contact: PACIFIC BELL
Telephone: 9258236161
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: RM 3E000
Mailing City,St,Zip: SAN RAMON, CA 945830995
Gen County: Los Angeles
TSD EPA ID: CAD088504881
TSD County: Orange
Waste Category: Liquids with pH <UN-> 2
Disposal Method: Treatment, Tank
Tons: 1.0008
Facility County: Los Angeles

Gepaid: CAT080023203
Contact: PACIFIC BELL
Telephone: 9258236161
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: RM 3E000
Mailing City,St,Zip: SAN RAMON, CA 945830995
Gen County: Los Angeles
TSD EPA ID: CAD000088252
TSD County: Los Angeles
Waste Category: Unspecified organic liquid mixture
Disposal Method: Transfer Station
Tons: .4128
Facility County: Los Angeles

Gepaid: CAT080023203
Contact: PACIFIC BELL
Telephone: 9258236161
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: RM 3E000
Mailing City,St,Zip: SAN RAMON, CA 945830995
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: Not reported
Tons: 1.0425
Facility County: Los Angeles

Gepaid: CAC002550439
Contact: Marlon Dorseys
Telephone: 3105520204
Facility Addr2: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000250356

Mailing Name: Not reported
Mailing Address: 2010 CENTURY PARK E
Mailing City,St,Zip: LOS ANGELES, CA 900670000
Gen County: Los Angeles
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Transfer Station
Tons: 0.01
Facility County: Not reported

Gepaid: CAT080023203
Contact: PACIFIC BELL
Telephone: 9258236161
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: RM 3E000
Mailing City,St,Zip: SAN RAMON, CA 945830995
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 0.8428
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.

HIST UST:

Region: STATE
Facility ID: 00000061208
Facility Type: Other
Other Type: SIC 4800
Total Tanks: 0001
Contact Name: E.J. KOEHLER
Telephone: 4155426758
Owner Name: PACIFIC BELL
Owner Address: 370 THIRD STREET
Owner City,St,Zip: SAN FRANCISCO, CA 94107

Tank Num: 001
Container Num: 1
Year Installed: 1971
Tank Capacity: 00020000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: None

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

F30
NW
1/8-1/4
0.200 mi.
1059 ft.

1900/1901 AVE OF THE STARS #675
1901 AVE OF THE STARS
LOS ANGELES, CA 90067

RCRA-SQG 1000141353
FINDS CAD981421472
CA WDS

Site 1 of 3 in cluster F

Relative:
Lower

RCRA-SQG:

Actual:
286 ft.

Date form received by agency: 09/01/1996
Facility name: 1900/1901 AVE OF THE STARS #675
Facility address: 1901 AVE OF THE STARS
LOS ANGELES, CA 90067
EPA ID: CAD981421472
Mailing address: 1901 AVE OF THE STARS #675
LOS ANGELES, CA 90067
Contact: Not reported
Contact address: Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: RBCB ASSOCIATES LTD
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
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: Unknown
Furnace exemption: Unknown

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1900/1901 AVE OF THE STARS #675 (Continued)

1000141353

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
Off-site waste receiver: Commercial status unknown

Historical Generators:

Date form received by agency: 06/24/1986
Facility name: 1900/1901 AVE OF THE STARS #675
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CA WDS:

Facility ID: 4 19I017296
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 4
Facility Telephone: 3102031870
Facility Contact: GEORGE FLORES
Agency Name: 1900 AVE OF THE STARS
Agency Address: 1900 Avenue Of The Stars Ste 9
Agency City,St,Zip: Los Angeles 900674310
Agency Contact: GEORGE FLORES
Agency Telephone: 3102031870
Agency Type: Private
SIC Code: 0
SIC Code 2: Not reported
Primary Waste: Not reported
Primary Waste Type: Not reported
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0
Baseline Flow: 0
Reclamation: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

1900/1901 AVE OF THE STARS #675 (Continued)

1000141353

POTW: Not reported
 Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
 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.

**F31
 NW
 1/8-1/4
 0.200 mi.
 1059 ft.**

**SHUWA INVESTMENTS
 1901 AVENUE OF THE STARS
 LOS ANGELES, CA 90067**

**CA FID UST S101585198
 N/A**

Site 2 of 3 in cluster F

**Relative:
 Lower**

CA FID UST:
 Facility ID: 19020933
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2130000000
 Mail To: Not reported
 Mailing Address: UNK
 Mailing Address 2: Not reported
 Mailing City,St,Zip: LOS ANGELES 900670000
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

**Actual:
 286 ft.**

**F32
 NW
 1/8-1/4
 0.200 mi.
 1059 ft.**

**SHUWA INVESTMENTS
 1901 AVENUE OF THE STARS
 LOS ANGELES, CA 90067**

**UST U003781340
 SWEEPS UST N/A**

Site 3 of 3 in cluster F

**Relative:
 Lower**

UST:
 Local Agency: Los Angeles, Los Angeles County
 Facility ID: 25026

**Actual:
 286 ft.**

SWEEPS UST:
 Status: A
 Comp Number: 7920
 Number: 1
 Board Of Equalization: Not reported
 Ref Date: 03-08-93
 Act Date: 03-08-93

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHUWA INVESTMENTS (Continued)

U003781340

Created Date: 02-29-88
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: Not reported
Actv Date: Not reported
Capacity: Not reported
Tank Use: Not reported
Stg: Not reported
Content: Not reported
Number Of Tanks: Not reported

**33
NNE
1/8-1/4
0.203 mi.
1074 ft.**

**TARR EBER AND SILVERBERG MDS
2080 CENTURY PARK E UNIT 208
LOS ANGELES, CA 90067**

**RCRA-SQG 1000820397
FINDS CAD983664327**

**Relative:
Lower**

RCRA-SQG:

Date form received by agency: 04/08/1993

Facility name: TARR EBER AND SILVERBERG MDS
Facility address: 2080 CENTURY PARK E UNIT 208
LOS ANGELES, CA 90067

EPA ID: CAD983664327
Mailing address: CENTURY PARK E UNIT 208
LOS ANGELES, CA 90067

Contact: YVONNE THOMPSON
Contact address: 2080 CENTURY PARK E UNIT 208
LOS ANGELES, CA 90067

Contact country: US
Contact telephone: (310) 277-0253
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: TARR EBER AND SILVERBERG MDS
Owner/operator address: 2080 CENTURY PARK E UNIT 208
LOS ANGELES, CA 90067

Owner/operator country: Not reported
Owner/operator telephone: (310) 277-0808
Legal status: Private

Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

TARR EBER AND SILVERBERG MDS (Continued)

1000820397

On-site burner exemption: Unknown
 Furnace exemption: Unknown
 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
 Off-site waste receiver: Commercial status unknown

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**G34
 SE
 1/8-1/4
 0.246 mi.
 1297 ft.**

**MARRIOTT CORPORATION
 2151 AVENUE OF THE STARS
 LOS ANGELES, CA 90067**

**CA FID UST S101584218
 AIRS N/A
 SWEEPS UST**

Site 1 of 2 in cluster G

**Relative:
 Higher**

CA FID UST:
 Facility ID: 19009565
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2130000000
 Mail To: Not reported
 Mailing Address: 2151 AVENUE OF THE STARS
 Mailing Address 2: Not reported
 Mailing City, St, Zip: LOS ANGELES 900670000
 Contact: Not reported
 Contact Phone: Not reported
 DUNS Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

**Actual:
 307 ft.**

EMI:

Year: 1990
 Carbon Monoxide Emissions Tons/Yr: 19
 Air Basin: SC
 Facility ID: 71854
 Air District Name: SC
 SIC Code: 7011
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARRIOTT CORPORATION (Continued)

S101584218

Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1995
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 71854
Air District Name: SC
SIC Code: 7011
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

SWEEPS UST:

Status: A
Comp Number: 6562
Number: 1
Board Of Equalization: Not reported
Ref Date: 06-25-93
Act Date: 06-25-93
Created Date: 02-29-88
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: Not reported
Actv Date: Not reported
Capacity: Not reported
Tank Use: Not reported
Stg: Not reported
Content: Not reported
Number Of Tanks: Not reported

**G35
SE
1/8-1/4
0.246 mi.
1297 ft.**

**PARK HYATT LOS ANGELES
2151 AVENUE OF THE STARS
LOS ANGELES, CA 90067**

Site 2 of 2 in cluster G

**UST U003879755
N/A**

**Relative:
Higher**

UST:
Local Agency: Los Angeles, Los Angeles County
Facility ID: 25065

**Actual:
307 ft.**

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
--	--	-------------	--------------------------------

36
NNE
1/8-1/4
0.250 mi.
1318 ft.

RANCHO VALLECITO
1888 CENTURY PARK E
LOS ANGELES, CA 90067

HIST UST **U001562514**
N/A

Relative:
Lower

HIST UST:
Region: STATE
Facility ID: 00000059181
Facility Type: Other
Other Type: RANCHO
Total Tanks: 0001
Contact Name: PETE AUMAIER, MANAGER
Telephone: 6197651559
Owner Name: WAYNE M. HOFFMAN
Owner Address: 1888 CENTURY PARK EAST
Owner City,St,Zip: LOS ANGELES, CA 90067

Actual:
286 ft.

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000550
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: None

37
WNW
1/4-1/2
0.394 mi.
2080 ft.

BEVERLY CREST CLEANERS
10301 SANTA MONICA BLVD
LOS ANGELES, CA 90025

RCRA-SQG **1000216060**
FINDS **CAD981654379**
HAZNET
SLIC
DRYCLEANERS
AIRS

Relative:
Lower

RCRA-SQG:
Date form received by agency: 09/15/1986
Facility name: BEVERLY CREST CLEANERS
Facility address: 10301 SANTA MONICA BLVD
LOS ANGELES, CA 90025
EPA ID: CAD981654379
Contact: ENVIRONMENTAL MANAGER
Contact address: 10301 SANTA MONICA BLVD
LOS ANGELES, CA 90025
Contact country: US
Contact telephone: (213) 277-5165
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Actual:
287 ft.

Owner/Operator Summary:
Owner/operator name: MEHDIAN HARRY
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY CREST CLEANERS (Continued)

1000216060

Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
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: Unknown
Furnace exemption: Unknown
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
Off-site waste receiver: Commercial status unknown

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

California - Hazardous Waste Tracking System - Datamart

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Gepaid: CAD981654379
Contact: H MEHDIAN
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 10301 SANTA MONICA BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900250000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY CREST CLEANERS (Continued)

1000216060

Gen County: Los Angeles
TSD EPA ID: AZD009015389
TSD County: 99
Waste Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method: Recycler
Tons: .2293
Facility County: Los Angeles

Gepaid: CAD981654379
Contact: H MEHDIAN
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 10301 SANTA MONICA BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900250000
Gen County: Los Angeles
TSD EPA ID: AZD009015389
TSD County: 99
Waste Category: Not reported
Disposal Method: Recycler
Tons: .0000
Facility County: Los Angeles

Gepaid: CAD981654379
Contact: H MEHDIAN, OWNER
Telephone: 3102775165
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 10301 SANTA MONICA BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900250000
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method: Not reported
Tons: Not reported
Facility County: Not reported

Gepaid: CAD981654379
Contact: H MEHDIAN
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 10301 SANTA MONICA BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900250000
Gen County: Los Angeles
TSD EPA ID: CAD981397417
TSD County: Los Angeles
Waste Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method: Recycler
Tons: 1.4704
Facility County: Los Angeles

Gepaid: CAD981654379

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY CREST CLEANERS (Continued)

1000216060

Contact: H MEHDIAN, OWNER
Telephone: 3102775165
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 10301 SANTA MONICA BLVD
Mailing City,St,Zip: LOS ANGELES, CA 900250000
Gen County: Los Angeles
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method: Not reported
Tons: 0
Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access 14 additional CA_HAZNET: record(s) in the EDR Site Report.

SLIC:

Region: STATE
Global Id: SL599992897
Assigned Name: SLICSITE
Lead Agency Contact: STEVE ROWE
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: 1096
Responsible Party: Not reported
Recent Dtw: Not reported
Substance Released: Not reported
Facility Status: Pollution Characterization

SLIC:

Region: 4
Facility Status: Site Assessment
SLIC: 1096
Substance: VOC
Staff: DBR

CLEANERS:

EPA Id: CAD981654379
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
Create Date: 4/10/1987
Facility Active: Yes
Inactive Date: Not reported
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 10301 SANTA MONICA BLVD
Mailing Address 2: Not reported
Mailing State: CA
Mailing Zip: 900250000
Region Code: 3
Owner Name: BEVERLY CREST CLEANERS
Owner Address: 10301 SANTA MONICA BLVD
Owner Address 2: Not reported
Owner Telephone: Not reported
Owner Fax Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY CREST CLEANERS (Continued)

1000216060

Contact Name: H MEHDIAN OWNER
Contact Address: 10301 SANTA MONICA BLVD
Contact Address 2: Not reported
Contact Telephone: 3102775165
Contact Fax Number: Not reported
SIC Description: 7211 Power Laundries Family and Commercial
SIC Description: 7212 Garment Pressing and Agents for Laundries and Drycleaners
SIC Description: 7216 Drycleaning Plants Except Rug Cleaning
SIC Description: 7219 Laundry and Garment Services NEC (alteration and repair)

EPA Id: CAX000149674
NAICS Code: Not reported
NAICS Description: Not reported
Create Date: 2/19/1985
Facility Active: No
Inactive Date: 6/30/1998
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: --
Mailing Address 2: Not reported
Mailing State: CA
Mailing Zip: 900250000
Region Code: 3
Owner Name: --
Owner Address: --
Owner Address 2: Not reported
Owner Telephone: 0
Owner Fax Number: Not reported
Contact Name: DAVID SHABAZ
Contact Address: INACT PER 98VQ FINAL NOTICE
Contact Address 2: - BATCH 4/27
Contact Telephone: 2132775165
Contact Fax Number: Not reported
SIC Description: Not reported

EMI:

Year: 1987
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 19432
Air District Name: SC
SIC Code: 7216
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1990
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 19432

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY CREST CLEANERS (Continued)

1000216060

Air District Name: SC
SIC Code: 7216
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1996
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 19432
Air District Name: SC
SIC Code: 7216
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2002
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 19432
Air District Name: SC
SIC Code: 7216
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2003
Carbon Monoxide Emissions Tons/Yr: 19
Air Basin: SC
Facility ID: 19432
Air District Name: SC
SIC Code: 7216
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BEVERLY CREST CLEANERS (Continued)

1000216060

Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	2004
Carbon Monoxide Emissions Tons/Yr:	19
Air Basin:	SC
Facility ID:	19432
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.0117
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0.0754
NOX - Oxides of Nitrogen Tons/Yr:	0.0897
SOX - Oxides of Sulphur Tons/Yr:	0.000538
Particulate Matter Tons/Yr:	0.00682
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0.01

**H38
 NE
 1/4-1/2
 0.402 mi.
 2120 ft.**

**BEVERLY HILLS HIGH SCHOOL
 241 MORENO DRIVE
 BEVERLY HILLS, CA 90212**

**SCH S107027246
 ENVIROSTOR N/A**

Site 1 of 2 in cluster H

**Relative:
 Lower**

SCH:

Facility ID:	19820129
Site Type:	School Investigation
Site Type Detail:	School
Acres:	26
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	Not reported
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	School Evaluation - Glendale / Sacramento
Site Code:	304411-11
Assembly:	42
Senate:	23
Special Program Status:	Not reported
Status:	Inactive - Needs Evaluation
Status Date:	2003-07-02 00:00:00
Restricted Use:	NO
Funding:	School District
Latitude:	34.0626
Longitude:	-118.4114
Alias Name:	19820129 304411-11 BEVERLY HILLS USD-BEVERLY HILLS HIGH SCL
Alias Type:	Envirostor ID Number Alternate Name Project Code (Site Code)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY HILLS HIGH SCHOOL (Continued)

S107027246

APN: NONE SPECIFIED
APN Description: Not reported
Comments: The modernization project was completed in 2001.
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 07/02/03
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/ Visit
Completed Date: 05/08/03
Confirmed: NONE SPECIFIED
Confirmed Description: Not reported
Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Media Affected: NONE SPECIFIED
Media Affected Desc: Not reported
Management Required: NONE SPECIFIED
Management Required Desc: Not reported
Potential: NONE SPECIFIED
Potential Description: 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
PastUse: * EDUCATIONAL SERVICES

ENVIROSTOR:

Site Type: School Investigation
Site Type Detailed: School
Acres: 26
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: School Evaluation - Glendale / Sacramento
Facility ID: 19820129
Site Code: 304411-11
Assembly: 42
Senate: 23
Special Program: Not reported
Status: Inactive - Needs Evaluation
Status Date: 2003-07-02 00:00:00
Restricted Use: NO
Funding: School District
Latitude: 34.0626
Longitude: -118.4114
Alias Name: 19820129
304411-11
BEVERLY HILLS USD-BEVERLY HILLS HIGH SCL
Alias Type: Envirostor ID Number
Alternate Name
Project Code (Site Code)

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BEVERLY HILLS HIGH SCHOOL (Continued)

S107027246

APN: NONE SPECIFIED
 APN Description: Not reported
 Comments: The modernization project was completed in 2001.
 Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Cost Recovery Closeout Memo
 Completed Date: 07/02/03
 Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Site Inspections/ Visit
 Completed Date: 05/08/03
 Confirmed: NONE SPECIFIED
 Confirmed Description: Not reported
 Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Media Affected: NONE SPECIFIED
 Media Affected Desc: Not reported
 Management Required: NONE SPECIFIED
 Management Required Desc: Not reported
 Potential: NONE SPECIFIED
 Potential Description: 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
 PastUse: * EDUCATIONAL SERVICES

**H39
 NE
 1/4-1/2
 0.402 mi.
 2120 ft.**

**BEVERLY HILLS HIGH SCHOOL
 241 MORENO DR
 BEVERLY HILLS, CA 90212**

**HAZNET 1001614433
 LUST N/A**

Site 2 of 2 in cluster H

**Relative:
 Lower**

HAZNET:
 Gepaid: CAD982036618
 Contact: BEVERLY HILLS U S D
 Telephone: 0000000000
 Facility Addr2: Not reported
 Mailing Name: Not reported
 Mailing Address: 255 S LASKY DR
 Mailing City,St,Zip: BEVERLY HILLS, CA 902123644
 Gen County: Los Angeles
 TSD EPA ID: CAD067786749
 TSD County: Los Angeles
 Waste Category: Asbestos-containing waste
 Disposal Method: Disposal, Land Fill
 Tons: 19.3844
 Facility County: Los Angeles

**Actual:
 253 ft.**

Gepaid: CAD982036618
 Contact: BEVERLY HILLS U S D
 Telephone: 0000000000
 Facility Addr2: Not reported
 Mailing Name: Not reported
 Mailing Address: 255 S LASKY DR

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY HILLS HIGH SCHOOL (Continued)

1001614433

Mailing City,St,Zip: BEVERLY HILLS, CA 902123644
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Tank bottom waste
Disposal Method: Recycler
Tons: .0625
Facility County: Los Angeles

Gepaid: CAD982036618
Contact: BEVERLY HILLS U S D
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 255 S LASKY DR
Mailing City,St,Zip: BEVERLY HILLS, CA 902123644
Gen County: Los Angeles
TSD EPA ID: AZC950823111
TSD County: 99
Waste Category: Asbestos-containing waste
Disposal Method: Not reported
Tons: 20.2272
Facility County: Los Angeles

Gepaid: CAD982036618
Contact: BEVERLY HILLS U S D
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 255 S LASKY DR
Mailing City,St,Zip: BEVERLY HILLS, CA 902123644
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 178.1678
Facility County: Los Angeles

Gepaid: CAD982036618
Contact: BEVERLY HILLS U S D
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 255 S LASKY DR
Mailing City,St,Zip: BEVERLY HILLS, CA 902123644
Gen County: Los Angeles
TSD EPA ID: AZR000005454
TSD County: 99
Waste Category: Polychlorinated biphenyls and material containing PCB's
Disposal Method: Recycler
Tons: 2.6646
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access 18 additional CA_HAZNET: record(s) in the EDR Site Report.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY HILLS HIGH SCHOOL (Continued)

1001614433

LUST:

Region: STATE
Case Type: Soil only
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Repair Tank
How Stopped: Not reported
Leak Cause: UNK
Leak Source: UNK
Global Id: T0603792986
Stop Date: 1998-08-19 00:00:00
Confirm Leak: 1999-10-27 00:00:00
Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: Not reported
Discover Date: 1998-08-19 00:00:00
Enforcement Dt: Not reported
Release Date: 1999-10-27 00:00:00
Review Date: 1999-10-27 00:00:00
Enter Date: Not reported
MTBE Date: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Max MTBE GW ppb: Not reported
Max MTBE Soil ppb: Not reported
County: 19
Org Name: Not reported
Reg Board: Los Angeles Region
Status: Leak being confirmed
Chemical: Diesel
Contact Person: Not reported
Responsible Party: BEVERLY HILLS UNIFIED SCHOOL D
RP Address: 255 LASKY DR., BEVERLY HILLS, CA 90212
Interim: Not reported
Oversight Prgm: LUST
MTBE Class: *
MTBE Conc: 0
MTBE Fuel: 0
MTBE Tested: Not Required to be Tested.
Staff: YR
Staff Initials: JA
Lead Agency: Local Agency
Local Agency: 19000
Hydr Basin #: SAN FERNANDO VALLEY
Beneficial: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Local Case #: Not reported
Case Number: R-16760
Qty Leaked: Not reported
Abate Method: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY HILLS HIGH SCHOOL (Continued)

1001614433

Operator: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To LUST: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary: Not reported

LUST:

Region: 4
Staff: UNK
County: Los Angeles
Local Agency: 19000
Lead Agency: Local Agency
Case Type: Soil
Status: Leak being confirmed
Substance: Diesel
Cross Street: Not reported
Global ID: T0603792986
Enforcement Type: Not reported
Date Leak Discovered: 8/19/1998
Date Leak Record Entered: Not reported
How Leak Discovered: Repair Tank
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Date Leak Stopped: 8/19/1998
Date Confirmation Began: 10/27/1999
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 4651.27975687330437827776284
Abatement Method Used at the Site: Not reported
Source of Cleanup Funding: Not reported
Date Leak First Reported: 10/27/1999
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
Date the Case was Closed: Not reported
Date Case Last Changed on Database: 10/27/1999
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
Regional Board: 04
Owner Contact: Not reported
Responsible Party: BEVERLY HILLS UNIFIED SCHOOL D
RP Address: 255 LASKY DR., BEVERLY HILLS, CA 90212
Program: LUST
Lat/Long: 34.06254 / -1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY HILLS HIGH SCHOOL (Continued)

1001614433

Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Local Case No: Not reported
Substance Quantity: Not reported
Assigned Name: Not reported
W Global ID: Not reported
Summary: Not reported

**I40
SSW
1/4-1/2
0.450 mi.
2376 ft.**

**ARCO #1251
10350 OLYMPIC BLVD W
RANCHO PARK, CA 90064**

**LUST S101297189
N/A**

Site 1 of 2 in cluster I

**Relative:
Lower**

LUST:

**Actual:
220 ft.**

Region: STATE
Case Type: Other ground water affected
Cross Street: KERWOOD
Enf Type: Not reported
Funding: VC
How Discovered: Not reported
How Stopped: Not reported
Leak Cause: UNK
Leak Source: Tank
Global Id: T0603701162
Stop Date: 1985-11-06 00:00:00
Confirm Leak: Not reported
Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: 1993-03-09 00:00:00
Monitoring: 2000-03-07 00:00:00
Close Date: Not reported
Discover Date: 1985-10-15 00:00:00
Enforcement Dt: 2001-04-20 00:00:00
Release Date: 1985-10-15 00:00:00
Review Date: Not reported
Enter Date: 1986-12-31 00:00:00
MTBE Date: 1965-01-01 00:00:00
GW Qualifier: Not reported
Soil Qualifier: Not reported
Max MTBE GW ppb: 78
Max MTBE Soil ppb: 430
County: 19
Org Name: Not reported
Reg Board: Los Angeles Region
Status: Post remedial action monitoring
Chemical: Gasoline
Contact Person: Not reported
Responsible Party: KELLY BROWN
RP Address: 6 CENTERPOINTE DR. 6-162
Interim: Yes
Oversight Prgm: LUST
MTBE Class: C

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO #1251 (Continued)

S101297189

MTBE Conc: 2
MTBE Fuel: 1
MTBE Tested: MTBE Detected. Site tested for MTBE and MTBE detected
Staff: DMB
Staff Initials: HRQ
Lead Agency: Regional Board
Local Agency: 19050
Hydr Basin #: SAN FERNANDO VALLEY
Beneficial: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Local Case #: Not reported
Case Number: 900640016
Qty Leaked: Not reported
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site, Remove Free Product - remove floating product from water table, Pump and Treat Ground Water - generally employed to remove dissolved contaminants, Vapor Extraction
Operator: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To LUST: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary: SVE OPERATED FROM 3/1993 TO 2/1996 AND SHUT DOWN.; 10/15/00 3RD QTR STATUS RPT 2000; 11/21/00 REMEDIAL ACTION PLAN; 3/29/01 WP FOR OFF SITE GROUNDWATER; 4/15/01 1ST QTR GW MON RPT 2001

LUST:

Region: 4
Staff: TCS
County: Los Angeles
Local Agency: 19050
Lead Agency: Regional Board
Case Type: Groundwater
Status: Post remedial action monitoring
Substance: Gasoline
Cross Street: KERWOOD
Global ID: T0603701162
Enforcement Type: SEL
Date Leak Discovered: 10/15/1985
Date Leak Record Entered: 12/31/1986
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Date Leak Stopped: 11/6/1985
Date Confirmation Began: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 7771.3308852828067408316024036
Abatement Method Used at the Site: EDFPGTVE
Source of Cleanup Funding: EDFPGTVE
Date Leak First Reported: 10/15/1985
Preliminary Site Assessment Workplan Submitted: 8/31/1998

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ARCO #1251 (Continued)

S101297189

Preliminary Site Assessment Began: 9/18/1998
 Pollution Characterization Began: 9/18/1998
 Remediation Plan Submitted: 9/23/1999
 Remedial Action Underway: 11/23/1999
 Post Remedial Action Monitoring Began: 2/8/2001
 Date the Case was Closed: Not reported
 Date Case Last Changed on Database: 7/15/2002
 Enforcement Action Date: 4/20/2001
 Historical Max MTBE Date: 1/1/1965
 Hist Max MTBE Conc in Groundwater: 78
 Hist Max MTBE Conc in Soil: 430
 Significant Interim Remedial Action Taken: Yes
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Organization: Not reported
 Regional Board: 04
 Owner Contact: Not reported
 Responsible Party: KELLY BROWN
 RP Address: 5882 BOLSA AVE., SUITE #200
 Program: LUST
 Lat/Long: 34.0516489 / -1
 Local Agency Staff: PEJ
 Beneficial Use: Not reported
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Suspended: Not reported
 Local Case No: Not reported
 Substance Quantity: Not reported
 Assigned Name: Not reported
 W Global ID: Not reported
 Summary: SVE OPERATED FROM 3/1993 TO 2/1996 AND SHUT DOWN.; 10/15/00 3RD QTR STATUS RPT 2000; 11/21/00 REMEDIAL ACTION PLAN; 3/29/01 WP FOR OFF SITE GROUNDWATER; 4/15/01 1ST QTR GW MON RPT 2001

I41
SSW
 1/4-1/2
 0.450 mi.
 2376 ft.

ARCO #1251
10350 OLYMPIC
LOS ANGELES, CA 90064
 Site 2 of 2 in cluster I

Cortese S105024658
N/A

Relative:
Lower

Cortese:
 Region: CORTESE
 Facility Addr2: Not reported

Actual:
 220 ft.

42
North
 1/4-1/2
 0.475 mi.
 2510 ft.

CHEVRON
9975 SANTA MONICA BLVD
BEVERLY HILLS, CA 90210

LUST S102426997
Cortese N/A

Relative:
Lower

LUST:
 Region: STATE
 Case Type: Soil only
 Cross Street: MORENO DR
 Enf Type: F
 Funding: 222

Actual:
 277 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON (Continued)

S102426997

How Discovered: Not reported
How Stopped: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Global Id: T0603703660
Stop Date: Not reported
Confirm Leak: Not reported
Workplan: 1989-06-11 00:00:00
Prelim Assess: 1989-10-20 00:00:00
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 1992-12-22 00:00:00
Discover Date: Not reported
Enforcement Dt: 1965-01-01 00:00:00
Release Date: 1989-10-23 00:00:00
Review Date: 1992-06-30 00:00:00
Enter Date: 1990-05-01 00:00:00
MTBE Date: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Max MTBE GW ppb: Not reported
Max MTBE Soil ppb: Not reported
County: 19
Org Name: Not reported
Reg Board: Los Angeles Region
Status: Case Closed
Chemical: Gasoline
Contact Person: Not reported
Responsible Party: MAURICE DOUEK
RP Address: 207 N MAPLE DR, BEVERLY HILLS, CA 90210
Interim: Not reported
Oversight Prgm: LUST
MTBE Class: *
MTBE Conc: 0
MTBE Fuel: 1
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Staff: YR
Staff Initials: JA
Lead Agency: Local Agency
Local Agency: 19000
Hydr Basin #: SAN FERNANDO VALLEY
Beneficial: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Local Case #: Not reported
Case Number: I-10833
Qty Leaked: Not reported
Abate Method: Not reported
Operator: GARY WEBB & SONS
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON (Continued)

S102426997

Summary: DUPLICATE CASENO 042390-14

LUST:

Region: 4
Staff: UNK
County: Los Angeles
Local Agency: 19000
Lead Agency: Local Agency
Case Type: Soil
Status: Case Closed
Substance: Gasoline
Cross Street: MORENO DR
Global ID: T0603703660
Enforcement Type: 222
Date Leak Discovered: Not reported
Date Leak Record Entered: 5/1/1990
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Date Leak Stopped: Not reported
Date Confirmation Began: Not reported
Operator: GARY WEBB & SONS
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 4557.7927958210575343953968977
Abatement Method Used at the Site: Not reported
Source of Cleanup Funding: F
Date Leak First Reported: 10/23/1989
Preliminary Site Assessment Workplan Submitted: 6/11/1989
Preliminary Site Assessment Began: 10/20/1989
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Date the Case was Closed: 12/22/1992
Date Case Last Changed on Database: 6/30/1992
Enforcement Action Date: 1/1/1965
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
Regional Board: 04
Owner Contact: Not reported
Responsible Party: MAURICE DOUEK
RP Address: 207 N MAPLE DR, BEVERLY HILLS, CA 90210
Program: LUST
Lat/Long: 34.0643645 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Local Case No: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON (Continued)

S102426997

Substance Quantity: Not reported
Assigned Name: Not reported
W Global ID: Not reported
Summary: DUPLICATE CASENO 042390-14

Cortese:
Region: CORTESE
Facility Addr2: 9975 SANTA MONICA BLVD

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BEVERLY HILLS	1000393583	BEST QUALITY CLEANERS	9115 OLYMPIC BLVD	90212	RCRA-SQG, FINDS, HAZNET, DRYCLEANERS
BEVERLY HILLS	S108935317	OLYMPIC SQUARE SHOPPING CENTER	9121 WEST OLYMPIC	90212	LUST
CENTURY CITY	93468013	CENTURY CITY SHOPPING CTR	CENTURY CITY SHOPPING CTR	90067	ERNS
LOS ANGELES	S106487294	THE E.B. MALONE CORPORATION	306-360 AVENUE 26		SLIC
LOS ANGELES	S103441549	SLOVONIAN PICNIC AREA	627 BUDLONG AVENUE		WMUDS/SWAT
LOS ANGELES	1008377000	IMANI FE	10304-10727 CENTRAL AVENUE & 1		US BROWNFIELDS
LOS ANGELES	8857105	CENTURY PARK EAST NR: OLIANE+PICO	CENTURY PARK EAST NR: OLIANE+P		ERNS
LOS ANGELES	8856923	CENTURY CITY PARK/EAST	CENTURY CITY PARK/EAST		ERNS
LOS ANGELES	8850012	CENTURY CITY PARK EAST BETWEEN OLY	CENTURY CITY PARK EAST BETWEEN		ERNS
LOS ANGELES	S108215163	NORTHROP DRUM & PLAZA	1800 CENTURY PARK E STE 330	90067	HAZNET
LOS ANGELES	S108201223	CENTURY PARK	1880 CENTURY PARK E STE 1000	90067	HAZNET
LOS ANGELES	S106717803	ECHO PARK PLAZA	1411 ECHO PARK PLAZA		SLIC
LOS ANGELES	1008402428	SOUTHERN CALIFORNIA GAS CO -WESTRN	INTERSECTION OF MISSISSIPPI	90025	RCRA-SQG, HAZNET
LOS ANGELES	8713598	9505 S NORMANDE AVE @ CENTURY	9505 S NORMANDE AVE @ CENTURY		ERNS
LOS ANGELES	S101586978	UNK	18111 W OLYMPIC BLVD	90064	CA FID UST, SWEEPS UST
LOS ANGELES	S107030361	THOUSAND OAKS COUNTY 1962	11100 SANTA MONICA BL. STE. 30		SWF/LF
LOS ANGELES	S103441347	SELBY, WALTER	12923 SHOEMAKER AVENUE		WMUDS/SWAT
LOS ANGELES	91466349	WORTH ST & BONNIE BRAY PLAZA TRACK	WORTH ST & BONNIE BRAY PLAZA T		ERNS
LOS ANGELES	91203200	WORTH STREET AND BONNIE BRAY PLAZA	WORTH STREET AND BONNIE BRAY P		ERNS
LOS ANGELES COUNTY	S105642458	1X MCKESSON DRUG CO	2		HAZNET, LUST, CHMIRS
SAWTELLE	S102441168	WEST L.A. SHELL	11574 SANTA MONICA BLVD	90025	LUST
SAWTELLE	S105691983	76 PRODUCTS STATION #5210	11954 SANTA MONICA BLVD	90025	LUST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/31/2008	Source: EPA
Date Data Arrived at EDR: 02/08/2008	Telephone: N/A
Date Made Active in Reports: 03/17/2008	Last EDR Contact: 01/28/2008
Number of Days to Update: 38	Next Scheduled EDR Contact: 04/28/2008
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/31/2008	Source: EPA
Date Data Arrived at EDR: 02/04/2008	Telephone: N/A
Date Made Active in Reports: 03/17/2008	Last EDR Contact: 01/28/2008
Number of Days to Update: 42	Next Scheduled EDR Contact: 04/28/2008
	Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/31/2008	Source: EPA
Date Data Arrived at EDR: 02/08/2008	Telephone: N/A
Date Made Active in Reports: 03/17/2008	Last EDR Contact: 01/28/2008
Number of Days to Update: 38	Next Scheduled EDR Contact: 04/28/2008
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 02/19/2008
Number of Days to Update: 56	Next Scheduled EDR Contact: 05/19/2008
	Data Release Frequency: No Update Planned

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS 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). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/09/2008	Source: EPA
Date Data Arrived at EDR: 02/05/2008	Telephone: 703-412-9810
Date Made Active in Reports: 02/20/2008	Last EDR Contact: 03/20/2008
Number of Days to Update: 15	Next Scheduled EDR Contact: 06/16/2008
	Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS 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 this 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. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 12/03/2007	Source: EPA
Date Data Arrived at EDR: 12/06/2007	Telephone: 703-412-9810
Date Made Active in Reports: 02/20/2008	Last EDR Contact: 03/17/2008
Number of Days to Update: 76	Next Scheduled EDR Contact: 06/16/2008
	Data Release Frequency: Quarterly

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/08/2008	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/07/2008	Telephone: 202-564-6023
Date Made Active in Reports: 03/20/2008	Last EDR Contact: 02/15/2008
Number of Days to Update: 13	Next Scheduled EDR Contact: 05/19/2008
	Data Release Frequency: Varies

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/12/2007	Source: EPA
Date Data Arrived at EDR: 12/18/2007	Telephone: 800-424-9346
Date Made Active in Reports: 02/20/2008	Last EDR Contact: 03/03/2008
Number of Days to Update: 64	Next Scheduled EDR Contact: 06/02/2008
	Data Release Frequency: Quarterly

RCRA-TSDF: RCRA - Transporters, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/11/2007
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 12/28/2007
Number of Days to Update: 25

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/06/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Quarterly

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/11/2007
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 12/28/2007
Number of Days to Update: 25

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/06/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/11/2007
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 12/28/2007
Number of Days to Update: 25

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/06/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/11/2007
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 12/28/2007
Number of Days to Update: 25

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/06/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Varies

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/11/2007
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 12/28/2007
Number of Days to Update: 25

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/06/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/18/2008	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/31/2008	Telephone: 703-603-8905
Date Made Active in Reports: 03/17/2008	Last EDR Contact: 03/31/2008
Number of Days to Update: 46	Next Scheduled EDR Contact: 06/30/2008
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/18/2008	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/31/2008	Telephone: 703-603-8905
Date Made Active in Reports: 03/17/2008	Last EDR Contact: 03/31/2008
Number of Days to Update: 46	Next Scheduled EDR Contact: 06/30/2008
	Data Release Frequency: Varies

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2007	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/23/2008	Telephone: 202-267-2180
Date Made Active in Reports: 03/17/2008	Last EDR Contact: 01/23/2008
Number of Days to Update: 54	Next Scheduled EDR Contact: 04/21/2008
	Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 10/31/2007	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 01/17/2008	Telephone: 202-366-4555
Date Made Active in Reports: 03/17/2008	Last EDR Contact: 01/17/2008
Number of Days to Update: 60	Next Scheduled EDR Contact: 04/14/2008
	Data Release Frequency: Annually

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 02/14/2008	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 02/27/2008	Telephone: 202-366-4595
Date Made Active in Reports: 03/20/2008	Last EDR Contact: 02/27/2008
Number of Days to Update: 22	Next Scheduled EDR Contact: 05/26/2008
	Data Release Frequency: Varies

CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 12/28/2007
Number of Days to Update: 25

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/28/2008
Next Scheduled EDR Contact: 06/23/2008
Data Release Frequency: Quarterly

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 01/03/2008
Date Data Arrived at EDR: 01/17/2008
Date Made Active in Reports: 02/20/2008
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 01/17/2008
Next Scheduled EDR Contact: 03/10/2008
Data Release Frequency: Semi-Annually

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 02/08/2008
Next Scheduled EDR Contact: 05/05/2008
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 08/31/2007
Date Made Active in Reports: 10/11/2007
Number of Days to Update: 41

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 04/03/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 03/10/2008
Next Scheduled EDR Contact: 06/09/2008
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 12/28/2007
Number of Days to Update: 25

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/21/2008
Next Scheduled EDR Contact: 04/21/2008
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/14/2008
Date Data Arrived at EDR: 01/22/2008
Date Made Active in Reports: 01/30/2008
Number of Days to Update: 8

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/31/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 07/13/2007
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 03/17/2008
Next Scheduled EDR Contact: 06/16/2008
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 12/28/2007
Date Data Arrived at EDR: 12/28/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 27

Source: EPA, Region 9
Telephone: 415-972-3336
Last EDR Contact: 03/24/2008
Next Scheduled EDR Contact: 06/23/2008
Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/20/2007
Date Data Arrived at EDR: 01/03/2008
Date Made Active in Reports: 02/20/2008
Number of Days to Update: 48

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/26/2008
Next Scheduled EDR Contact: 06/23/2008
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 04/27/2007
Date Made Active in Reports: 07/05/2007
Number of Days to Update: 69

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/29/2008
Next Scheduled EDR Contact: 06/16/2008
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002
Date Data Arrived at EDR: 04/14/2006
Date Made Active in Reports: 05/30/2006
Number of Days to Update: 46

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 04/14/2008
Next Scheduled EDR Contact: 07/14/2008
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/22/2008
Date Made Active in Reports: 01/30/2008
Number of Days to Update: 8

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 03/17/2008
Next Scheduled EDR Contact: 06/16/2008
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/22/2008
Date Made Active in Reports: 01/30/2008
Number of Days to Update: 8

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 03/17/2008
Next Scheduled EDR Contact: 06/16/2008
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 03/13/2007
Date Made Active in Reports: 04/27/2007
Number of Days to Update: 45

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/14/2008
Next Scheduled EDR Contact: 07/14/2008
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/27/2007
Date Data Arrived at EDR: 08/13/2007
Date Made Active in Reports: 10/11/2007
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 04/14/2008
Next Scheduled EDR Contact: 07/14/2008
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/04/2007
Date Data Arrived at EDR: 02/07/2008
Date Made Active in Reports: 03/17/2008
Number of Days to Update: 39

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 02/07/2008
Next Scheduled EDR Contact: 05/05/2008
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 02/07/2008
Date Made Active in Reports: 03/17/2008
Number of Days to Update: 39

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 03/31/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/29/2008
Date Data Arrived at EDR: 01/31/2008
Date Made Active in Reports: 03/17/2008
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/31/2008
Next Scheduled EDR Contact: 04/28/2008
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/04/2008	Source: EPA
Date Data Arrived at EDR: 01/10/2008	Telephone: (415) 947-8000
Date Made Active in Reports: 02/20/2008	Last EDR Contact: 03/31/2008
Number of Days to Update: 41	Next Scheduled EDR Contact: 06/30/2008
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 03/03/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 06/02/2008
	Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2005	Source: EPA/NTIS
Date Data Arrived at EDR: 03/06/2007	Telephone: 800-424-9346
Date Made Active in Reports: 04/13/2007	Last EDR Contact: 03/13/2008
Number of Days to Update: 38	Next Scheduled EDR Contact: 06/09/2008
	Data Release Frequency: Biennially

STATE AND LOCAL RECORDS

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/25/2008
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/26/2008
	Data Release Frequency: No Update Planned

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 02/26/2008	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/27/2008	Telephone: 916-323-3400
Date Made Active in Reports: 03/27/2008	Last EDR Contact: 02/27/2008
Number of Days to Update: 29	Next Scheduled EDR Contact: 02/25/2008
	Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/1995	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/1995	Last EDR Contact: 02/11/2008
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/28/2008
	Data Release Frequency: No Update Planned

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/10/2008	Source: Integrated Waste Management Board
Date Data Arrived at EDR: 03/12/2008	Telephone: 916-341-6320
Date Made Active in Reports: 04/14/2008	Last EDR Contact: 03/12/2008
Number of Days to Update: 33	Next Scheduled EDR Contact: 06/09/2008
	Data Release Frequency: Quarterly

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000	Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000	Last EDR Contact: 03/03/2008
Number of Days to Update: 30	Next Scheduled EDR Contact: 06/02/2008
	Data Release Frequency: Quarterly

CA WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/20/2007	Telephone: 916-341-5227
Date Made Active in Reports: 06/29/2007	Last EDR Contact: 03/17/2008
Number of Days to Update: 9	Next Scheduled EDR Contact: 06/16/2008
	Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 05/29/2001
Date Made Active in Reports: 07/26/2001
Number of Days to Update: 58

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 01/21/2008
Next Scheduled EDR Contact: 04/21/2008
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 01/07/2008
Date Data Arrived at EDR: 01/09/2008
Date Made Active in Reports: 02/14/2008
Number of Days to Update: 36

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 04/09/2008
Next Scheduled EDR Contact: 07/07/2008
Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 04/14/2008
Next Scheduled EDR Contact: 07/14/2008
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 02/05/2008
Next Scheduled EDR Contact: 05/05/2008
Data Release Frequency: Varies

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 03/31/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 03/03/2008
Next Scheduled EDR Contact: 06/02/2008
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 01/23/2008
Date Made Active in Reports: 02/14/2008
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 04/03/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 03/24/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 06/23/2008
	Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 02/11/2008
Number of Days to Update: 14	Next Scheduled EDR Contact: 05/12/2008
	Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 04/07/2008
Number of Days to Update: 30	Next Scheduled EDR Contact: 07/07/2008
	Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 02/19/2008
Number of Days to Update: 29	Next Scheduled EDR Contact: 05/19/2008
	Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 01/07/2008	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/09/2008	Telephone: see region list
Date Made Active in Reports: 02/14/2008	Last EDR Contact: 04/09/2008
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/07/2008
	Data Release Frequency: Quarterly

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 02/19/2008
Number of Days to Update: 27	Next Scheduled EDR Contact: 05/19/2008
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 01/07/2008	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/09/2008	Telephone: 866-480-1028
Date Made Active in Reports: 02/14/2008	Last EDR Contact: 01/09/2008
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/07/2008
	Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003	Source: California Regional Water Quality Control Board, North Coast Region (1)
Date Data Arrived at EDR: 04/07/2003	Telephone: 707-576-2220
Date Made Active in Reports: 04/25/2003	Last EDR Contact: 02/19/2008
Number of Days to Update: 18	Next Scheduled EDR Contact: 05/19/2008
	Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004	Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-286-0457
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 04/07/2008
Number of Days to Update: 30	Next Scheduled EDR Contact: 04/07/2008
	Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/18/2006	Telephone: 805-549-3147
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 02/11/2008
Number of Days to Update: 28	Next Scheduled EDR Contact: 05/12/2008
	Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004	Source: Region Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 11/18/2004	Telephone: 213-576-6600
Date Made Active in Reports: 01/04/2005	Last EDR Contact: 01/21/2008
Number of Days to Update: 47	Next Scheduled EDR Contact: 04/21/2008
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 03/31/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 03/31/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 03/03/2008
Next Scheduled EDR Contact: 06/02/2008
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 03/03/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 03/31/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 02/25/2008
Next Scheduled EDR Contact: 05/26/2008
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/07/2008	Source: SWRCB
Date Data Arrived at EDR: 01/09/2008	Telephone: 916-480-1028
Date Made Active in Reports: 02/08/2008	Last EDR Contact: 04/09/2008
Number of Days to Update: 30	Next Scheduled EDR Contact: 07/07/2008
	Data Release Frequency: Semi-Annually

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 03/24/2008	Source: Department of Public Health
Date Data Arrived at EDR: 03/25/2008	Telephone: 707-463-4466
Date Made Active in Reports: 04/09/2008	Last EDR Contact: 03/24/2008
Number of Days to Update: 15	Next Scheduled EDR Contact: 06/23/2008
	Data Release Frequency: Varies

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 02/05/2008	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/06/2008	Telephone: 916-323-3400
Date Made Active in Reports: 03/14/2008	Last EDR Contact: 02/05/2008
Number of Days to Update: 37	Next Scheduled EDR Contact: 05/05/2008
	Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

Registered Aboveground Storage Tanks.

Date of Government Version: 11/01/2007	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/27/2007	Telephone: 916-341-5712
Date Made Active in Reports: 02/14/2008	Last EDR Contact: 01/28/2008
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/28/2008
	Data Release Frequency: Quarterly

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/23/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 42

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 02/19/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Varies

NOTIFY 65: Proposition 65 Records

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 04/14/2008
Next Scheduled EDR Contact: 07/14/2008
Data Release Frequency: No Update Planned

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 04/01/2008
Date Data Arrived at EDR: 04/02/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 12

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/02/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Semi-Annually

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 02/26/2008
Date Data Arrived at EDR: 02/27/2008
Date Made Active in Reports: 03/27/2008
Number of Days to Update: 29

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/27/2008
Next Scheduled EDR Contact: 05/26/2008
Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 07/31/2007
Date Data Arrived at EDR: 07/31/2007
Date Made Active in Reports: 08/09/2007
Number of Days to Update: 9

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 04/14/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Annually

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/25/2007
Date Data Arrived at EDR: 01/23/2008
Date Made Active in Reports: 02/14/2008
Number of Days to Update: 22

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 01/23/2008
Next Scheduled EDR Contact: 04/21/2008
Data Release Frequency: Varies

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 09/30/2007
Date Data Arrived at EDR: 10/15/2007
Date Made Active in Reports: 11/07/2007
Number of Days to Update: 23

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 02/19/2008
Next Scheduled EDR Contact: 04/21/2008
Data Release Frequency: Varies

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 02/26/2008
Date Data Arrived at EDR: 02/27/2008
Date Made Active in Reports: 03/27/2008
Number of Days to Update: 29

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/27/2008
Next Scheduled EDR Contact: 05/26/2008
Data Release Frequency: Quarterly

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 10/04/2007
Date Made Active in Reports: 11/07/2007
Number of Days to Update: 34

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 02/08/2008
Next Scheduled EDR Contact: 05/05/2008
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 04/17/2007
Date Made Active in Reports: 05/10/2007
Number of Days to Update: 23

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 01/18/2008
Next Scheduled EDR Contact: 04/14/2008
Data Release Frequency: Varies

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/26/2008
Date Data Arrived at EDR: 02/27/2008
Date Made Active in Reports: 03/27/2008
Number of Days to Update: 29

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/27/2008
Next Scheduled EDR Contact: 05/26/2008
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 02/12/2008
Date Data Arrived at EDR: 02/14/2008
Date Made Active in Reports: 03/14/2008
Number of Days to Update: 29

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 04/14/2008
Next Scheduled EDR Contact: 06/09/2008
Data Release Frequency: Varies

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 02/08/2008
Next Scheduled EDR Contact: 05/05/2008
Data Release Frequency: Semi-Annually

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 02/25/2008
Next Scheduled EDR Contact: 05/26/2008
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 06/01/2007
Date Data Arrived at EDR: 06/14/2007
Date Made Active in Reports: 07/05/2007
Number of Days to Update: 21

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/15/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 02/20/2008
Date Data Arrived at EDR: 03/04/2008
Date Made Active in Reports: 03/17/2008
Number of Days to Update: 13

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 02/15/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 03/12/2008
Date Data Arrived at EDR: 03/14/2008
Date Made Active in Reports: 03/20/2008
Number of Days to Update: 6

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/15/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 02/28/2008	Source: EPA Region 6
Date Data Arrived at EDR: 02/29/2008	Telephone: 214-665-6597
Date Made Active in Reports: 03/17/2008	Last EDR Contact: 02/15/2008
Number of Days to Update: 17	Next Scheduled EDR Contact: 05/19/2008
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 02/25/2008	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/26/2008	Telephone: 415-972-3372
Date Made Active in Reports: 03/17/2008	Last EDR Contact: 02/15/2008
Number of Days to Update: 20	Next Scheduled EDR Contact: 05/19/2008
	Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/21/2008	Source: EPA Region 10
Date Data Arrived at EDR: 02/26/2008	Telephone: 206-553-2857
Date Made Active in Reports: 03/20/2008	Last EDR Contact: 02/15/2008
Number of Days to Update: 23	Next Scheduled EDR Contact: 05/19/2008
	Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 09/05/2007	Source: EPA Region 4
Date Data Arrived at EDR: 10/02/2007	Telephone: 404-562-8677
Date Made Active in Reports: 10/11/2007	Last EDR Contact: 02/15/2008
Number of Days to Update: 9	Next Scheduled EDR Contact: 05/19/2008
	Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land
A listing of underground storage tank locations on Indian Land.

Date of Government Version: 03/12/2008	Source: EPA, Region 1
Date Data Arrived at EDR: 03/14/2008	Telephone: 617-918-1313
Date Made Active in Reports: 03/20/2008	Last EDR Contact: 02/15/2008
Number of Days to Update: 6	Next Scheduled EDR Contact: 05/19/2008
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
No description is available for this data

Date of Government Version: 02/28/2008	Source: EPA Region 6
Date Data Arrived at EDR: 02/29/2008	Telephone: 214-665-7591
Date Made Active in Reports: 03/17/2008	Last EDR Contact: 02/15/2008
Number of Days to Update: 17	Next Scheduled EDR Contact: 05/19/2008
	Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land
No description is available for this data

Date of Government Version: 06/01/2007	Source: EPA Region 7
Date Data Arrived at EDR: 06/14/2007	Telephone: 913-551-7003
Date Made Active in Reports: 07/05/2007	Last EDR Contact: 02/15/2008
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/19/2008
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R9: Underground Storage Tanks on Indian Land

No description is available for this data

Date of Government Version: 02/25/2008
Date Data Arrived at EDR: 02/26/2008
Date Made Active in Reports: 03/20/2008
Number of Days to Update: 23

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 02/15/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land

No description is available for this data

Date of Government Version: 09/05/2007
Date Data Arrived at EDR: 10/02/2007
Date Made Active in Reports: 10/11/2007
Number of Days to Update: 9

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 02/15/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

No description is available for this data

Date of Government Version: 12/21/2007
Date Data Arrived at EDR: 12/21/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 34

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 12/21/2007
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

No description is available for this data

Date of Government Version: 02/21/2008
Date Data Arrived at EDR: 02/26/2008
Date Made Active in Reports: 03/20/2008
Number of Days to Update: 23

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 02/15/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

No description is available for this data

Date of Government Version: 02/20/2008
Date Data Arrived at EDR: 03/04/2008
Date Made Active in Reports: 03/17/2008
Number of Days to Update: 13

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 02/15/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Quarterly

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/28/2008
Date Data Arrived at EDR: 01/29/2008
Date Made Active in Reports: 02/14/2008
Number of Days to Update: 16

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/21/2008
Next Scheduled EDR Contact: 04/21/2008
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 01/28/2008
Date Data Arrived at EDR: 01/29/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 10

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/21/2008
Next Scheduled EDR Contact: 04/21/2008
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 03/07/2008
Date Data Arrived at EDR: 03/11/2008
Date Made Active in Reports: 03/27/2008
Number of Days to Update: 16

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 02/25/2008
Next Scheduled EDR Contact: 05/26/2008
Data Release Frequency: Semi-Annually

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 01/16/2008
Date Data Arrived at EDR: 01/17/2008
Date Made Active in Reports: 02/14/2008
Number of Days to Update: 28

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 01/17/2008
Next Scheduled EDR Contact: 02/04/2008
Data Release Frequency: Semi-Annually

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 12/17/2007
Date Data Arrived at EDR: 12/18/2007
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 52

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 04/04/2008
Next Scheduled EDR Contact: 06/02/2008
Data Release Frequency: Quarterly

LOS ANGELES COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 07/07/1999
Date Made Active in Reports: N/A
Number of Days to Update: 0

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 04/14/2008
Next Scheduled EDR Contact: 07/14/2008
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/29/2007
Date Data Arrived at EDR: 01/22/2008
Date Made Active in Reports: 02/14/2008
Number of Days to Update: 23

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 02/11/2008
Next Scheduled EDR Contact: 05/12/2008
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 02/12/2008
Date Data Arrived at EDR: 02/21/2008
Date Made Active in Reports: 03/27/2008
Number of Days to Update: 35

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 02/14/2008
Next Scheduled EDR Contact: 05/12/2008
Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/01/2008
Date Data Arrived at EDR: 03/20/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 25

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 03/12/2008
Next Scheduled EDR Contact: 06/09/2008
Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/30/2007
Date Data Arrived at EDR: 07/11/2007
Date Made Active in Reports: 08/09/2007
Number of Days to Update: 29

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 02/11/2008
Next Scheduled EDR Contact: 05/12/2008
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 02/11/2008
Date Data Arrived at EDR: 02/21/2008
Date Made Active in Reports: 03/14/2008
Number of Days to Update: 22

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 02/11/2008
Next Scheduled EDR Contact: 05/12/2008
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 02/19/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/26/2008
Date Data Arrived at EDR: 02/27/2008
Date Made Active in Reports: 03/14/2008
Number of Days to Update: 16

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 02/25/2008
Next Scheduled EDR Contact: 05/12/2008
Data Release Frequency: Semi-Annually

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 02/04/2008
Date Data Arrived at EDR: 02/21/2008
Date Made Active in Reports: 03/14/2008
Number of Days to Update: 22

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 01/28/2008
Next Scheduled EDR Contact: 04/28/2008
Data Release Frequency: Semi-Annually

NAPA COUNTY:

Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/14/2008
Number of Days to Update: 29

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 04/07/2008
Next Scheduled EDR Contact: 06/23/2008
Data Release Frequency: Semi-Annually

Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 04/07/2008
Next Scheduled EDR Contact: 06/23/2008
Data Release Frequency: Annually

ORANGE COUNTY:

List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 03/03/2008
Date Data Arrived at EDR: 03/20/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 25

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/06/2008
Next Scheduled EDR Contact: 06/02/2008
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 03/03/2008
Date Data Arrived at EDR: 03/25/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 20

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/06/2008
Next Scheduled EDR Contact: 06/02/2008
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 03/03/2008	Source: Health Care Agency
Date Data Arrived at EDR: 03/18/2008	Telephone: 714-834-3446
Date Made Active in Reports: 04/09/2008	Last EDR Contact: 03/06/2008
Number of Days to Update: 22	Next Scheduled EDR Contact: 06/02/2008
	Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 07/23/2007	Source: Placer County Health and Human Services
Date Data Arrived at EDR: 07/23/2007	Telephone: 530-889-7312
Date Made Active in Reports: 08/09/2007	Last EDR Contact: 03/17/2008
Number of Days to Update: 17	Next Scheduled EDR Contact: 06/16/2008
	Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 08/06/2007	Source: Department of Public Health
Date Data Arrived at EDR: 08/07/2007	Telephone: 951-358-5055
Date Made Active in Reports: 09/26/2007	Last EDR Contact: 04/14/2008
Number of Days to Update: 50	Next Scheduled EDR Contact: 07/14/2008
	Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 08/06/2007	Source: Health Services Agency
Date Data Arrived at EDR: 08/07/2007	Telephone: 951-358-5055
Date Made Active in Reports: 09/24/2007	Last EDR Contact: 04/14/2008
Number of Days to Update: 48	Next Scheduled EDR Contact: 07/14/2008
	Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Contaminated Sites

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/11/2008	Source: Sacramento County Environmental Management
Date Data Arrived at EDR: 02/27/2008	Telephone: 916-875-8406
Date Made Active in Reports: 03/14/2008	Last EDR Contact: 02/27/2008
Number of Days to Update: 16	Next Scheduled EDR Contact: 04/28/2008
	Data Release Frequency: Quarterly

ML - Regulatory Compliance Master List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/11/2008	Source: Sacramento County Environmental Management
Date Data Arrived at EDR: 02/27/2008	Telephone: 916-875-8406
Date Made Active in Reports: 03/14/2008	Last EDR Contact: 02/27/2008
Number of Days to Update: 16	Next Scheduled EDR Contact: 04/28/2008
	Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 03/18/2008
Date Data Arrived at EDR: 03/19/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 26

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 03/03/2008
Next Scheduled EDR Contact: 12/03/2007
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/16/2005
Date Data Arrived at EDR: 05/18/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 29

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 04/02/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 08/01/2007
Date Data Arrived at EDR: 02/05/2008
Date Made Active in Reports: 02/14/2008
Number of Days to Update: 9

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 02/19/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 11/28/2007
Date Data Arrived at EDR: 03/13/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 32

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 04/02/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Varies

SAN FRANCISCO COUNTY:

Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 03/03/2008
Date Data Arrived at EDR: 03/04/2008
Date Made Active in Reports: 03/14/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 03/03/2008
Next Scheduled EDR Contact: 06/02/2008
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 03/03/2008	Source: Department of Public Health
Date Data Arrived at EDR: 03/04/2008	Telephone: 415-252-3920
Date Made Active in Reports: 03/14/2008	Last EDR Contact: 03/03/2008
Number of Days to Update: 10	Next Scheduled EDR Contact: 06/02/2008
	Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 02/01/2008	Source: Environmental Health Department
Date Data Arrived at EDR: 02/26/2008	Telephone: N/A
Date Made Active in Reports: 03/14/2008	Last EDR Contact: 04/14/2008
Number of Days to Update: 17	Next Scheduled EDR Contact: 07/14/2008
	Data Release Frequency: Semi-Annually

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 01/31/2008	Source: San Mateo County Environmental Health Services Division
Date Data Arrived at EDR: 02/01/2008	Telephone: 650-363-1921
Date Made Active in Reports: 02/14/2008	Last EDR Contact: 04/07/2008
Number of Days to Update: 13	Next Scheduled EDR Contact: 07/07/2008
	Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 01/09/2008	Source: San Mateo County Environmental Health Services Division
Date Data Arrived at EDR: 01/11/2008	Telephone: 650-363-1921
Date Made Active in Reports: 02/14/2008	Last EDR Contact: 04/07/2008
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/07/2008
	Data Release Frequency: Semi-Annually

SANTA CLARA COUNTY:

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005	Source: Santa Clara Valley Water District
Date Data Arrived at EDR: 03/30/2005	Telephone: 408-265-2600
Date Made Active in Reports: 04/21/2005	Last EDR Contact: 03/24/2008
Number of Days to Update: 22	Next Scheduled EDR Contact: 06/23/2008
	Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 02/01/2008	Source: Department of Environmental Health
Date Data Arrived at EDR: 02/05/2008	Telephone: 408-918-3417
Date Made Active in Reports: 02/14/2008	Last EDR Contact: 04/14/2008
Number of Days to Update: 9	Next Scheduled EDR Contact: 06/23/2008
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 03/04/2008
Date Data Arrived at EDR: 03/04/2008
Date Made Active in Reports: 03/14/2008
Number of Days to Update: 10

Source: City of San Jose Fire Department
Telephone: 408-277-4659
Last EDR Contact: 03/03/2008
Next Scheduled EDR Contact: 06/02/2008
Data Release Frequency: Annually

SOLANO COUNTY:

Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/24/2007
Date Data Arrived at EDR: 10/23/2007
Date Made Active in Reports: 11/07/2007
Number of Days to Update: 15

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 03/24/2008
Next Scheduled EDR Contact: 06/23/2008
Data Release Frequency: Quarterly

Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 01/07/2008
Date Data Arrived at EDR: 01/30/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 9

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 03/24/2008
Next Scheduled EDR Contact: 06/23/2008
Data Release Frequency: Quarterly

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/22/2008
Date Data Arrived at EDR: 01/22/2008
Date Made Active in Reports: 02/14/2008
Number of Days to Update: 23

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 01/21/2008
Next Scheduled EDR Contact: 04/21/2008
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 05/04/2007
Date Data Arrived at EDR: 05/04/2007
Date Made Active in Reports: 05/24/2007
Number of Days to Update: 20

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 03/31/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Semi-Annually

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/27/2008
Date Data Arrived at EDR: 03/25/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 20

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/12/2008
Next Scheduled EDR Contact: 06/09/2008
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/2007
Date Data Arrived at EDR: 08/29/2007
Date Made Active in Reports: 09/26/2007
Number of Days to Update: 28

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/19/2008
Next Scheduled EDR Contact: 05/19/2008
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 02/27/2008
Date Data Arrived at EDR: 03/25/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 20

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/12/2008
Next Scheduled EDR Contact: 06/09/2008
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 12/26/2007
Date Data Arrived at EDR: 01/09/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 30

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/09/2008
Next Scheduled EDR Contact: 07/07/2008
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 01/29/2008
Date Data Arrived at EDR: 02/20/2008
Date Made Active in Reports: 03/14/2008
Number of Days to Update: 23

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 04/14/2008
Next Scheduled EDR Contact: 07/14/2008
Data Release Frequency: Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 06/15/2007
Date Made Active in Reports: 08/20/2007
Number of Days to Update: 66

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 03/14/2008
Next Scheduled EDR Contact: 06/09/2008
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 09/30/2007
Date Data Arrived at EDR: 12/04/2007
Date Made Active in Reports: 12/31/2007
Number of Days to Update: 27

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/03/2008
Next Scheduled EDR Contact: 06/30/2008
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 02/15/2008
Date Data Arrived at EDR: 02/28/2008
Date Made Active in Reports: 04/09/2008
Number of Days to Update: 41

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/28/2008
Next Scheduled EDR Contact: 05/26/2008
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 12/21/2007
Date Made Active in Reports: 01/10/2008
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 03/10/2008
Next Scheduled EDR Contact: 06/09/2008
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 10/01/2007
Date Data Arrived at EDR: 11/09/2007
Date Made Active in Reports: 01/15/2008
Number of Days to Update: 67

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 03/17/2008
Next Scheduled EDR Contact: 06/16/2008
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 04/27/2007
Date Made Active in Reports: 06/08/2007
Number of Days to Update: 42

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 04/07/2008
Next Scheduled EDR Contact: 07/07/2008
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

© 2008 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BEVERLY HILLS	1000393583	BEST QUALITY CLEANERS	9115 OLYMPIC BLVD	90212	FINDS, RCRA-SQG, DRYCLEANERS, HAZNET
BEVERLY HILLS	S108935317	OLYMPIC SQUARE SHOPPING CENTER	9121 WEST OLYMPIC		LUST
CENTURY CITY	93468013	CENTURY CITY SHOPPING CTR	CENTURY CITY SHOPPING CTR	90067	ERNS
LOS ANGELES	S106487294	THE E.B. MALONE CORPORATION	306-360 AVENUE 26		SLIC
LOS ANGELES	S103441549	SLOVONIAN PICNIC AREA	627 BUDLONG AVENUE		WMUDS/SWAT
LOS ANGELES	1008377000	IMANI FE	10304-10727 CENTRAL AVENUE & 1205 EAST 107TH		US BROWNFIELDS
LOS ANGELES	8857105	CENTURY PARK EAST NR: OLIANE+PICO BLVD	CENTURY PARK EAST NR: OLIANE+PICO BLVD		ERNS
LOS ANGELES	8856923	CENTURY CITY PARK/EAST	CENTURY CITY PARK/EAST		ERNS
LOS ANGELES	8850012	CENTURY CITY PARK EAST BETWEEN OLYMPIC AND PICO	CENTURY CITY PARK EAST BETWEEN OLYMPIC AND PICO		ERNS
LOS ANGELES	S108215163	NORTHROP DRUM & PLAZA	1800 CENTURY PARK E STE 330	90067	HAZNET
LOS ANGELES	S108201223	CENTURY PARK	1880 CENTURY PARK E STE 1000	90067	HAZNET
LOS ANGELES	S106717803	ECHO PARK PLAZA	1411 ECHO PARK PLAZA		SLIC
LOS ANGELES	1008402428	SOUTHERN CALIFORNIA GAS CO -WESTRN TERM	INTERSECTION OF MISSISSIPPI	90025	RCRA-SQG, HAZNET
LOS ANGELES	8713598	9505 S NORMANDE AVE @ CENTURY	9505 S NORMANDE AVE @ CENTURY		ERNS
LOS ANGELES	S101586978	UNK	18111 W OLYMPIC BLVD	90064	CA FID UST, SWEEPS UST
LOS ANGELES	S107030361	THOUSAND OAKS COUNTY 1962	11100 SANTA MONICA BL. STE. 300		SWF/LF
LOS ANGELES	S103441347	SELBY, WALTER	12923 SHOEMAKER AVENUE		WMUDS/SWAT
LOS ANGELES	91466349	WORTH ST & BONNIE BRAY PLAZA TRACK# 2207	WORTH ST & BONNIE BRAY PLAZA TRACK# 2207		ERNS
LOS ANGELES	91203200	WORTH STREET AND BONNIE BRAY PLAZA TRACK NO.2207	WORTH STREET AND BONNIE BRAY PLAZA TRACK NO.2207		ERNS
ANAHEIM	S105642458	1X MCKESSON DRUG CO	2	92806	LUST, CHMIRS, HAZNET
SAWTELLE	S102441168	WEST L.A. SHELL	11574 SANTA MONICA BLVD	90025	LUST
SAWTELLE	S105691983	76 PRODUCTS STATION #5210	11954 SANTA MONICA BLVD	90025	LUST

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
BEST QUALITY CLEANERS 9115 OLYMPIC BLVD BEVERLY HILLS, CA 90212	FINDS RCRA-SQG DRYCLEANERS HAZNET	1000393583 CAD981621063

RCRA-SQG:

Date form received by agency: 02/24/1994
 Facility name: BEST QUALITY CLEANERS
 Facility address: 9115 OLYMPIC BLVD
 BEVERLY HILLS, CA 90212
 EPA ID: CAD981621063
 Contact: MAN HI LEE
 Contact address: 9115 OLYMPIC BLVD
 BEVERLY HILLS, CA 90212
 Contact country: US
 Contact telephone: (310) 271-4119
 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: MAN HI LEE
 Owner/operator address: 9115 OLYMPIC BLVD
 BEVERLY HILLS, CA 90212
 Owner/operator country: Not reported
 Owner/operator telephone: (310) 271-4119
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
 Mixed waste (haz. and radioactive): Unknown
 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: Unknown
 Furnace exemption: Unknown
 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
 Off-site waste receiver: Commercial status unknown

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

BEST QUALITY CLEANERS (Continued)

1000393583

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CLEANERS:

EPA Id: CAL000299443
 NAICS Code: 81232
 NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
 Create Date: 10/14/2005
 Facility Active: No
 Inactive Date: 6/30/2006
 Facility Addr2: Not reported
 Mailing Name: Not reported
 Mailing Address: 9115 W OLYMPIC BLVD
 Mailing Address 2: Not reported
 Mailing State: CA
 Mailing Zip: 902123507
 Region Code: 3
 Owner Name: BLUE EARTH INC
 Owner Address: 9115 W OLYMPIC BLVD
 Owner Address 2: Not reported
 Owner Telephone: Not reported
 Owner Fax Number: Not reported
 Contact Name: EDWARD DIMMERLING
 Contact Address: 9115 W OLYMPIC BLVD
 Contact Address 2: Not reported
 Contact Telephone: 3102714119
 Contact Fax Number: 3108580220
 SIC Description: 7216 Drycleaning Plants Except Rug Cleaning
 SIC Description: 7219 Laundry and Garment Services NEC (alteration and repair)
 SIC Description: 7212 Garment Pressing and Agents for Laundries and Drycleaners
 SIC Description: 7211 Power Laundries Family and Commercial

EPA Id: CAL000219402
 NAICS Code: 81232
 NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
 Create Date: 6/12/2001
 Facility Active: No
 Inactive Date: 6/30/2005
 Facility Addr2: Not reported
 Mailing Name: ERIC LEE/MGR
 Mailing Address: 9115 W OLYMPIC BLVD
 Mailing Address 2: Not reported
 Mailing State: CA
 Mailing Zip: 902120000
 Region Code: 3
 Owner Name: BONG W LEE
 Owner Address: 9115 W OLYMPIC BLVD
 Owner Address 2: Not reported
 Owner Telephone: 2132104798
 Owner Fax Number: Not reported
 Contact Name: ERIC LEE

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

BEST QUALITY CLEANERS (Continued)

1000393583

Contact Address: 9115 W OLYMPIC BLVD
 Contact Address 2: Not reported
 Contact Telephone: 2132104798
 Contact Fax Number: Not reported
 SIC Description: 7211 Power Laundries Family and Commercial
 SIC Description: 7212 Garment Pressing and Agents for Laundries and Drycleaners
 SIC Description: 7219 Laundry and Garment Services NEC (alteration and repair)
 SIC Description: 7216 Drycleaning Plants Except Rug Cleaning

HAZNET:

Gepaid: CAL000219402
 Contact: ERIC LEE
 Telephone: 2132104798
 Facility Addr2: Not reported
 Mailing Name: Not reported
 Mailing Address: 9115 W OLYMPIC BLVD
 Mailing City,St,Zip: BEVERLY HILLS, CA 902120000
 Gen County: Los Angeles
 TSD EPA ID: CAT000613893
 TSD County: Los Angeles
 Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
 Disposal Method: Transfer Station
 Tons: 0.34
 Facility County: Not reported

Gepaid: CAL000219402
 Contact: ERIC LEE
 Telephone: 2132104798
 Facility Addr2: Not reported
 Mailing Name: Not reported
 Mailing Address: 9115 W OLYMPIC BLVD
 Mailing City,St,Zip: BEVERLY HILLS, CA 902120000
 Gen County: Los Angeles
 TSD EPA ID: CAT000613893
 TSD County: Los Angeles
 Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
 Disposal Method: Transfer Station
 Tons: 0.34
 Facility County: Not reported

**OLYMPIC SQUARE SHOPPING CENTER
 9121 WEST OLYMPIC
 BEVERLY HILLS, CA**

**LUST S108935317
 N/A**

LUST:

Region: STATE
 Case Type: Soil only
 Cross Street: Not reported
 Enf Type: COSTRE
 Funding: NONE
 How Discovered: SAS
 How Stopped: Remove Contents
 Leak Cause: UNK
 Leak Source: Tank
 Global Id: T0603764658
 Stop Date: Not reported
 Confirm Leak: 2007-12-27 00:00:00

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
OLYMPIC SQUARE SHOPPING CENTER (Continued)		S108935317
<p>Workplan: Not reported</p> <p>Prelim Assess: Not reported</p> <p>Pollution Char: Not reported</p> <p>Remed Plan: Not reported</p> <p>Remed Action: Not reported</p> <p>Monitoring: Not reported</p> <p>Close Date: Not reported</p> <p>Discover Date: 2007-09-12 00:00:00</p> <p>Enforcement Dt: Not reported</p> <p>Release Date: 2007-10-29 00:00:00</p> <p>Review Date: Not reported</p> <p>Enter Date: Not reported</p> <p>MTBE Date: Not reported</p> <p>GW Qualifier: Not reported</p> <p>Soil Qualifier: Not reported</p> <p>Max MTBE GW ppb: Not reported</p> <p>Max MTBE Soil ppb: Not reported</p> <p>County: 19</p> <p>Org Name: Not reported</p> <p>Reg Board: Los Angeles Region</p> <p>Status: Leak being confirmed</p> <p>Chemical: Waste Oil</p> <p>Contact Person: Not reported</p> <p>Responsible Party: MARGRET THOMAS</p> <p>RP Address: 9990 SANTA MONICA BLVD</p> <p>Interim: Not reported</p> <p>Oversight Prgm: LUST</p> <p>MTBE Class: *</p> <p>MTBE Conc: 0</p> <p>MTBE Fuel: 0</p> <p>MTBE Tested: Not Required to be Tested.</p> <p>Staff: YR</p> <p>Staff Initials: NR</p> <p>Lead Agency: Local Agency</p> <p>Local Agency: 19000</p> <p>Hydr Basin #: Not reported</p> <p>Beneficial: Not reported</p> <p>Priority: Not reported</p> <p>Cleanup Fund Id: Not reported</p> <p>Work Suspended: Not reported</p> <p>Local Case #: Not reported</p> <p>Case Number: Not reported</p> <p>Qty Leaked: Not reported</p> <p>Abate Method: Not reported</p> <p>Operator: Not reported</p> <p>Water System Name: Not reported</p> <p>Well Name: Not reported</p> <p>Distance To Lust: 0</p> <p>Waste Discharge Global ID: Not reported</p> <p>Waste Disch Assigned Name: Not reported</p> <p>Summary: Not reported</p>		

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

**CENTURY CITY SHOPPING CTR
CENTURY CITY SHOPPING CTR
CENTURY CITY, CA 90067**

**ERNS 93468013
N/A**

ERNS:

Site ID: 93468013
 Site location: CENTURY CITY SHOPPING CTR
 CENTURY CITY, CA 90067-
 County: LOS ANGELES
 Report number: 178094
 EPA region: 09
 Spill date: 06/03/1993
 Spill time: 15:00
 Medium affected: Air
 Damage: False
 Damage \$ amount: 0.00
 Number of injured: 0
 Number of fatalities: 0
 Notes: Not reported
 Discharger: FOX PHOTO
 Discharger address: 1706 WASHINGTON AVE
 ST. LOUIS, MO 63103
 Discharger county: Not reported
 C.G. Unit: Not reported
 EPA notified: True
 Initial report: False
 Updated report: True
 Spill cause: Unknown
 Spilled material: SPENT PHOTO PROCESSING SOLUTION
 Spill total qty: 1.00 GAL
 In water: 0.00 UNK
 DOT #: Not reported
 CAS: 53897628
 Quantity (lbs): 8.00
 Description: SILVER RECOVERY UNIT / OVERFLOWED DUE TO OPERATOR ERROR
 Action: RECOVERED WITH SORBENTS
 Comments: Not reported

**THE E.B. MALONE CORPORATION
306-360 AVENUE 26
LOS ANGELES, CA**

**SLIC S106487294
N/A**

SLIC:

Region: STATE
 Global Id: SL0603703528
 Assigned Name: SLICSITE
 Lead Agency Contact: STEVEN HARIRI
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Lead Agency Case Number: 1133
 Responsible Party: Not reported
 Recent Dtw: Not reported
 Substance Released: CR, PCE, TCE
 Facility Status: Case Closed

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
SLOVONIAN PICNIC AREA 627 BUDLONG AVENUE LOS ANGELES, CA	WMUDS/SWAT	S103441549 N/A
WMUDS/SWAT:		
Edit Date:	Not reported	
Complexity:	Not reported	
Primary Waste:	Not reported	
Primary Waste Type:	Not reported	
Secondary Waste:	Not reported	
Secondary Waste Type:	Not reported	
Base Meridian:	Not reported	
NPID:	Not reported	
Tonnage:	0	
Regional Board ID:	Not reported	
Municipal Solid Waste:	False	
Superorder:	False	
Open To Public:	False	
Waste List:	False	
Agency Type:	Not reported	
Agency Name:	Not reported	
Agency Department:	Not reported	
Agency Address:	Not reported	
Agency City,St,Zip:	Not reported	
Agency Contact:	Not reported	
Agency Telephone:	Not reported	
Land Owner Name:	Not reported	
Land Owner Address:	Not reported	
Land Owner City,St,Zip:	CA	
Land Owner Contact:	Not reported	
Land Owner Phone:	Not reported	
Region:	4	
Facility Type:	Not reported	
Facility Description:	Not reported	
Facility Telephone:	Not reported	
SWAT Facility Name:	Not reported	
Primary SIC:	Not reported	
Secondary SIC:	Not reported	
Comments:	Not reported	
Last Facility Editors:	Not reported	
Waste Discharge System:	False	
Solid Waste Assessment Test Program:	True	
Toxic Pits Cleanup Act Program:	False	
Resource Conservation Recovery Act:	False	
Department of Defence:	False	
Solid Waste Assessment Test Program:	Not reported	
Threat to Water Quality:	Not reported	
Sub Chapter 15:	False	
Regional Board Project Officer:	LT	
Number of WMUDS at Facility:	1	
Section Range:	Not reported	
RCRA Facility:	Not reported	
Waste Discharge Requirements:	Not reported	
Self-Monitoring Rept. Frequency:	Not reported	
Waste Discharge System ID:	4 190311NUR	
Solid Waste Information ID:	Not reported	

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

IMANI FE
10304-10727 CENTRAL AVENUE & 1205 EAST 107TH
LOS ANGELES, CA

US BROWNFIELDS **1008377000**
N/A

US BROWNFIELDS:

Recipient Name: City of Los Angeles
 Project Name: Los Angeles, CA
 Name: Imani Fe
 Parcel #: Not reported
 Parcel size: Not reported
 Latitude: Not reported
 Longitude: Not reported
 Region: 9
 HCM: Not reported
 Map scale: Not reported
 Point of reference: Not reported
 Datum: Not reported
 ACRES property ID: 11455
 Start date: 12/31/2002
 Complete date: 12/31/2002
 Accomplishment: Phase I Environmental Assessment
 Ownership entity: Not reported

CENTURY PARK EAST NR: OLIANE+PICO BLVD
CENTURY PARK EAST NR: OLIANE+PICO BLVD
LOS ANGELES, CA

ERNS **8857105**
N/A

ERNS:

Site ID: 8857105
 Site location: CENTURY PARK EAST NR: OLIANE+PICO BLVD
 LOS ANGELES, CA
 County: LOS ANGELES
 Report number: Not reported
 EPA region: 09
 Spill date: 01/01/1988
 Spill time: 15:30
 Medium affected: Land, Water
 Damage: False
 Damage \$ amount: 0.00
 Number of injured: 0
 Number of fatalities: 0
 Notes: STORM DRAIN
 Discharger: CHEVRON
 Discharger address: 1640 S FAIRFAX
 LOS ANGELES, CA 90056
 Discharger county: LOS ANGELES
 C.G. Unit: Not reported
 EPA notified: True
 Initial report: True
 Updated report: True
 Spill cause: Equipment Failure
 Spilled material: PROD WATER
 Spill total qty: 10.00 GAL
 In water: 0.00
 DOT #: Not reported
 CAS: Not reported
 Quantity (lbs): 0.00
 Description: PIPELINE LEAK/FLO TO LAND+STORM DRAIN. PIPELINE LEAK/FLO TO LAND+STORM DRAIN.

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

CENTURY PARK EAST NR: OLIANE+PICO BLVD (Continued) 8857105

Action: RP+FD=C/U
 Comments: Not reported

CENTURY CITY PARK/EAST ERNS 8856923
CENTURY CITY PARK/EAST N/A
LOS ANGELES, CA

ERNS:

Site ID: 8856923
 Site location: CENTURY CITY PARK/EAST
 LOS ANGELES, CA
 County: LOS ANGELES
 Report number: Not reported
 EPA region: 09
 Spill date: 01/01/1988
 Spill time: 15:51
 Medium affected: Water
 Damage: False
 Damage \$ amount: 0.00
 Number of injured: 0
 Number of fatalities: 0
 Notes: STORM DRAIN
 Discharger: CHEVRON USA (E SEVERIN)
 Discharger address: Not reported
 LOS ANGELES, CA
 Discharger county: LOS ANGELES
 C.G. Unit: Not reported
 EPA notified: True
 Initial report: True
 Updated report: True
 Spill cause: Equipment Failure
 Spilled material: WASTEWATER/OIL
 Spill total qty: 20.00 GAL
 In water: 0.00
 DOT #: Not reported
 CAS: Not reported
 Quantity (lbs): 166.60
 Description: PIPELINE LEAK/FLO TO STORM DRAIN PIPELINE LEAK/FLO TO STORM DRAIN
 Action: RP=CONTAINED + C/U
 Comments: Not reported

CENTURY CITY PARK EAST BETWEEN OLYMPIC AND PICO ERNS 8850012
CENTURY CITY PARK EAST BETWEEN OLYMPIC AND PICO N/A
LOS ANGELES, CA

ERNS:

Site ID: 8850012
 Site location: CENTURY CITY PARK EAST BETWEEN OLYMPIC AND PICO
 LOS ANGELES, CA
 County: LOS ANGELES
 Report number: 00015
 EPA region: 09
 Spill date: 01/01/1988
 Spill time: 15:30
 Medium affected: Water
 Damage: False

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
CENTURY CITY PARK EAST BETWEEN OLYMPIC AND PICO (Continued)		8850012
Damage \$ amount:	0.00	
Number of injured:	0	
Number of fatalities:	0	
Notes:	STORM DRAINS>BAWLONA CREEK	
Discharger:	Not reported	
Discharger address:	Not reported	
	Not reported	
Discharger county:	Not reported	
C.G. Unit:	Not reported	
EPA notified:	True	
Initial report:	True	
Updated report:	True	
Spill cause:	Not reported	
Spilled material:	OILY WATER	
Spill total qty:	6.00 BBL	
In water:	20.00 GAL	
DOT #:	Not reported	
CAS:	Not reported	
Quantity (lbs):	2099.16	
Description:	UNDERGROUND 4" LINE/ POSSIBLE CORROSION	
Action:	FD RESPONDED. LINE DRAINED AND SHUT DOWN. BOOMED STREET AND CHEVRON BROUGHT IN VAC TRUCKS. 6 BBLs RECOVERED.	
Comments:	WILL CALL SANITATION AND FLOOD CONTROL	

NORTHROP DRUM & PLAZA
1800 CENTURY PARK E STE 330
LOS ANGELES, CA 90067

HAZNET S108215163
N/A

HAZNET:

Gepaid: CAC002575587
 Contact: STEVE NONMA
 Telephone: 3105566859
 Facility Addr2: Not reported
 Mailing Name: Not reported
 Mailing Address: 1800 CENTURY PARK E STE 330
 Mailing City,St,Zip: LOS ANGELES, CA 900671506
 Gen County: Los Angeles
 TSD EPA ID: CAD044429835
 TSD County: Los Angeles
 Waste Category: Unspecified aqueous solution
 Disposal Method: Disposal, Other
 Tons: 0.02
 Facility County: Not reported

CENTURY PARK
1880 CENTURY PARK E STE 1000
LOS ANGELES, CA 90067

HAZNET S108201223
N/A

HAZNET:

Gepaid: CAL920885904
 Contact: JOSEPH HELD - CHEIF OPERATING
 Telephone: 3103002200
 Facility Addr2: Not reported
 Mailing Name: Not reported
 Mailing Address: 1880 CENTURY PARK EAST #500
 Mailing City,St,Zip: LOS ANGELES, CA 900674332

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

CENTURY PARK (Continued)		S108201223
--------------------------	--	------------

Gen County: Los Angeles
 TSD EPA ID: CAD009007626
 TSD County: Los Angeles
 Waste Category: Asbestos-containing waste
 Disposal Method: Disposal, Land Fill
 Tons: 1.68
 Facility County: Not reported

Gepaid: CAL920885904
 Contact: JOSEPH HELD - CHEIF OPERATING
 Telephone: 3103002200
 Facility Addr2: Not reported
 Mailing Name: Not reported
 Mailing Address: 1880 CENTURY PARK EAST #500
 Mailing City,St,Zip: LOS ANGELES, CA 900674332
 Gen County: Los Angeles
 TSD EPA ID: CAD009007626
 TSD County: Los Angeles
 Waste Category: Asbestos-containing waste
 Disposal Method: H13
 Tons: 33.71
 Facility County: Los Angeles

ECHO PARK PLAZA 1411 ECHO PARK PLAZA LOS ANGELES, CA	SLIC	S106717803 N/A
---	-------------	---------------------------

SLIC:
 Region: STATE
 Global Id: SL0603767361
 Assigned Name: SLICSITE
 Lead Agency Contact: JENNY AU
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Lead Agency Case Number: 1166
 Responsible Party: Not reported
 Recent Dtw: Not reported
 Substance Released: 127184
Facility Status: Case Closed

SOUTHERN CALIFORNIA GAS CO -WESTRN TERM INTERSECTION OF MISSISSIPPI LOS ANGELES, CA 90025	RCRA-SQG HAZNET	1008402428 CAR000165241
--	----------------------------	------------------------------------

RCRA-SQG:
 Date form received by agency: 03/22/2006
 Facility name: SOUTHERN CALIFORNIA GAS CO -WESTRN TERM
 Facility address: INTERSECTION OF MISSISSIPPI
 AND ARMACOST AVE
 LOS ANGELES, CA 90025
 EPA ID: CAR000165241
 Mailing address: 8315 CENTURY PARK COURT
 CP21E
 SAN DIEGO, CA 92123
 Contact: PATRICK J CANNEY
 Contact address: Not reported
 Not reported

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

SOUTHERN CALIFORNIA GAS CO -WESTRN TERM (Continued)		1008402428
---	--	------------

Contact country: Not reported
 Contact telephone: (858) 637-3740
 Contact email: PCANNEY@SEMPRAUTILITIES.COM
 EPA Region: 09
 Classification: Small Small Quantity Generator
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: SOUTHERN CALIFORNIA GAS CO
 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: 01/01/1970
 Owner/Op end date: Not reported

Owner/operator name: SOUTHERN CALIFORNIA GAS COMPANY
 Owner/operator address: 555 WEST FIFTH STREET
 LOS ANGELES, CA 90013
 Owner/operator country: US
 Owner/operator telephone: Not reported
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: 01/01/1970
 Owner/Op end date: Not reported

Owner/operator name: SOUTHERN CALIFORNIA GAS CO
 Owner/operator address: 555 W FIFTH ST
 LOS ANGELES, CA 90013
 Owner/operator country: US
 Owner/operator telephone: Not reported
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: 01/01/1970
 Owner/Op end date: Not reported

Owner/operator name: SOUTHERN CALIFORNIA GAS COMPANY
 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: 01/01/1970
 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

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

SOUTHERN CALIFORNIA GAS CO -WESTRN TERM (Continued)

1008402428

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
Off-site waste receiver:	Commercial status unknown

Universal Waste Summary:

Waste type:	Batteries
Accumulated waste on-site:	No
Generated waste on-site:	No

Waste type:	Lamps
Accumulated waste on-site:	No
Generated waste on-site:	No

Waste type:	Pesticides
Accumulated waste on-site:	No
Generated waste on-site:	No

Waste type:	Thermostats
Accumulated waste on-site:	No
Generated waste on-site:	No

Historical Generators:

Date form received by agency:	03/22/2006
Facility name:	SOUTHERN CALIFORNIA GAS CO -WESTRN TERM
Classification:	Large Quantity Generator

Date form received by agency:	09/01/2005
Facility name:	SOUTHERN CALIFORNIA GAS CO -WESTRN TERM
Site name:	WESTERN TERMINAL STA
Classification:	Large Quantity Generator

Hazardous Waste Summary:

Waste code:	D001
Waste name:	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code:	D018
Waste name:	BENZENE

Waste code:	D001
-------------	------

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

SOUTHERN CALIFORNIA GAS CO -WESTRN TERM (Continued) 1008402428

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D004
Waste name: ARSENIC

Waste code: D005
Waste name: BARIUM

Waste code: D007
Waste name: CHROMIUM

Waste code: D018
Waste name: BENZENE

Biennial Reports:

Last Biennial Reporting Year: 2005

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 PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs): 4211

Waste code: D004
Waste name: ARSENIC
Amount (Lbs): 4211

Waste code: D005
Waste name: BARIUM
Amount (Lbs): 4211

Waste code: D007
Waste name: CHROMIUM
Amount (Lbs): 4211

Waste code: D018
Waste name: BENZENE
Amount (Lbs): 4211

Violation Status: No violations found

HAZNET:

Gepaid: CAR000165241
Contact: PAT J CANNEY
Telephone: 8586373740

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

SOUTHERN CALIFORNIA GAS CO -WESTRN TERM (Continued)		1008402428
---	--	------------

Facility Addr2: Not reported
 Mailing Name: Not reported
 Mailing Address: 8315 CENTURY PARK CT CP21E
 Mailing City,St,Zip: SAN DIEGO, CA 921231548
 Gen County: Los Angeles
 TSD EPA ID: UTD981552177
 TSD County: 99
 Waste Category: Other inorganic solid waste
 Disposal Method: Not reported
 Tons: 1.75
 Facility County: Not reported

9505 S NORMANDE AVE @ CENTURY 9505 S NORMANDE AVE @ CENTURY LOS ANGELES, CA	ERNS	8713598 N/A
--	-------------	------------------------------

ERNS:

Site ID: 8713598
 Site location: 9505 S NORMANDE AVE @ CENTURY
 LOS ANGELES, CA
 County: LOS ANGELES
 Report number: Not reported
 EPA region: 09
 Spill date: 04/02/1987
 Spill time: 10:51
 Medium affected: Land
 Damage: False
 Damage \$ amount: 0.00
 Number of injured: 0
 Number of fatalities: 0
 Notes: Not reported
 Discharger: (RP)JOHN CLARK
 Discharger address: 9519 NORMANDIE
 LOS ANGELES, CA 90044
 Discharger county: LOS ANGELES
 C.G. Unit: Not reported
 EPA notified: True
 Initial report: True
 Updated report: True
 Spill cause: Transport Related
 Spilled material: GASOLINE
 Spill total qty: 55.00 GAL
 In water: 0.00
 DOT #: UN1203
 CAS: 800661
 Quantity (lbs): 335.50
 Description: CORRODED DRUM SPILL INTO STREET GUTTER(NOT TO ST DRAIN)
 Action: PICKED UP MATERIAL W/DIRT BY CO-PUB WORKS.
 Comments: **CO-PUB-WORKS. DID NOT REACH STORM DRAIN.

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

UNK
18111 W OLYMPIC BLVD
LOS ANGELES, CA 90064

CA FID UST **S101586978**
SWEEPS UST **N/A**

CA FID UST:

Facility ID: 19054672
 Regulated By: UTNKI
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2130000000
 Mail To: Not reported
 Mailing Address: UNK
 Mailing Address 2: Not reported
 Mailing City,St,Zip: LOS ANGELES 900640000
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Inactive

SWEEPS UST:

Status: Not reported
 Comp Number: 7865
 Number: Not reported
 Board Of Equalization: Not reported
 Ref Date: Not reported
 Act Date: Not reported
 Created Date: Not reported
 Tank Status: Not reported
 Owner Tank Id: Not reported
 Swrcb Tank Id: Not reported
 Actv Date: Not reported
 Capacity: Not reported
 Tank Use: Not reported
 Stg: Not reported
 Content: Not reported
 Number Of Tanks: Not reported

THOUSAND OAKS COUNTY 1962
11100 SANTA MONICA BL. STE. 300
LOS ANGELES, CA

SWF/LF **S107030361**
N/A

SWF/LF:

Region: VENTURA
 Facility ID: #34
 Facility Telephone: Not reported
 Operator: Not reported
 Permit Date: Not reported
 Land Use: Not reported
 Land Owner: Spectrum Club Co
 Closure Approve: Not reported
 Disposal Acreage: Not reported
 Location: 275 Conejo Ridge Ave. Thousand Oaks
 Swisnumber: 56-CR-0033
 Disposal Area: Not reported
 SWFP Date: Not reported

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
THOUSAND OAKS COUNTY 1962 (Continued)		S107030361
WDR Number:	Not reported	
Dates Operation:	Not reported	
Dt Of Field Units:	Not reported	
Surface Condition:	Not reported	
Leachate:	Not reported	
Emrgncy Response:	Not reported	
Site Size:	Not reported	
Site Type:	Not reported	
Reassess Site:	Not reported	
Other Observations:	Not reported	
Date:	2/10/99	
Prep By:	Barry Marczuk	
CIWMB:	Not reported	
Recommendations:	Not reported	
Othr Recommendation:	Not reported	
Explanation:	Not reported	
No Further Action:	Not reported	
Issues & Observations:	Not reported	

SELBY, WALTER
12923 SHOEMAKER AVENUE
LOS ANGELES, CA

WMUDS/SWAT S103441347
N/A

WMUDS/SWAT:

Edit Date:	19950206
Complexity:	Not reported
Primary Waste:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Base Meridian:	Not reported
NPID:	Not reported
Tonnage:	0
Regional Board ID:	Not reported
Municipal Solid Waste:	False
Superorder:	False
Open To Public:	False
Waste List:	False
Agency Type:	Not reported
Agency Name:	Not reported
Agency Department:	Not reported
Agency Address:	Not reported
Agency City,St,Zip:	Not reported
Agency Contact:	Not reported
Agency Telephone:	Not reported
Land Owner Name:	Not reported
Land Owner Address:	Not reported
Land Owner City,St,Zip:	CA
Land Owner Contact:	Not reported
Land Owner Phone:	Not reported
Region:	4
Facility Type:	Not reported
Facility Description:	Not reported
Facility Telephone:	Not reported
SWAT Facility Name:	Not reported
Primary SIC:	Not reported
Secondary SIC:	Not reported

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

SELBY, WALTER (Continued)		S103441347
---------------------------	--	------------

Comments: Not reported
 Last Facility Editors: CDCCDCCDC
 Waste Discharge System: False
 Solid Waste Assessment Test Program: True
 Toxic Pits Cleanup Act Program: False
 Resource Conservation Recovery Act: False
 Department of Defence: False
 Solid Waste Assessment Test Program: Not reported
 Threat to Water Quality: Not reported
 Sub Chapter 15: False
 Regional Board Project Officer: LT
 Number of WMUDS at Facility: 1
 Section Range: Not reported
 RCRA Facility: Not reported
 Waste Discharge Requirements: Not reported
 Self-Monitoring Rept. Frequency: Not reported
 Waste Discharge System ID: 4 190075NUR
 Solid Waste Information ID: Not reported

WORTH ST & BONNIE BRAY PLAZA TRACK# 2207	ERNS	91466349
WORTH ST & BONNIE BRAY PLAZA TRACK# 2207		N/A
LOS ANGELES, CA		

ERNS:

Site ID: 91466349
 Site location: WORTH ST & BONNIE BRAY PLAZA TRACK# 2207
 LOS ANGELES, CA
 County: LOS ANGELES
 Report number: 58732
 EPA region: 09
 Spill date: 02/08/1991
 Spill time: 23:30
 Medium affected: Land
 Damage: False
 Damage \$ amount: 0.00
 Number of injured: 0
 Number of fatalities: 0
 Notes: Not reported
 Discharger: SOUTHERN PACIFIC TRANS.
 Discharger address: NO.1 MARKET PLAZA
 SAN FRANCISCO, CA 94105
 Discharger county: SAN FRANCISCO
 C.G. Unit: Not reported
 EPA notified: True
 Initial report: False
 Updated report: True
 Spill cause: Operator Error
 Spilled material: ACRYLAMIDE (50% or less)
 Spill total qty: 2.00 GAL
 In water: 0.00 UNK
 DOT #: UN2074
 CAS: 82563487
 Quantity (lbs): 18.00
 Description: REPORTS A TANK CAR DERAILED DUE TO A WIDE GAUGE IN THE TRACK / CALLER
 STATEDTH
 Action: COMPANY HAZMAT TEAM ENROUTE TO OFFLOAD THE CAR.
 Comments: THERE IS NO OBSERVABLE LEAKAGE COMING FROM THE DERAILED CAR. HERBIE

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

WORTH ST & BONNIE BRAY PLAZA TRACK# 2207 (Continued)		91466349
BART, SP DIRECTOR (713)223-6304 VERY TOXIC BY SKIN ABSORPTION/SUSPECT CARCINOGEN		

WORTH STREET AND BONNIE BRAY PLAZA TRACK NO.2207	ERNS	91203200
WORTH STREET AND BONNIE BRAY PLAZA TRACK NO.2207		N/A
LOS ANGELES, CA		

ERNS:

Site ID: 91203200
 Site location: WORTH STREET AND BONNIE BRAY PLAZA TRACK NO.2207
 LOS ANGELES, CA
 County: LOS ANGELES
 Report number: 58732
 EPA region: 09
 Spill date: 02/08/1991
 Spill time: 23:30
 Medium affected: Land
 Damage: False
 Damage \$ amount: 0.00
 Number of injured: 0
 Number of fatalities: 0
 Notes: ASPHALT PAD
 Discharger: SOUTHERN PACIFIC TRANS.
 Discharger address: NO.1 MARKET PLAZA
 SAN FRANCISCO, CA 94105
 Discharger county: Not reported
 C.G. Unit: Not reported
 EPA notified: False
 Initial report: True
 Updated report: True
 Spill cause: Not reported
 Spilled material: ACRYLAMIDE (50% or less)
 Spill total qty: 2.00 GAL
 In water: 0.00 NON
 DOT #: Not reported
 CAS: Not reported
 Quantity (lbs): 18.00
 Description: REPORTS A TANK CAR DERAILED DUE TO A WIDE GAGE IN THE TRACK / CALLER STATED THAT THIS WAS NOT A GRADE CROSSING ACCIDENT.
 Action: COMPANY HAZMAT TEAM ENROUTE TO OFFLOAD THE CAR.
 Comments: THERE IS NO OBSERVABLE LEAKAGE COMING FROM THE DERAILED CAR. WILL NOTIFY OES.

1X MCKESSON DRUG CO	LUST	S105642458
2	CHMIRS	N/A
ANAHEIM, CA 92806	HAZNET	

LUST:

Region: RIVERSIDE
 Site Closed: Referred to Water Board
 Employee ID: 2
 Facility ID: 92842
 Case Type: Soil only
 Status: 9

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
1X MCKESSON DRUG CO (Continued)		S105642458

CHMIRS:

OES Incident Number: 006210
 OES notification: Not reported
 OES Date: 1/13/1995
 OES Time: 04:31:57 PM
 Incident Date: Not reported
Date Completed: Not reported
 Property Use: Not reported
 Agency Id Number: Not reported
 Agency Incident Number: Not reported
 Time Notified: Not reported
 Time Completed: Not reported
 Surrounding Area: Not reported
 Estimated Temperature: Not reported
 Property Management: Not reported
 Special Studies 1: Not reported
 Special Studies 2: Not reported
 Special Studies 3: Not reported
 Special Studies 4: Not reported
 Special Studies 5: Not reported
 Special Studies 6: Not reported
 More Than Two Substances Involved?: Not reported
 Resp Agncy Personel # Of Decontaminated: Not reported
 Responding Agency Personel # Of Injuries: Not reported
 Responding Agency Personel # Of Fatalities: Not reported
 Others Number Of Decontaminated: Not reported
 Others Number Of Injuries: Not reported
 Others Number Of Fatalities: Not reported
 Vehicle Make/year: Not reported
 Vehicle License Number: Not reported
 Vehicle State: Not reported
 Vehicle Id Number: Not reported
 CA/DOT/PUC/ICC Number: Not reported
 Company Name: Not reported
 Reporting Officer Name/ID: Not reported
 Report Date: Not reported
 Comments: Not reported
 Facility Telephone: Not reported
 Waterway Involved: NO
 Waterway: long beach harbour
 Spill Site: Not reported
 Cleanup By: not feasible
 Containment: Not reported
 What Happened: Not reported
 Type: Not reported
 Measure: Not reported
 Other: Not reported
 Date/Time: Not reported
 Year: 1995
 Agency: DFG
 Incident Date: 1/13/95 1632
 Admin Agency: Not reported
 Amount: unknown
 Contained: YES
 Site Type: Not reported
 E Date: Not reported

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

1X MCKESSON DRUG CO (Continued)		S105642458
---------------------------------	--	------------

Substance: diesel shhen
 Quantity Released: Not reported
 BBLs: Not reported
 Cups: Not reported
 CUFT: Not reported
 Gallons: Not reported
 Grams: Not reported
 Pounds: Not reported
 Liters: Not reported
 Ounces: Not reported
 Pints: Not reported
 Quarts: Not reported
 Sheen: Not reported
 Tons: Not reported
 Unknown: Not reported
 Description: reported to DFG by agency pilot - cause and source unknown
 Evacuations: NO
 Number of Injuries: NO
 Number of Fatalities: NO
 Description: Not reported

HAZNET:

Gepaid: CAC002562836
 Contact: TOM HARGER SHIPPING SUP
 Telephone: 7147726060
 Facility Addr2: Not reported
 Mailing Name: Not reported
 Mailing Address: 2
 Mailing City,St,Zip: ANAHEIM, CA 928060000
 Gen County: Orange
 TSD EPA ID: CAD009007626
 TSD County: Orange
 Waste Category: Asbestos-containing waste
 Disposal Method: Disposal, Land Fill
 Tons: 4.46
 Facility County: Orange

**WEST L.A. SHELL
 11574 SANTA MONICA BLVD
 SAWTELLE, CA 90025**

**LUST S102441168
 N/A**

LUST:

Region: STATE
 Case Type: Soil only
 Cross Street: FEDERAL AVE
 Enf Type: Not reported
 Funding: Not reported
 How Discovered: OM
 How Stopped: Not reported
 Leak Cause: Spill
 Leak Source: Other Source
 Global Id: T0603700699
 Stop Date: 1990-06-21 00:00:00
 Confirm Leak: Not reported
 Workplan: Not reported
 Prelim Assess: Not reported
 Pollution Char: Not reported

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

WEST L.A. SHELL (Continued)

S102441168

Remed Plan: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 1995-02-28 00:00:00
 Discover Date: 1990-06-21 00:00:00
 Enforcement Dt: Not reported
 Release Date: 1990-06-22 00:00:00
 Review Date: 1995-02-28 00:00:00
 Enter Date: Not reported
 MTBE Date: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Max MTBE GW ppb: Not reported
 Max MTBE Soil ppb: Not reported
 County: 19
 Org Name: Not reported
 Reg Board: Los Angeles Region
 Status: Case Closed
 Chemical: Gasoline
 Contact Person: Not reported
 Responsible Party: SHELL OIL COMPANY
 RP Address: 5850 CANOGA AVE, SUITE 300 WOODLAND HILLS CA 91367
 Interim: Not reported
 Oversight Prgm: LUST
 MTBE Class: *
 MTBE Conc: 0
 MTBE Fuel: 1
 MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
 Staff: YR
 Staff Initials: HRQ
 Lead Agency: Local Agency
 Local Agency: 19050
 Hydr Basin #: SAN FERNANDO VALLEY
 Beneficial: Not reported
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Work Suspended: Not reported
 Local Case #: Not reported
 Case Number: 900250143
 Qty Leaked: Not reported
 Abate Method: Not reported
 Operator: ROBINSON, RUSSELL R
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary: THE FIRE DEPARTMENT WAS CALLED AND RESPONDED TO THE INCIDENT

LUST:

Region: 4
 Staff: UNK
 County: Los Angeles
 Local Agency: 19050
 Lead Agency: Local Agency
 Case Type: Soil

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
WEST L.A. SHELL (Continued)		S102441168
Status:	Case Closed	
Substance:	Gasoline	
Cross Street:	FEDERAL AVE	
Global ID:	T0603700699	
Enforcement Type:	Not reported	
Date Leak Discovered:	6/21/1990	
Date Leak Record Entered:	Not reported	
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	Spill	
Leak Source:	Other Source	
Date Leak Stopped:	6/21/1990	
Date Confirmation Began:	Not reported	
Operator:	ROBINSON, RUSSELL R	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):	4405.9457979587240778746782006	
Abatement Method Used at the Site:	Not reported	
Source of Cleanup Funding:	Not reported	
Date Leak First Reported:	6/22/1990	
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	
Date the Case was Closed:	2/28/1995	
Date Case Last Changed on Database:	2/28/1995	
Enforcement Action Date:	Not reported	
Historical Max MTBE Date:	Not reported	
Hist Max MTBE Conc in Groundwater:	Not reported	
Hist Max MTBE Conc in Soil:	Not reported	
Significant Interim Remedial Action Taken:	Not reported	
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Regional Board:	04	
Owner Contact:	Not reported	
Responsible Party:	SHELL OIL COMPANY	
RP Address:	5850 CANOGA AVE, SUITE 300 WOODLAND HILLS CA 91367	
Program:	LUST	
Lat/Long:	34.0446047 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Local Case No:	Not reported	
Substance Quantity:	Not reported	
Assigned Name:	Not reported	
W Global ID:	Not reported	
Summary:	THE FIRE DEPARTMENT WAS CALLED AND RESPONDED TO THE INCIDENT	

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number	EPA ID Number
------	-------------	---------------	---------------

76 PRODUCTS STATION #5210
11954 SANTA MONICA BLVD
SAWTELLE, CA 90025

LUST **S105691983**
N/A

LUST:

Region: STATE
Case Type: Other ground water affected
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Not reported
How Stopped: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Global Id: T0603700695
Stop Date: Not reported
Confirm Leak: Not reported
Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: 1995-10-10 00:00:00
Remed Action: Not reported
Monitoring: Not reported
Close Date: 1997-03-31 00:00:00
Discover Date: 1988-04-29 00:00:00
Enforcement Dt: Not reported
Release Date: 1993-05-13 00:00:00
Review Date: Not reported
Enter Date: 1993-06-30 00:00:00
MTBE Date: 1965-01-01 00:00:00
GW Qualifier: Not reported
Soil Qualifier: Not reported
Max MTBE GW ppb: ND
Max MTBE Soil ppb: Not reported
County: 19
Org Name: Not reported
Reg Board: Los Angeles Region
Status: Case Closed
Chemical: Gasoline
Contact Person: Not reported
Responsible Party: TOSCO/76 PRODUCTS TEAM
RP Address: 76 BROADWAY
Interim: Not reported
Oversight Prgm: LUST
MTBE Class: *
MTBE Conc: 1
MTBE Fuel: 1
MTBE Tested: MTBE Detected. Site tested for MTBE and MTBE detected
Staff: JH
Staff Initials: GO
Lead Agency: Regional Board
Local Agency: 19050
Hydr Basin #: SAN FERNANDO VALLEY
Beneficial: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Local Case #: Not reported
Case Number: 900250107A

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

76 PRODUCTS STATION #5210 (Continued)		S105691983
---------------------------------------	--	------------

Qty Leaked: Not reported
 Abate Method: Not reported
 Operator: Not reported
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary: 12/31/96 - QUARTERLY MONITORING REPORT 09/30/96 -
 QUARTERLY MONITORING RPT 03/31/97 - QRT MONITORING RPT

Region: STATE
 Case Type: Other ground water affected
 Cross Street: BROCKTON AVE.
 Enf Type: Not reported
 Funding: SI
 How Discovered: GWM
 How Stopped: Not reported
 Leak Cause: UNK
 Leak Source: UNK
 Global Id: T0603763357
 Stop Date: Not reported
 Confirm Leak: Not reported
 Workplan: Not reported
 Prelim Assess: 2002-07-12 00:00:00
 Pollution Char: 2003-01-22 00:00:00
 Remed Plan: 2004-07-20 00:00:00
 Remed Action: Not reported
 Monitoring: 2004-02-04 00:00:00
 Close Date: Not reported
 Discover Date: 2002-05-22 00:00:00
 Enforcement Dt: Not reported
 Release Date: 2002-05-22 00:00:00
 Review Date: Not reported
 Enter Date: Not reported
 MTBE Date: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Max MTBE GW ppb: Not reported
 Max MTBE Soil ppb: Not reported
 County: 19
 Org Name: Not reported
 Reg Board: Los Angeles Region
 Status: Remediation Plan
 Chemical: Gasoline
 Contact Person: Not reported
 Responsible Party: MICHAEL BRYAN
 RP Address: 3525 HYLAND AVE.
 Interim: Not reported
 Oversight Prgm: LUST
 MTBE Class: *
 MTBE Conc: 0
 MTBE Fuel: 1
 MTBE Tested: MTBE Detected. Site tested for MTBE and MTBE detected
 Staff: JH
 Staff Initials: GO
 Lead Agency: Regional Board

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
------	-------------	--------------------------------

76 PRODUCTS STATION #5210 (Continued)		S105691983
---------------------------------------	--	------------

Local Agency: 19050
 Hydr Basin #: Not reported
 Beneficial: Not reported
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Work Suspended: Not reported
 Local Case #: Not reported
 Case Number: 900250107A
 Qty Leaked: Not reported
 Abate Method: Not reported
 Operator: Not reported
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary: Not reported

LUST:

Region: 4
 Staff: JH
 County: Los Angeles
 Local Agency: 19050
 Lead Agency: Regional Board
 Case Type: Groundwater
 Status: Case Closed
 Substance: Gasoline
 Cross Street: Not reported
 Global ID: T0603700695
 Enforcement Type: Not reported
 Date Leak Discovered: 4/29/1988
 Date Leak Record Entered: 6/30/1993
 How Leak Discovered: Not reported
 How Leak Stopped: Not reported
 Cause of Leak: Not reported
 Leak Source: Not reported
 Date Leak Stopped: Not reported
 Date Confirmation Began: Not reported
 Operator: Not reported
 Water System: Not reported
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 1830.1346291555701140230008149
 Abatement Method Used at the Site: Not reported
 Source of Cleanup Funding: Not reported
 Date Leak First Reported: 5/13/1993
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: Not reported
 Remediation Plan Submitted: 10/10/1995
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: 3/31/1997
 Date Case Last Changed on Database: Not reported
 Enforcement Action Date: Not reported
 Historical Max MTBE Date: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
76 PRODUCTS STATION #5210 (Continued)		S105691983
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	
Regional Board:	04	
Owner Contact:	Not reported	
Responsible Party:	TOSCO/76 PRODUCTS TEAM	
RP Address:	76 BROADWAY	
Program:	LUST	
Lat/Long:	34.0412537 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Local Case No:	Not reported	
Substance Quantity:	Not reported	
Assigned Name:	Not reported	
W Global ID:	Not reported	
Summary:	12/31/96 - QUARTERLY MONITORING REPORT QUARTERLY MONITORING RPT MONITORING RPT	09/30/96 - 03/31/97 - QRT
Region:	4	
Staff:	JH	
County:	Los Angeles	
Local Agency:	19050	
Lead Agency:	Regional Board	
Case Type:	Groundwater	
Status:	Remediation Plan	
Substance:	Gasoline	
Cross Street:	BROCKTON AVE.	
Global ID:	T0603763357	
Enforcement Type:	DLSEL	
Date Leak Discovered:	5/22/2002	
Date Leak Record Entered:	Not reported	
How Leak Discovered:	GWM	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Date Leak Stopped:	Not reported	
Date Confirmation Began:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):	Not reported	
Abatement Method Used at the Site:	Not reported	
Source of Cleanup Funding:	Not reported	
Date Leak First Reported:	5/22/2002	
Preliminary Site Assessment Workplan Submitted:	Not reported	
Preliminary Site Assessment Began:	7/12/2002	
Pollution Characterization Began:	9/23/2003	
Remediation Plan Submitted:	7/20/2004	
Remedial Action Underway:	Not reported	
Post Remedial Action Monitoring Began:	Not reported	
Date the Case was Closed:	Not reported	

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
76 PRODUCTS STATION #5210 (Continued)		S105691983
Date Case Last Changed on Database:	Not reported	
Enforcement Action Date:	Not reported	
Historical Max MTBE Date:	8/20/2002	
Hist Max MTBE Conc in Groundwater:	7.8	
Hist Max MTBE Conc in Soil:	31	
Significant Interim Remedial Action Taken:	Not reported	
GW Qualifier:	=	
Soil Qualifier:	=	
Organization:	Not reported	
Regional Board:	04	
Owner Contact:	Not reported	
Responsible Party:	MICHAEL BRYAN	
RP Address:	3525 HYLAND AVE.	
Program:	LUST	
Lat/Long:	0 / 0	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Local Case No:	Not reported	
Substance Quantity:	Not reported	
Assigned Name:	Not reported	
W Global ID:	Not reported	
Summary:	Not reported	



EDR® Environmental
Data Resources Inc

EDR Site Report™

**CENTURY PLAZA HOTEL & SPA
2025 AVENUE OF THE STARS
CENTURY CITY, CA 90067**

Inquiry Number:

April 18, 2008

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

TABLE OF CONTENTS

The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of over 4 million government records from more than 600 federal, state and local environmental databases. The report is divided into three sections:

Section 1: Facility Summary Page 3

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

Section 2: Facility Detail Reports Page 4

All available detailed information from databases where sites are identified.

Section 3: Databases Searched and Update Information. Page 14

Name, source, update dates, contact phone number and description of each of the databases searched for this report.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This report contains information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this report "AS IS". Any analyses, estimates, ratings, or risk codes provided in this report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can produce information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2008 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1 CENTURY PLAZA HOTEL & SPA 2025 AVENUE OF THE STARS CENTURY CITY, CA 90067 EDR ID #S103640301
AREA	
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

CENTURY PLAZA HOTEL & SPA
2025 AVENUE OF THE STARS
CENTURY CITY, CA 90067
EDR ID #S103640301

HAZNET:

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: AZD983473539
TSD County: 99
Waste Category: Polychlorinated biphenyls and material containing PCB's
Disposal Method: Recycler
Tons: .0300
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 67.4240
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Tons: .7655
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD980675276
TSD County: Kern
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 699.5240
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD980675276

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

TSD County: Kern
Waste Category: Asbestos-containing waste
Disposal Method: Not reported
Tons: 143.2760
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD981382732
TSD County: 1
Waste Category: Asbestos-containing waste
Disposal Method: Not reported
Tons: 67.4240
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: WID98856643
TSD County: 0
Waste Category: Polychlorinated biphenyls and material containing PCB's
Disposal Method: Not reported
Tons: .0300
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: RICHARD BOURQUES DIR ENGR'G
Telephone: 3105513286
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 55.62
Facility County: Not reported

Gepaid: CAD040348633
Contact: JOHN HOPE DIR. ENGR'G
Telephone: 3105513286
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 0.84
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Unspecified aqueous solution
Disposal Method: Treatment, Tank
Tons: 4.2534
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: .4480
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Tons: 1.7475
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 17.6420
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD067786749
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 29.4980
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD099452708
TSD County: Los Angeles
Waste Category: Tank bottom waste
Disposal Method: Recycler
Tons: .0542
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 80.0660
Facility County: Los Angeles

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Not reported
Tons: 2.5284
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Not reported
Tons: .2925
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Tons: 1.6110
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Not reported
Tons: .1950
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Transfer Station
Tons: .0000
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Not reported
Tons: .1120
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: .6670
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: VINCE HART DIR ENGINEERING
Telephone: 3105513325
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 50.56
Facility County: Not reported

Gepaid: CAD040348633
Contact: VINCE HART DIR ENGINEERING
Telephone: 3105513325
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Not reported
Tons: 0.16
Facility County: Not reported

Gepaid: CAD040348633
Contact: VINCE HART DIR ENGINEERING
Telephone: 3105513325
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Tons: 0.52
Facility County: Not reported

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: AZD983476680
TSD County: 99
Waste Category: Polychlorinated biphenyls and material containing PCB's
Disposal Method: Recycler
Tons: 3.6057
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Transfer Station
Tons: .1950
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Tons: 1.1325
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: 1.0080
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Tank bottom waste
Disposal Method: Recycler
Tons: .1042
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Tons: 1.5225
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: .6020
Facility County: Los Angeles

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Tank bottom waste
Disposal Method: Not reported
Tons: .0625
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT080025711
TSD County: San Bernardino
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Recycler
Tons: .1042
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD099452708
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.1917
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Transfer Station
Tons: 0
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: 0.224
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Tons: 0.5425
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 0.1459
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.834
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Tank bottom waste
Disposal Method: Not reported
Tons: 0.417
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: RICHARD BOURQUES DIR ENGR'G
Telephone: 3105513286
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: 0.5
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: RICHARD BOURQUES DIR ENGR'G
Telephone: 3105513286
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Tons: 0.41
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: RICHARD BOURQUES DIR ENGR'G
Telephone: 3105513286
Facility Addr2: Not reported

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 1.68
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 6.0681
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD050806850
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Transfer Station
Tons: 0.125
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Tons: 1.6575
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: PIVOTAL CENTURY PLAZA HOTEL LL
Telephone: 6029567200
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: .4480
Facility County: Los Angeles

Gepaid: CAD040348633
Contact: RICHARD BOURQUES DIR ENGR'G
Telephone: 3105513286
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 2025 AVENUE OF THE STARS
Mailing City,St,Zip: LOS ANGELES, CA 900674696
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 55.62
Facility County: Not reported

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

WASTE MANAGEMENT

RCRA-TSDF: RCRA - Transporters, Storage and Disposal

Source: Environmental Protection Agency
Telephone: 703-308-0035

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/06/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/06/2008
Date of Next Scheduled Update: 05/19/2008

RCRA-LQG: RCRA - Large Quantity Generators

Source: Environmental Protection Agency
Telephone: 703-308-0035

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/06/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/06/2008
Date of Next Scheduled Update: 05/19/2008

RCRA-SQG: RCRA - Small Quantity Generators

Source: Environmental Protection Agency
Telephone: 703-308-0035

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/06/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/06/2008
Date of Next Scheduled Update: 05/19/2008

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generator

Source: Environmental Protection Agency
Telephone: 703-308-0035

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/06/2008
Database Release Frequency: Varies

Date of Last EDR Contact: 03/06/2008
Date of Next Scheduled Update: 05/19/2008

RCRA-NonGen: RCRA - Non Generators

Source: Environmental Protection Agency
Telephone: 703-308-0035

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/06/2008
Database Release Frequency: Varies

Date of Last EDR Contact: 03/06/2008
Date of Next Scheduled Update: 05/19/2008

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2005
Database Release Frequency: Biennially

Date of Last EDR Contact: 03/13/2008
Date of Next Scheduled Update: 06/09/2008

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/03/2008
Date of Next Scheduled Update: 06/02/2008

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/12/2007
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/2008
Date of Next Scheduled Update: 06/02/2008

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-566-0500

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/04/2007
Database Release Frequency: Annually

Date of Last EDR Contact: 02/07/2008
Date of Next Scheduled Update: 05/05/2008

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/15/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/31/2008
Date of Next Scheduled Update: 06/30/2008

CA AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board
Telephone: 916-341-5712

Registered Aboveground Storage Tanks.

Date of Government Version: 11/01/2007
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/28/2008
Date of Next Scheduled Update: 04/28/2008

CA UST: Active UST Facilities

Source: SWRCB
Telephone: 866-480-1028

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/07/2008
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/09/2008
Date of Next Scheduled Update: 07/07/2008

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

CA LUST: Geotracker's Leaking Underground Fuel Tank Report

Source: State Water Resources Control Board

Telephone: Not reported

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 01/07/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/09/2008
Date of Next Scheduled Update: 07/07/2008

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2007
Database Release Frequency: Annually

Date of Last EDR Contact: 01/23/2008
Date of Next Scheduled Update: 04/21/2008

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 10/31/2007
Database Release Frequency: Annually

Date of Last EDR Contact: 04/16/2008
Date of Next Scheduled Update: 07/14/2008

WASTE DISPOSAL

NPL: National Priority List

Source: EPA

Telephone: Not reported

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/31/2008
Date Made Active at EDR: 03/17/2008
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 02/08/2008
Elapsed ASTM Days: 38
Date of Last EDR Contact: 01/28/2008

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: Not reported

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/31/2008
Date Made Active at EDR: 03/17/2008
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 02/04/2008
Elapsed ASTM Days: 42
Date of Last EDR Contact: 01/28/2008

DELISTED NPL: National Priority List Deletions

Source: EPA

Telephone: Not reported

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/31/2008
Date Made Active at EDR: 03/17/2008
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 02/08/2008
Elapsed ASTM Days: 38
Date of Last EDR Contact: 01/28/2008

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-412-9810

CERCLIS 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). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/09/2008

Date Made Active at EDR: 02/20/2008

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 02/05/2008

Elapsed ASTM Days: 15

Date of Last EDR Contact: 04/18/2008

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-412-9810

Archived sites are sites that have been removed and archived from the inventory of CERCLIS 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 this 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. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 12/03/2007

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/17/2008

Date of Next Scheduled Update: 06/16/2008

ROD: Records Of Decision

Source: EPA

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/14/2008

Database Release Frequency: Annually

Date of Last EDR Contact: 03/31/2008

Date of Next Scheduled Update: 06/30/2008

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991

Date Made Active at EDR: 03/30/1994

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 02/02/1994

Elapsed ASTM Days: 56

Date of Last EDR Contact: 02/19/2008

CA SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board

Telephone: 916-341-6320

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/10/2008

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/12/2008

Date of Next Scheduled Update: 06/09/2008

MULTIMEDIA

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-566-0250

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2006

Database Release Frequency: Annually

Date of Last EDR Contact: 02/29/2008

Date of Next Scheduled Update: 06/16/2008

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-4203

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2006
Database Release Frequency: Annually

Date of Last EDR Contact: 04/14/2008
Date of Next Scheduled Update: 07/14/2008

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002
Database Release Frequency: N/A

Date of Last EDR Contact: 04/14/2008
Date of Next Scheduled Update: 07/14/2008

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-566-1667

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/15/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/17/2008
Date of Next Scheduled Update: 06/16/2008

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-566-1667

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 01/15/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/17/2008
Date of Next Scheduled Update: 06/16/2008

FINDS: Facility Index System/Facility Registry System

Source: EPA

Telephone: Not reported

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/04/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/31/2008
Date of Next Scheduled Update: 06/30/2008

RMP: Risk Management Plans

Source: Environmental Protection Agency

Telephone: 202-564-8600

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/01/2007
Database Release Frequency: Varies

Date of Last EDR Contact: 02/15/2008
Date of Next Scheduled Update: 05/19/2008

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

STORMWATER: Storm Water General Permits

Source: Environmental Protection Agency
Telephone: 202-564-0746
A listing of all facilities with Storm Water General Permits.

Date of Government Version: 06/02/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/31/2008
Date of Next Scheduled Update: 06/30/2008

US ENG CONTROLS: Engineering Controls Sites List

Source: Environmental Protection Agency
Telephone: 703-603-8905
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/18/2008
Database Release Frequency: Varies

Date of Last EDR Contact: 03/31/2008
Date of Next Scheduled Update: 06/30/2008

US INST CONTROL: Sites with Institutional Controls

Source: Environmental Protection Agency
Telephone: 703-603-8905
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/18/2008
Database Release Frequency: Varies

Date of Last EDR Contact: 03/31/2008
Date of Next Scheduled Update: 06/30/2008

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

Source: EPA Region 1
Telephone: 617-918-1313
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 03/12/2008
Database Release Frequency: Varies

Date of Last EDR Contact: 02/15/2008
Date of Next Scheduled Update: 05/19/2008

RADINFO: Radiation Information Database

Source: Environmental Protection Agency
Telephone: 202-343-9775
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/29/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/31/2008
Date of Next Scheduled Update: 04/28/2008

LUCIS: Land Use Control Information System

Source: Department of the Navy
Telephone: 843-820-7326
LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Database Release Frequency: Varies

Date of Last EDR Contact: 03/10/2008
Date of Next Scheduled Update: 06/09/2008

CDL: Clandestine Drug Labs

Source: Drug Enforcement Administration
Telephone: 202-307-1000
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/28/2008
Date of Next Scheduled Update: 06/23/2008

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

CA HIST CAL-SITES: Historical Calsites Database

Source: Department of Toxic Substance Control
Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/25/2008
Date of Next Scheduled Update: 05/26/2008

CA CA BOND EXP. PLAN: Bond Expenditure Plan

Source: Department of Health Services
Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/31/1994
Date of Next Scheduled Update: Not reported

CA SCH: School Property Evaluation Program

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 02/26/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/27/2008
Date of Next Scheduled Update: 02/25/2008

CA TOXIC PITS: Toxic Pits Cleanup Act Sites

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/11/2008
Date of Next Scheduled Update: 04/28/2008

CA WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board
Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/2008
Date of Next Scheduled Update: 06/02/2008

CA CA WDS: Waste Discharge System

Source: State Water Resources Control Board
Telephone: 916-341-5227

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/17/2008
Date of Next Scheduled Update: 06/16/2008

CA CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/21/2008
Date of Next Scheduled Update: 04/21/2008

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

CA SWRCY: Recycler Database

Source: Department of Conservation
Telephone: 916-323-3836
A listing of recycling facilities in California.

Date of Government Version: 01/07/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/09/2008
Date of Next Scheduled Update: 07/07/2008

CA CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency
Telephone: 916-341-5851
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/28/1998
Date of Next Scheduled Update: Not reported

CA SLIC: Statewide SLIC Cases

Source: State Water Resources Control Board
Telephone: 866-480-1028
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 01/07/2008
Database Release Frequency: Varies

Date of Last EDR Contact: 01/09/2008
Date of Next Scheduled Update: 07/07/2008

CA Sacramento Co. CS: CS - Contaminated Sites

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/11/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/27/2008
Date of Next Scheduled Update: 04/28/2008

CA CS: Contaminated Sites

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/28/2008
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/21/2008
Date of Next Scheduled Update: 04/21/2008

CA HIST LUST SANTA CLARA: Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/24/2008
Date of Next Scheduled Update: 06/23/2008

CA AOCONCERN: San Gabriel Valley Areas of Concern

Source: EPA Region 9
Telephone: 415-972-3178
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/1998
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 04/14/2008
Date of Next Scheduled Update: 07/14/2008

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

CA HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board
Telephone: 916-341-5851

The Hazardous Substance Storage Container Database is a historical listing of UST sites.
Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/26/2001
Date of Next Scheduled Update: Not reported

CA LIENS: Environmental Liens Listing

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 02/05/2008
Database Release Frequency: Varies

Date of Last EDR Contact: 02/05/2008
Date of Next Scheduled Update: 05/05/2008

CA PERCHLORATE 2: Perchlorate Confirmed Contaminant Sites

Source: State Water Resources Control Board
Telephone: 916-341-5687

Perchlorate confirmed contaminant sites are regulated by the SWRCB and/or DTSC.

Date of Government Version: 02/26/2008
Database Release Frequency: Varies

Date of Last EDR Contact: 02/27/2008
Date of Next Scheduled Update: 05/26/2008

CA CONTRA COSTA CO. SITE LIST: Site List

Source: Contra Costa Health Services Department
Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 03/07/2008
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/25/2008
Date of Next Scheduled Update: 05/26/2008

CA SAN JOSE HAZMAT: Hazardous Material Facilities

Source: City of San Jose Fire Department
Telephone: 408-277-4659

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 03/04/2008
Database Release Frequency: Annually

Date of Last EDR Contact: 03/03/2008
Date of Next Scheduled Update: 06/02/2008

CA Fresno Co. CUPA: CUPA Resources List

Source: Dept. of Community Health
Telephone: 559-445-3271

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 01/16/2008
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/18/2008
Date of Next Scheduled Update: 07/14/2008

CA PLACER CO. MS: Master List of Facilities

Source: Placer County Health and Human Services
Telephone: 530-889-7312

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 07/23/2007
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/17/2008
Date of Next Scheduled Update: 06/16/2008

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

CA SWEEPS UST: SWEEPS UST Listing

Source: State Water Resources Control Board

Telephone: Not reported

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 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/03/2005
Date of Next Scheduled Update: Not reported

CA CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services

Telephone: 916-845-8400

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2005
Database Release Frequency: Varies

Date of Last EDR Contact: 02/19/2008
Date of Next Scheduled Update: 05/19/2008

CA NOTIFY 65: Proposition 65 Records

Source: State Water Resources Control Board

Telephone: 916-445-3846

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/1993
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 04/14/2008
Date of Next Scheduled Update: 07/14/2008

CA LA Co. Site Mitigation: Site Mitigation List

Source: Community Health Services

Telephone: 323-890-7806

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/30/2007
Database Release Frequency: Annually

Date of Last EDR Contact: 02/11/2008
Date of Next Scheduled Update: 05/12/2008

CA Orange Co. Industrial Site: List of Industrial Site Cleanups

Source: Health Care Agency

Telephone: 714-834-3446

Petroleum and non-petroleum spills.

Date of Government Version: 03/03/2008
Database Release Frequency: Annually

Date of Last EDR Contact: 03/06/2008
Date of Next Scheduled Update: 06/02/2008

CA DEED: Deed Restriction Listing

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 04/01/2008
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/02/2008
Date of Next Scheduled Update: 06/30/2008

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

CA VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 02/26/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/27/2008
Date of Next Scheduled Update: 05/26/2008

CA DRYCLEANERS: Cleaner Facilities

Source: Department of Toxic Substance Control
Telephone: 916-327-4498

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholstery cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 07/31/2007
Database Release Frequency: Annually

Date of Last EDR Contact: 04/14/2008
Date of Next Scheduled Update: 06/30/2008

CA LOS ANGELES CO. HMS: HMS: Street Number List

Source: Department of Public Works
Telephone: 626-458-3517

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/29/2007
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/11/2008
Date of Next Scheduled Update: 05/12/2008

CA VENTURA CO. BWT: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 02/27/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/12/2008
Date of Next Scheduled Update: 06/09/2008

CA WIP: Well Investigation Program Case List

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 10/25/2007
Database Release Frequency: Varies

Date of Last EDR Contact: 01/23/2008
Date of Next Scheduled Update: 04/21/2008

CA CDL: Clandestine Drug Labs

Source: Department of Toxic Substances Control
Telephone: 916-255-6504

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 09/30/2007
Database Release Frequency: Varies

Date of Last EDR Contact: 02/19/2008
Date of Next Scheduled Update: 04/21/2008

CA Sacramento Co. ML: ML - Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/11/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/27/2008
Date of Next Scheduled Update: 04/28/2008

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

CA SAN DIEGO CO. HMMD: Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/16/2005
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/02/2008
Date of Next Scheduled Update: 06/30/2008

CA San Bern. Co. Permit: Hazardous Material Permits

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 03/18/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/2008
Date of Next Scheduled Update: 12/03/2007

CA San Mateo Co. BI: Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 01/31/2008
Database Release Frequency: Annually

Date of Last EDR Contact: 04/07/2008
Date of Next Scheduled Update: 07/07/2008

CA RESPONSE: State Response Sites

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 02/26/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/27/2008
Date of Next Scheduled Update: 05/26/2008

CA HAZNET: Facility and Manifest Data

Source: California Environmental Protection Agency
Telephone: 916-255-1136

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2006
Database Release Frequency: Annually

Date of Last EDR Contact: 02/08/2008
Date of Next Scheduled Update: 05/05/2008

CA EMI: Emissions Inventory Data

Source: California Air Resources Board
Telephone: 916-322-2990

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2005
Database Release Frequency: Varies

Date of Last EDR Contact: 04/18/2008
Date of Next Scheduled Update: 07/14/2008

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

CA ENVIROSTOR: EnviroStor Database

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 02/26/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/27/2008
Date of Next Scheduled Update: 05/26/2008

CA HAULERS: Registered Waste Tire Haulers Listing

Source: Integrated Waste Management Board
Telephone: 916-341-6422

A listing of registered waste tire haulers.

Date of Government Version: 02/12/2008
Database Release Frequency: Varies

Date of Last EDR Contact: 04/14/2008
Date of Next Scheduled Update: 06/09/2008

CA SAN DIEGO CO. SAM: Environmental Case Listing

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 11/28/2007
Database Release Frequency: Varies

Date of Last EDR Contact: 04/02/2008
Date of Next Scheduled Update: 06/30/2008

CA DAY CARE: Licensed Child Care Facilities

Source: Department of Social Services
Telephone: 916-657-4041

Date of Government Version: 01/15/2008
Database Release Frequency: N/A

Date of Last EDR Contact: 12/21/2007
Date of Next Scheduled Update: Not reported

POTENTIAL SUPERFUND LIABILITY

PRP: Potentially Responsible Parties

Source: EPA
Telephone: 202-564-6064

A listing of verified Potentially Responsible Parties

Date of Government Version: 01/24/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/31/2008
Date of Next Scheduled Update: 06/30/2008

Department of Water and Power



the City of Los Angeles

JAMES K. HAHN
Mayor

Commission
KENNETH T. LOMBARD, *President*
DOMINICK W. RUBALCAVA, *Vice President*
ANNIE B. CHO
SID. C. STOLPER
LELAND WONG
JOHN C. BURMAHLIN, *Secretary*

DAVID H. WIGGS, *General Manager*
FRANK SALAS, *Chief Administrative Officer*

May 27, 2003

Mr. Gerald Geffrard
Project Manager
IVI International, Inc.
105 Corporate Park Drive, Suite 115
White Plains, New York 10604

Dear Mr. Geffrard:

Subject: IVI's Project Number 30511466
Polychlorinated Biphenyl (PCB)
Status of Transformers

In response to your facsimile dated May 22, 2003, the Department of Water and Power (LADWP) is supplying the PCB status of the customer transformer station, which supplies the Century Plaza Hotel at 2025 Avenue of the Stars, Los Angeles, California 90067.

Station IS1072 (A6821) is classified as non-PCB equipment.

Transformer with insulating oil containing less than 50 parts per million of PCB are classified as non-PCB equipment.

If you have any further questions, please submit them in writing to me at: _____

Mr. Donald E. Giddings
Staff Engineer
Los Angeles Department of Water and Power
P. O. Box 51111, Room 824
Los Angeles, California 90051-0100

Sincerely,

Donald E. Giddings
Staff Engineer
Power Transmission and Distribution

DEG:rl

Water and Power Conservation ... a way of life

111 North Hope Street, Los Angeles, California Mailing address: Box 51111, Los Angeles 90051-0100
Telephone (213) 367-4211 Cable address: DEWAPOLA



1+914 6941335

05/22/03 19:16

NO. 111 001

Electric Utility Information Request



IVI International, Inc.

105 Corporate Park Drive, Suite 115
White Plains, New York 10604
(914) 694-9600 (tel) (914) 694-8549 (fax)

Date:	May 22, 2003	To:	Don Giddings - Staff Engineer
Subject:	Century Plaza 252,648 SFG 19- Story Full-Service Hotel 2025 Avenue of the Stars Los Angeles, California 90067	Utility Company:	City of L.A. Dept. of Water & Power
		Street Address:	
		City, State:	
		Tel & Fax No.:	(213) 367-1832 (tel) (213) 367-2919 (fax)
IVI Project Mgr:	Gerald Geffrard	IVI Proj. No.:	30511466

IVI has been retained to conduct a Phase I Environmental Site Assessment on the above referenced property.

IVI is requesting information as it pertains to City of L.A. Dept. of Water & Power's transformers on the above referenced site. Specifically, IVI is requesting the following information:

- Are there City of L.A. Dept. of Water & Power transformers on the above referenced site? Yes No
- If yes, please complete the following table (attach additional sheets if required).

Transformer No.	Non-PCB	PCB-Containing	PCB-Contaminated	PCB Content Unknown

- Have there been spills of transformer fluids on or adjacent to the above referenced site? Yes No
- Is City of L.A. Dept. of Water & Power responsible for remediation if there is a transformer leak? Yes No
- Will City of L.A. Dept. of Water & Power test the transformers for PCB content? If so, what is the cost, if any?
Yes No

Please let me know if there are any costs associated with processing this request prior to processing. Your response can either be faxed to 914.694.8549 or mailed to us at the location identified above. In addition, please indicate IVI's project number (30511466) on all correspondence. Thank you in advance for your assistance and cooperation.

LOS ANGELES FIRE DEPARTMENT

UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS

**NEW ADDRESS: 221 NORTH FIGUEROA ST., 15TH FLR.,
SUITE. 1500**

NEW OFFICE# - 213/482-7115 NEW FAX# - 213/482-6511

ONE ADDRESS ONLY - PER SHEET

↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED ↓

PHONE NO: (619) 549-7140 FAX NO: (914) 694-1335

NAME OF REQUESTER (PLEASE PRINT): Scott Pritchard

REPRESENTING (COMPANY NAME): IVI

SIGNATURE: [Signature] DATE: 4, 17, 08

DRIVER LIC NO: D 3068911 EXP: 11/19/08

ADDRESS FOR WHICH RECORDS ARE REQUESTED: 2025 Avenue of The Stars

REASON FOR REQUEST: UST records

**BILLING & ACCOUNTS RECEIVABLE
4th FLOOR, 201 N. Figueroa (REV CODE #3887)**

FOR OFFICE USE ONLY:

- REVIEW ONLY (NO COPIES)
- REQUEST COPIES

NUMBER OF COPIES: _____

X .10¢

= _____

+ \$11.00

TOTAL FEE AMOUNT: _____

RECORD OF COMMUNICATION	
Site Name: Century Plaza	Location (city): Los Angeles, CA
Communication with: Mr. Bill Arthur, Chief Engineer	
Of: Subject	
Location: Los Angeles, CA	Phone: (310) 551-3286
Recorded By: Scott Pritchard	Of: IVI
At: (time): 11am	On (date): 4/15/08
Re: Subject	
<p>Summary of Communication: According to Mr. Arthur, the Subject property was probably vacant land prior to construction of the current hotel. The current ACM O&M Program was updated within the last 3 years. Various ongoing ACM removals have taken place since 2003. Four grease interceptors were added since 2003; all for the X Bar restaurant. The new dry cleaning machinery does not require a permit from the SCAQMD, but the Subject has obtained one anyway. The dry cleaning wastes are picked up by Safety Kleen. The UST just got a new plumbing vent and return and was inspected last week, and passed.</p>	
Conclusions/Required Action/Follow-up: no	
ROC 1 of 2	

RECORD OF COMMUNICATION	
Site Name: Century Plaza	Location (city): Los Angeles, CA
Communication with: Mr. John Hope, Director of Engineering	
Of: Subject	
Location: Los Angeles, CA	Phone: (310) 551-3286
Recorded By: Scott Pritchard	Of: IVI
At: (time): 11am	On (date): 4/15/08
Re: Subject	
Summary of Communication: According to Mr. Hope, the Subject property was probably vacant land prior to construction of the current hotel. Mr. Hope noted that small ACM removals have taken place since 2003.	
Conclusions/Required Action/Follow-up: no	
ROC 2 of 2	



**City of Los Angeles
Department of City Planning**

04/16/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2025 S AVENUE OF THE STARS
10220 W CONSTELLATION
BLVD
2025 S AVE OF THE STARS

ZIP CODES

90067

RECENT ACTIVITY

None

CASE NUMBERS

CPC-9830
CPC-4310
CPC-30791
CPC-1998-54-SPE
CPC-1997-284-PP
CPC-1985-420
CPC-1983-21
CPC-11494
ORD-156122
ORD-118904
ORD-101763
ZA-21097
ZA-2003-1546-CU
ZA-2002-2400-CU-ZV
ZA-1994-466-CUZ
ZA-1987-398-CUB
ZA-16793
COC-81-28
COC-81-29
COC-81-30
COC-81-31
DL-621
PMEX-2190
PMEX-3692
PPM-4297
TR-52506
TT-26392
PMEX-3692
ENV-2003-1547-MND
ENV-2002-2401
96-151-PP
EIR-77-284-SP
EIR-80-827-GP
PKG-5650
PKG-5136
PKG-5126
AFF-58027
AFF-55700
AFF-55360
AFF-55356
AFF-54365
AFF-50807-CC
AFF-50806-CC
AFF-50805-CC
AFF-50803-CC
AFF-48683
AF-94-2186051-TCA

Address/Legal Information

PIN Number: 132B161 713
Area (Calculated): 249,809.3 (sq ft)
Thomas Brothers Grid: PAGE 632 - GRID E3
Assessor Parcel Number: 4319004109
Tract: P M 1495
Map Reference: BK 29-23
Block: None
Lot: FR A
Arb (Lot Cut Reference): 3
Map Sheet: 132B161

Jurisdictional Information

Community Plan Area: West Los Angeles
Area Planning Commission: West Los Angeles
Neighborhood Council: Westside
Council District: CD 5 - Jack Weiss
Census Tract #: 2671.00
LADBS District Office: West Los Angeles

Planning and Zoning Information

Special Notes: None
Zoning: C2-2-O
Zoning Information (ZI): ZI-1195
ZI-1211
ZI-1802 Hillside Grading
Ordinance Exemption Area
Regional Center Commercial
See Plan Footnotes
General Plan Land Use: West Los Angeles
Plan Footnote - Site Req.: Century City North
Additional Plan Footnotes: West Los Angeles Transportation
Specific Plan Area: Improvement and Mitigation

Design Review Board: No
Historic Preservation Review: No
Historic Preservation Overlay Zone: None
Other Historic Designations: None
Other Historic Survey Information: None
Mills Act Contract: None
POD - Pedestrian Oriented Districts: None
CDO - Community Design Overlay: None
Streetscape: No
Sign District: No
Adaptive Reuse Incentive Area: None
CRA - Community Redevelopment Agency: None
Central City Parking: No
Downtown Parking: No
Building Line: None
500 Ft School Zone: No
500 Ft Park Zone: No

Assessor Information

Assessor Parcel Number: 4319004109
Parcel Area (Approximate): 250,905.6 (sq ft)
Use Code: Not Available
Assessed Land Val.: \$182,694,240
Assessed Improvement Val.: \$111,999,060
Last Owner Change: 10/06/05
Last Sale Amount: \$262,952,629
Tax Rate Area: 67

AF-94-2186050-OP
AF-93-222834-LT
AF-93-222833-LT
AF-92-1745107-LT
AF-92-1745106-LT
CFG-2000
PKG-LAYOUT-144

Deed Reference No.: 2410584
Building 1:
1. Year Built: 1965
1. Building Class: AXC
1. Number of Units: 0
1. Number of Bedrooms: 0
1. Number of Bathrooms: 0
1. Building Square Footage: 803,989.0 (sq ft)
Building 2:
2. Year Built: Not Available
2. Building Class: Not Available
2. Number of Units: 0
2. Number of Bedrooms: 0
2. Number of Bathrooms: 0
2. Building Square Footage: 0.0 (sq ft)
Building 3:
3. Year Built: Not Available
3. Building Class: Not Available
3. Number of Units: 0
3. Number of Bedrooms: 0
3. Number of Bathrooms: 0
3. Building Square Footage: 0.0 (sq ft)
Building 4:
4. Year Built: Not Available
4. Building Class: Not Available
4. Number of Units: 0
4. Number of Bedrooms: 0
4. Number of Bathrooms: 0
4. Building Square Footage: None
Building 5:
5. Year Built: Not Available
5. Building Class: Not Available
5. Number of Units: 0
5. Number of Bedrooms: 0
5. Number of Bathrooms: 0
5. Building Square Footage: 0.0 (sq ft)

Additional Information

Paul Williams Designed: No
Airport Hazard: None
Coastal Zone: None
Farmland: Area not Mapped
Very High Fire Hazard Severity Zone: No
Fire District No. 1: Yes
Fire District No. 2: Yes
Flood Zone: None
Hazardous Waste / Border Zone Properties: No
Methane Hazard Site: Methane Zone
High Wind Velocity Areas: No
Hillside Grading: Yes
Oil Wells: YES
Alquist-Priolo Fault Zone: No
Distance to Nearest Fault: 2.00817 (km)
Landslide: No
Liquefaction: No

Economic Development Areas

Business Improvement District: None
Federal Empowerment Zone: None
Renewal Community: No
Revitalization Zone: None
State Enterprise Zone: None
Targeted Neighborhood Initiative: None

Public Safety

Police Information:
Bureau: West
Division / Station: West Los Angeles
Report District: 839

Fire Information:	
District / Fire Station:	92
Batallion:	18
Division:	2
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-1998-54-SPE
Required Action(s): SPE-SPECIFIC PLAN EXCEPTION
Project Description(s): AN EXCEPTION TO THE CENTURY CITY NORTH SPECIFIC PLAN TO PERMIT AN AT-GRADE PEDESTRIAN WALKWAY IN LIEU OF A GRADE-SEPARATED PEDESTRIAN CROSSING ACROSS CONSTELLATION BLVD. IN THE C2-2-0 AND C2-1VL-0 ZONES.

Case Number: CPC-1997-284-PP
Required Action(s): PP-PROJECT PERMIT
Project Description(s): PROJECT PERMIT PURSUANT TO SECTION 3(C) OF THE CENTURY CITY NORTH SPECIFIC PLAN (SECOND PHASE OF DEVELOPMENT)

Case Number: ZA-2003-1546-CU
Required Action(s): CU-CONDITIONAL USE
Project Description(s): CONSTRUCTION OF A 40-FOOT IN HEIGHT MONOPINE AND INSTALLATION OF A RADIO EQUIPMENT CABINET ON A 300-SQUARE-FOOT LEASED AREA FOR A WIRELESS TELECOMMUNICATIONS FACILITY IN THE C2-2-O ZONE.

Case Number: ZA-2002-2400-CU-ZV
Required Action(s): ZV-ZONE VARIANCE
CU-CONDITIONAL USE
Project Description(s): CINGULAR WIRELESS PROPOSES THE LOCATION OF AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF 3 SETS OF ANTENNAS (1 QUAD ANTENNA EACH SECTOR) TO BE HOUSED INSIDE A FLAGPOLE TOWARDS THE FRONT OF THE PARCEL.

Case Number: ZA-1994-466-CUZ
Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
Project Description(s): CONSTRUCTION USE AND MAINTENANCE OF AN UNMANNED CELLULAR TELEPHONE FACILITY AT AN EXISTING HOTEL STRUCTURE.

Case Number: ZA-1987-398-CUB
Required Action(s): CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Description(s): A PLAN APPROVAL TO PERMIT THE SALE AND ON-SITE CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 2709-SQUARE-FOOT RESTAURANT WITH 92 INDOOR SEATS AND 40 OUTDOOR PATIO SEATS, HAVING HOURS OF OPERATION FROM 7:00 A.M. TO 11:00 P.M., SEVEN (7) DAYS A WEEK, IN THE C2-2-0 ZONE.

Case Number: ENV-2003-1547-MND
Required Action(s): MND-MITIGATED NEGATIVE DECLARATION
Project Description(s): CONSTRUCTION OF A 40-FOOT IN HEIGHT MONOPINE AND INSTALLATION OF A RADIO EQUIPMENT CABINET ON A 300-SQUARE-FOOT LEASED AREA FOR A WIRELESS TELECOMMUNICATIONS FACILITY IN THE C2-2-O ZONE.

Case Number: ENV-2002-2401
Required Action(s): Data Not Available
Project Description(s): CINGULAR WIRELESS PROPOSES THE LOCATION OF AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF 3 SETS OF ANTENNAS (1 QUAD ANTENNA EACH SECTOR) TO BE HOUSED INSIDE A FLAGPOLE TOWARDS THE FRONT OF THE PARCEL.

Case Number: 96-151-PP
Required Action(s): PP-PROJECT PERMIT
Project Description(s): Data Not Available

Case Number: EIR-77-284-SP
Required Action(s): SP-SPECIFIC PLAN (+ AMENDMENTS)
Project Description(s): Data Not Available

Case Number: EIR-80-827-GP
Required Action(s): GP-GRADING PLAN
Project Description(s): Data Not Available

Case Number: AFF-50807-CC
Required Action(s): CC-CONDOMINIUM CONVERSION
Project Description(s): Data Not Available

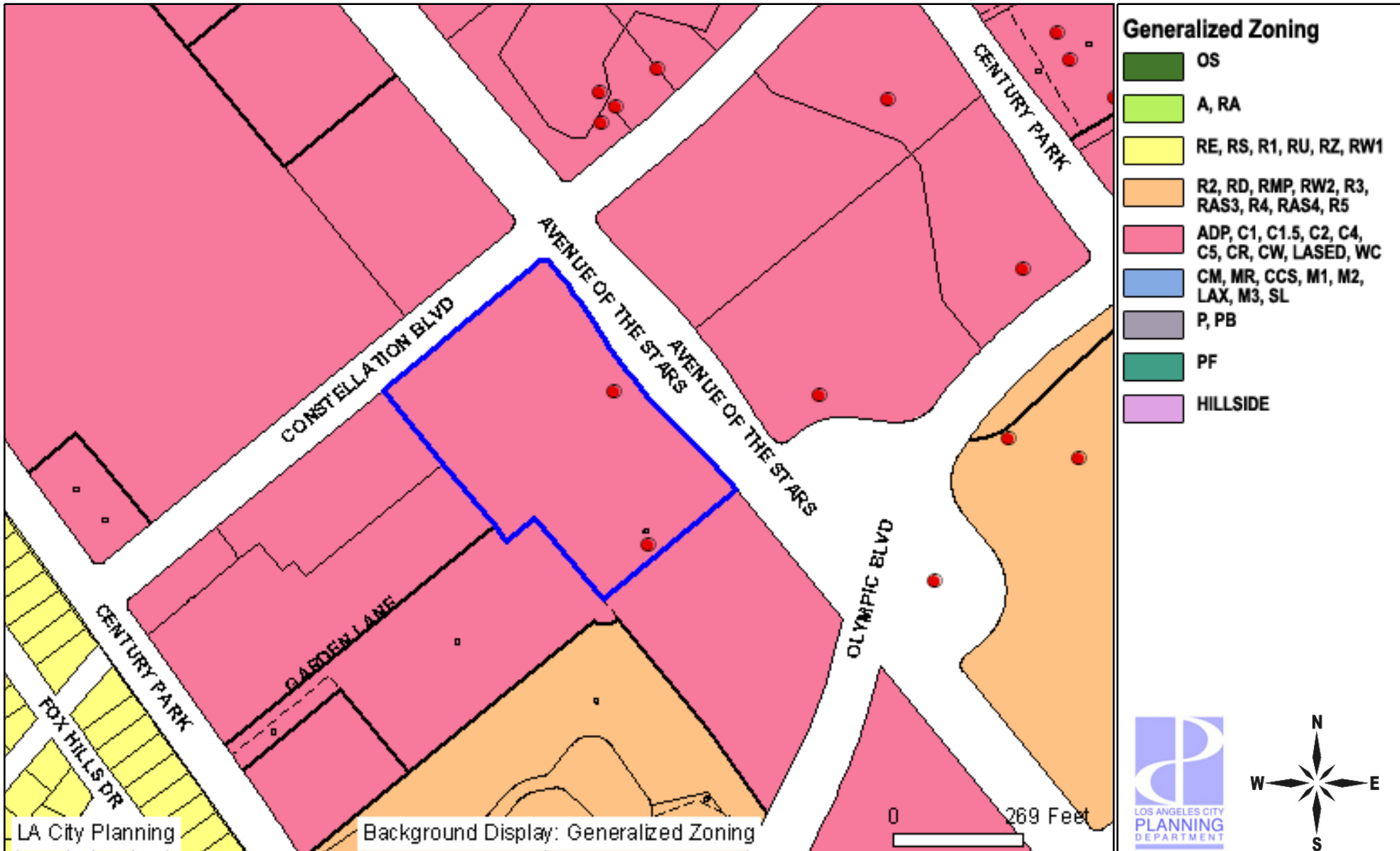
Case Number: AFF-50806-CC
Required Action(s): CC-CONDOMINIUM CONVERSION
Project Description(s): Data Not Available

Case Number: AFF-50805-CC
Required Action(s): CC-CONDOMINIUM CONVERSION
Project Description(s): Data Not Available

Case Number: AFF-50803-CC
Required Action(s): CC-CONDOMINIUM CONVERSION
Project Description(s): Data Not Available

DATA NOT AVAILABLE

CPC-9830
CPC-4310
CPC-30791
CPC-1985-420
CPC-1983-21
CPC-11494
ORD-156122
ORD-118904
ORD-101763
ZA-21097
ZA-16793
COC-81-28
COC-81-29
COC-81-30
COC-81-31
DL-621
PMEX-2190
PMEX-3692
PPM-4297
TR-52506
TT-26392
PMEX-3692
PKG-5650
PKG-5136
PKG-5126
AFF-58027
AFF-55700
AFF-55360
AFF-55356
AFF-54365
AFF-48683
AF-94-2186051-TCA
AF-94-2186050-OP
AF-93-222834-LT
AF-93-222833-LT
AF-92-1745107-LT
AF-92-1745106-LT
CFG-2000
PKG-LAYOUT-144



Address: 2025 S AVE OF THE STARS
 APN: 4319004109
 PIN #: 132B161 713

Tract: P M 1495
 Block: None
 Lot: FR A
 Arb: 3

Zoning: C2-2-O
 General Plan: Regional Center Commercial

Appendix E
Hydrology Report

ENVIRONMENTAL IMPACT REPORT SITE HYDROLOGY

For

Next Century Project
2025 Avenue of the Stars.
Los Angeles, CA 90067

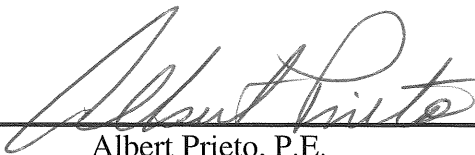
Psomas Project No.: 1NEX020100
February 25, 2009

Prepared for:

NEXT CENTURY ASSOCIATES, LLC
1999 Avenue of the Stars, Suite 2850
Los Angeles, CA 90067

Prepared by:

PSOMAS
555 South Flower St, Suite 4400
Los Angeles, California 90071
Telephone: (213) 223-1400
Fax: (213) 223-1444



Albert Prieto, P.E.

R.C.E. No. 27245

Date 2-25-09

TABLE OF CONTENTS

TITLE SHEET

TABLE OF CONTENTS

Section 1.0: PROJECT SUMMARY

- 1.1 Project Purpose and Scope
- 1.2 Existing Drainage Facilities
- 1.3 Hydrologic Analysis
- 1.4 Design frequency and data
- 1.5 Conclusions
- 1.6 References
- 1.7 Limitations

Section 2.0: RATIONAL METHOD TC CALCULATIONS

Section 3.0: DRAINAGE EXHIBITS

Appendix: REFERENCE MATERIALS

1.0 PROJECT SUMMARY

1.1 PROJECT PURPOSE AND SCOPE

Next Century Associates, LLC is developing a property located at 2025 Avenue of the Stars within the City of Los Angeles known herein as the "Project". The site has a total area of 5.74 ac. The Project site is currently developed with the Hyatt Regency Century Plaza Hotel and support structures that will be demolished in order to accommodate a new mixed-use development that would include hotel, residential and office uses, as well as certain luxury retail and restaurant uses. The Project would consist of a mixed-use tower and a residential tower, approximately 560 feet in height. The mixed-use tower would include the following: 240 hotel/hotel condominium units; 26,250 square feet of meeting and ballroom space, and 100,000 square feet of office space. The residential tower would include 130 residential condominium units with hotel services. The condominium units would average approximately 3,010 square feet in size. The new project will have perimeter landscaping and an interior courtyard, which will likely include an outdoor garden, water features and pool. The attached exhibits in section 3.0 show the existing and proposed conditions.

The purpose of this study is to verify that the existing city storm drain system will not experience an impact from this project by way of demonstrating that the proposed runoff flows will not exceed the existing runoff. Furthermore, treatment BMPs will be discussed and tentatively selected to provide volume reduction, thereby directly reducing pollutant loadings to receiving waters for both wet and dry weather conditions.

1.2 EXISTING DRAINAGE FACILITIES

Storm runoff from the existing site drains via surface runoff and curb outlets into two separate storm drain systems, a 12" private storm drain running beneath Garden Lane and a 42" public storm drain beneath Constellation Boulevard. The Project site is divided into four sub-areas as identified in the Existing Hydrology Exhibit in Section 3.0.

The on-site tributary area to the Garden Lane storm drain system consists of sub-areas 1A and 1B, sized approximately at 1.62 and 1.34 acres respectively. Runoff from sub-area 1A drains south into a 12" storm drain line located at the southern end of the project site along the existing private alley called Garden Lane. Runoff from sub-area 1B drains through curb outlets into the private alley and continues to flow off-site southeast via overland flow before entering the storm drain system.

The on-site tributary area to the Constellation storm drain system consists of sub-areas 2C and 2D, sized approximately at 4.21 and 1.53 acres respectively. Runoff from sub-area 2C drains northwest into Avenue of the Stars and is collected in the existing catch basin located at the southeast corner of the intersection of Avenue of the Stars and Constellation Boulevard. This catch basin connects to an existing 42" storm drain line, which flows south along Constellation Boulevard. The remaining 1.53 acres of sub-area 2D drains southwest through curb drains into Constellation Boulevard and is eventually collected in the existing catch basin at the corner of Constellation Boulevard and Century Park West.

1.3 HYDROLOGIC ANALYSIS

In order to determine the appropriate design flows to size necessary on-site drainage facilities, the contributing area was divided into appropriate sub-areas according to proposed grading and other boundaries such as roof lines.

The City of Los Angeles requires the use of the Los Angeles County Department of Public Works (LACDPW) hydrology design procedures. The methodology described in the LACDPW Hydrology Manual was used to compute storm water runoff rates from the project site for both existing and proposed conditions. The Los Angeles County Department of Public Works *TC* computer program was used for Rational Method time of concentration calculations. The Modified Rational Method was employed for runoff computation using sub-area times of concentration computed by the Rational Method.

1.4 DESIGN FREQUENCY AND DATA

Per Section 4.3 of the Los Angeles County Public Works Hydrology Manual, the project must be designed to meet the Urban Flood level of protection. The Urban Flood is runoff from a 25-year frequency design storm falling on a saturated watershed. Additionally, Figure G 241.4 of the City of Los Angeles Storm Drain Design Guidelines states that the project falls within a designated hillside area and therefore must not exceed the existing flows during a 50-year storm. To meet these requirements, drainage facilities will be analyzed using both 25-year and 50-year storm frequencies.

The soil type for the site is 13 and was determined based on Plate 1-H1.17 of the LACDPW Hydrology Manual.

The project has a 24-hour 25-year isohyet of 5.36 inches and a 24-hour 50-year isohyet of 6.1 inches.

The associated hydrologic and isohyetal maps for this project have been included in the appendix of this report for reference purposes.

The proposed project site will generally have a residential (90% imperviousness) development type with landscaped areas used for water quality and conveyance. The site existing and proposed imperviousness are based on table 6.3.2 of the Los Angeles County Hydrology Manual, Standard Range of Percent Impervious.

In the proposed condition, the site will be evaluated as four sub-areas, similar to the existing condition. The runoff discharge points for the proposed sub-areas are identical to those in the existing condition. Runoff from sub-areas 1A and 1B will be collected and routed through the project site to the south into an existing private storm drain system within the private alley, Garden Lane. Sub-area 2C will discharge its runoff into Avenue of the Stars and be collected by a catch basin at the corner of Avenue of the Stars and Constellation Boulevard. It will then travel south within the 42" storm drain system in Constellation Boulevard. Sub-area 2D will discharge its runoff into Constellation Boulevard and be collected by the existing catch basin at the corner of Constellation Boulevard and Century Park West.

1.5 CONCLUSIONS

The 25-year and 50-year storm event runoffs for each sub-area in the existing and proposed conditions have been summarized in the tables below. Detailed calculations are provided in Section 2.0.

Q₂₅ Runoff Summary				
Drainage Sub-area	Q₂₅			Required Detention (ac-ft)
	Exist.	Prop.	Δ	Prop.
1A	4.3	4.2	-0.1	0
1B	3.1	3.1	0.0	0
2C	6.5	6.3	-0.2	0
2D	3.2	2.9	-0.3	0

Q₅₀ Runoff Summary				
Drainage Sub-area	Q₅₀			Required Detention (ac-ft)
	Exist.	Prop.	Δ	Prop.
1A	5.3	5.1	-0.2	0
1B	3.8	3.7	-0.1	0
2C	7.5	7.2	-0.3	0
2D	3.6	3.6	0.0	0

The comparison between existing and proposed conditions shows that there is no negative impact to the public or private storm drain systems as a result of the provided development. At each discharge point where runoff enters the storm drain system, the amount of runoff from the associated tributary area either decreases or remains the same in the proposed condition. Since the peak discharges generated in the proposed condition do not exceed that of the existing condition, no on-site detention is required.

As was stated in Section 1.4 of this report "Design Frequency and Data", detention must be provided to meet both the Urban Flood (25-year) and City of Los Angeles hillside (50-year) regulations. The previous conclusions show that there will be less runoff generated from the proposed development during a 25-year and a 50-year storm event. We conclude that the storm drain systems will not be negatively impacted during either storm event, and thus should be considered acceptable for the project to connect to the City storm drain. Further study may be necessary to satisfy City of Los Angeles Agency requirements for the purpose of acquiring connection permits.

Finally, all storm drain runoff collected must be treated by means of BMPs as prescribed by the State Water Resources Control Board. Space restriction, topography, and site layout limit opportunities for the use of large regional BMPs to treat the proposed runoff such as regional detention basins, and wet ponds. This will necessitate greater reliance on treatment BMPs that serve smaller drainage areas and that are distributed throughout the project area. Distributed BMPs generally provide better treatment provided they are well maintained. Distributed BMPs are also beneficial for LEED certification as well as Regional Board support. Due to space restrictions, infiltration BMPs that result in deep infiltration are not recommended by geotechnical consultants and are not considered appropriate for this site. Shallow infiltration devices within on-site planters should be considered with underdrains and liners to treat runoff within the podium level. In addition, all roof runoff should be concentrated and sent to these shallow infiltration devices for treatment before being allowed to flow to the city storm drains.

1.6 REFERENCES

- Los Angeles County Hydrology Manual, 2006
- City of Los Angeles – Bureau of Engineering Manual – Storm Drain Design, June 1969

1.7 LIMITATIONS

- This report was prepared to comply with the guidelines established by the Los Angeles County Department of Public Works and their representatives. Evaluation of the appropriateness of these guidelines and the accuracy of County data was beyond the scope of this work.
- Usage of this report is limited to address the purpose and scope previously defined by the project owner. Psomas shall not be held responsible for any unauthorized application of this report and the contents herein.
- The opinions presented in this report have been derived in accordance with current standards of civil engineering practice. No other warranty is expressed or implied.

Section 2.0

Rational Method Tc Calculations

Next Century Tc Calculations: Existing Condition

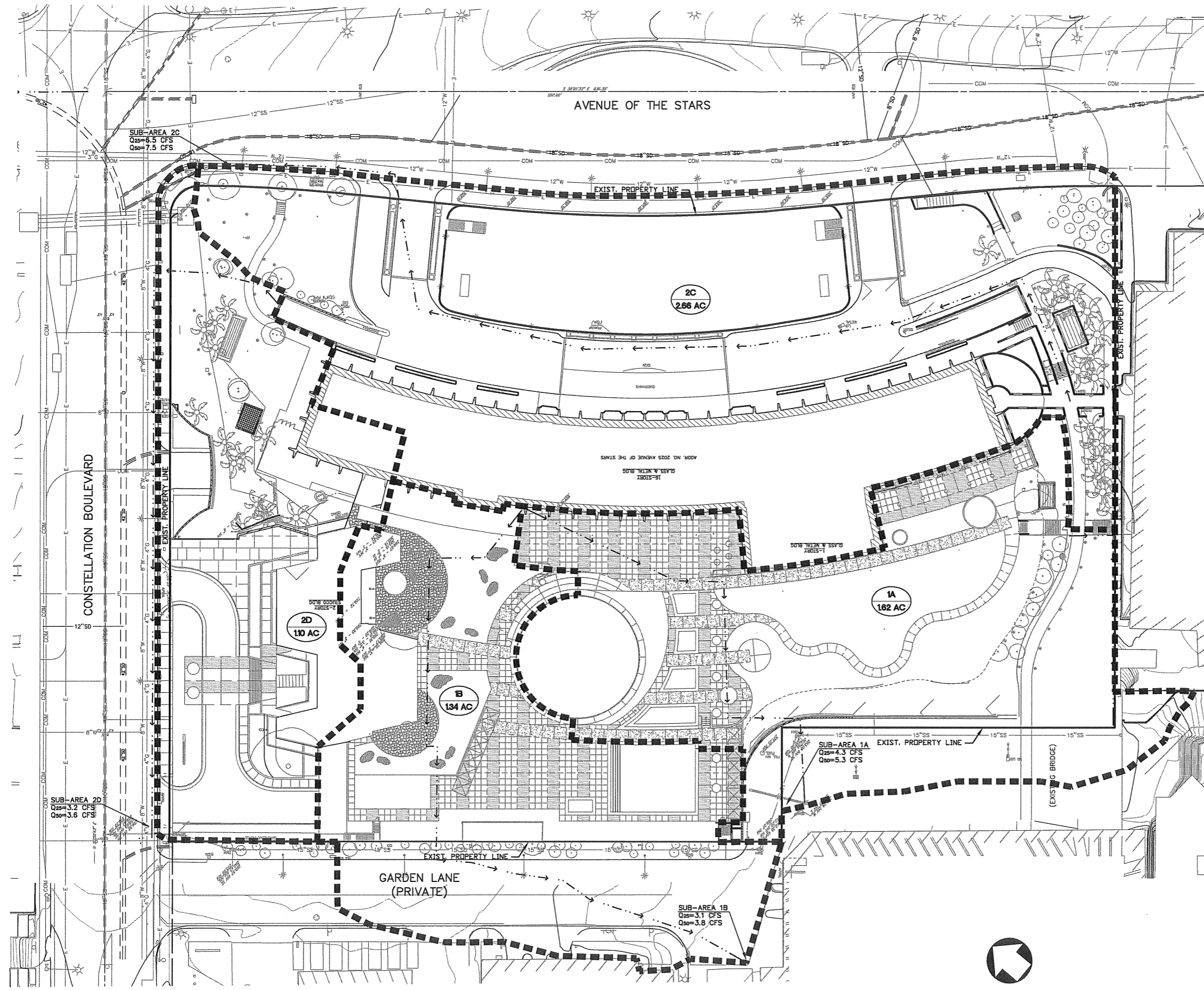
Project	Subarea	Area (acres)	%imp	Frequency	Soil Type	Length (ft)	Slope (ft/ft)	Isohyet (in.)	Tc-calculated (min.)	Intensity (in./hr)	Cu	Cd	Flowrate (cfs)
EX	1A	1.62	0.65	25	13	338	0.010	5.36	6	2.94	0.90	0.90	4.29
EX	1B	1.34	0.85	25	13	505	0.010	5.36	8	2.56	0.88	0.90	3.09
EX	2C	2.66	0.85	25	13	698	0.033	5.36	7	2.73	0.89	0.90	6.54
EX	2D	1.10	0.75	25	13	463	0.060	5.36	5	3.20	0.92	0.90	3.17
EX	1A	1.62	0.65	50	13	338	0.010	6.10	5	3.64	0.94	0.90	5.31
EX	1B	1.34	0.85	50	13	505	0.010	6.10	7	3.11	0.91	0.90	3.75
EX	2C	2.66	0.85	50	13	698	0.033	6.10	7	3.11	0.91	0.90	7.45
EX	2D	1.10	0.75	50	13	463	0.060	6.10	5	3.64	0.94	0.90	3.60

Next Century Tc Calculations: Proposed Conditions

Project	Subarea	Area (acres)	%imp	Frequency	Soil Type	Length (ft)	Slope (ft/ft)	Isohyet (in.)	Tc-calculated (min.)	Intensity (in./hr)	Cu	Cd	Flowrate (cfs)
PR	1A	1.82	0.65	25	13	516	0.010	5.36	8	2.56	0.88	0.89	4.15
PR	1B	1.24	0.85	25	13	429	0.010	5.36	7	2.73	0.89	0.90	3.05
PR	2C	2.56	0.80	25	13	670	0.030	5.36	7	2.73	0.89	0.90	6.29
PR	2D	1.10	0.75	25	13	421	0.020	5.36	6	2.94	0.90	0.90	2.91
PR	1A	1.82	0.65	50	13	516	0.010	6.10	7	3.11	0.91	0.90	5.09
PR	1B	1.24	0.85	50	13	429	0.010	6.10	6	3.34	0.93	0.90	3.73
PR	2C	2.56	0.80	50	13	670	0.030	6.10	7	3.11	0.91	0.90	7.17
PR	2D	1.10	0.75	50	13	421	0.020	6.10	5	3.64	0.94	0.90	3.60

Section 3.0

Drainage Exhibits



LEGEND / HYDROLOGIC DATA

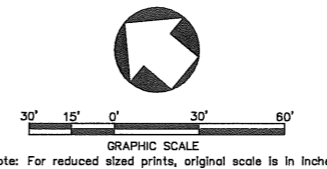
- PROPERTY LINE
- DRAINAGE SUB-AREA BOUNDARY
- 1A
162 AC SUB-AREA DESIGNATION AND ACREAGE
- DRAINAGE FLOW PATH
- SOIL GROUP: 013

**NEXT CENTURY
EXISTING HYDROLOGY
EXHIBIT**

PSOMAS

DATE: 12-17-08 REVISED ON: 02-03-09
JOB No: 1NEX020100

NEXT CENTURY



Plotfile: 02/02/09 14:18:43 W:\NEX020100\ENR\1\ENR\PL-EX_Hydro.dwg pld

Appendix:

Reference Materials

34° 07' 30"

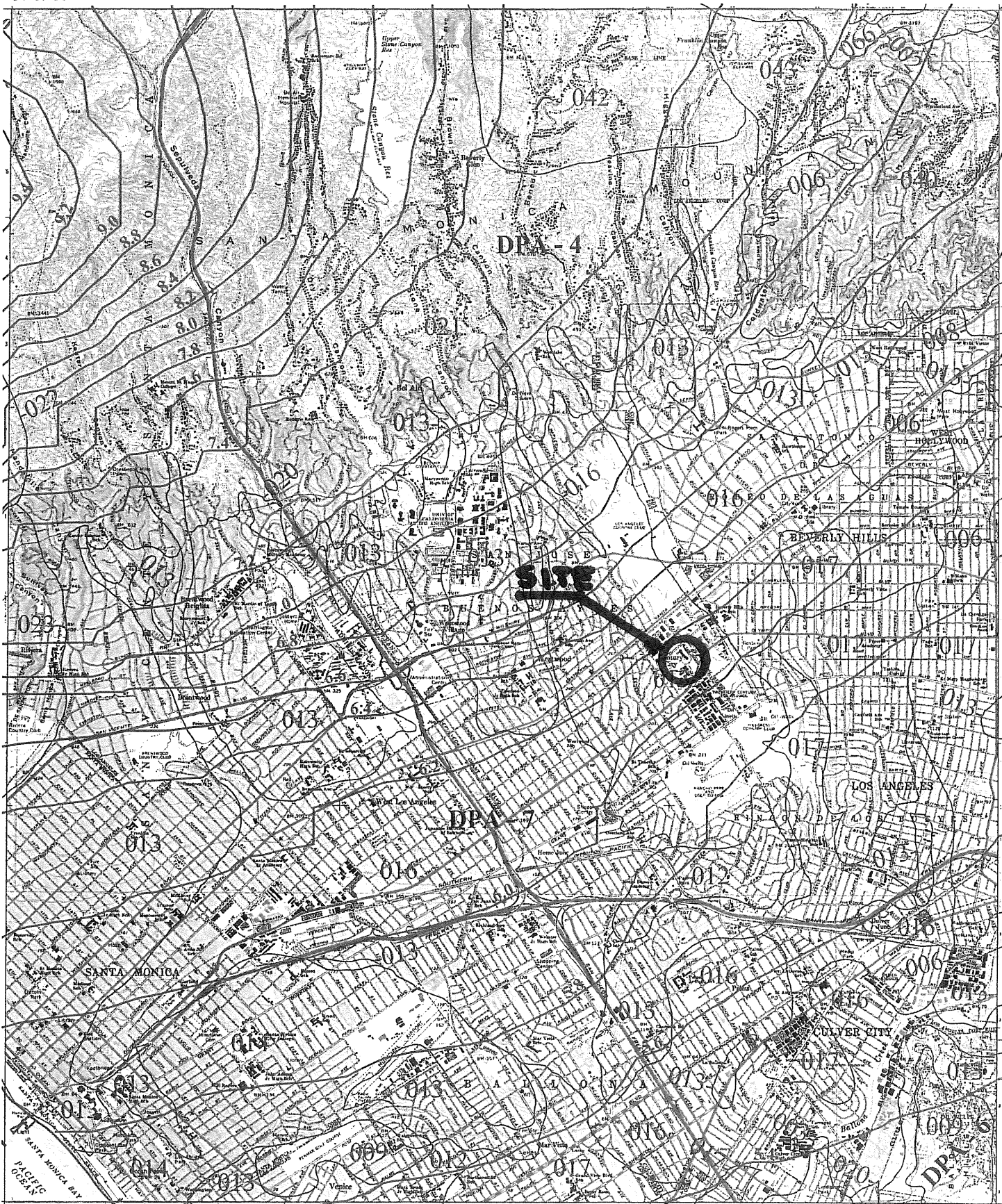
VAN NUYS 1-H1.27

-118° 30' 00"

TOPANGA 1-H1.16

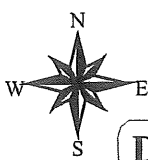
HOLLYWOOD 1-H1.18

-118° 22' 30"



VENICE 1-H1.7

34° 00' 00"



016

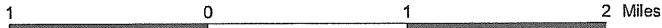
SOIL CLASSIFICATION AREA

7.2

INCHES OF RAINFALL

DPA - 6

DEBRIS POTENTIAL AREA



25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

BEVERLY HILLS 50-YEAR 24-HOUR ISOHYET

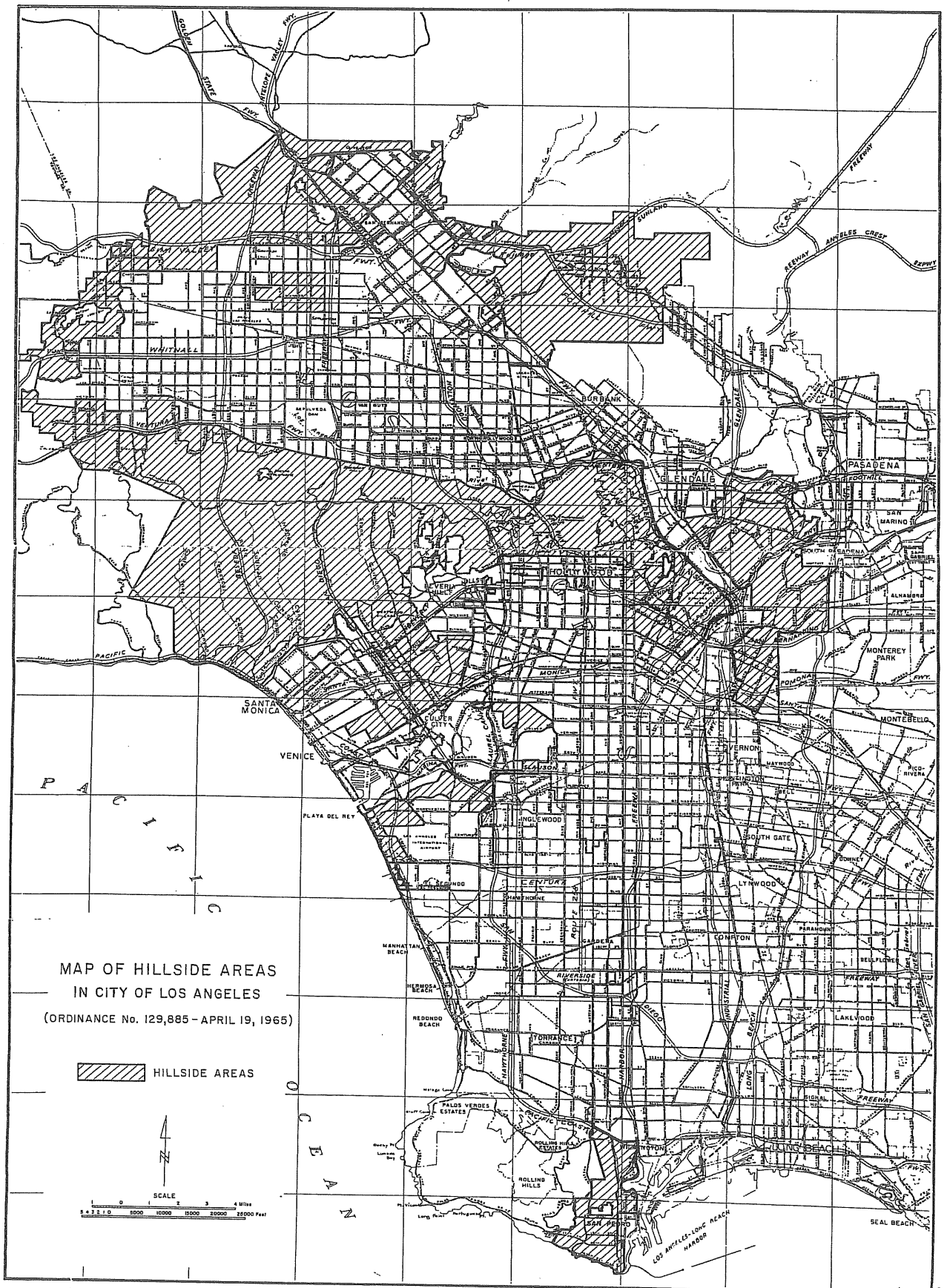
1-H1.17



NOTE:

Refer to Subsection G 241.4 herein before applying hillside criteria to areas shown hereon

HILLSIDE AREAS



MAP OF HILLSIDE AREAS
IN CITY OF LOS ANGELES
(ORDINANCE No. 129,885 - APRIL 19, 1965)

FIGURE G 241.4