DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: January 9, 2020
Time: After 8:30 a.m.
Place: Los Angeles City Council Chamber
200 North Spring Street, Room 340
Los Angeles, CA 90012

Public Hearing: December 4, 2019
Appeal Status: Density Bonus/Affordable Housing Incentives Program Review and Conditional Use are appealable to City Council.
Expiration Date: January 18, 2020
Multiple Approval: Yes

Case No.: CPC-2018-3599-CU-DB
CEQA No.: ENV-2018-3600-CE

Council No.: 10 – Wesson, Jr.
Plan Area: Wilshire
Specific Plan: None
Certified NC: Wilshire Center-Koreatown
GPLU: High Medium Residential
Zone: R3-2

Applicant: In Sook Chang
Representative: Bill Robinson

PROJECT LOCATION: 731, 737 South Oxford Avenue

PROPOSED PROJECT: The proposed project is the demolition of a three-story multi-family residential building containing 30 dwelling units, and the construction, use and maintenance of a seven-story multi-family residential building containing 92 dwelling units, including 25 units restricted to Very Low Income Households, five (5) units restricted to Low Income Households and 62 market-rate units. The proposed building will be 75 feet in height, as measured from grade to the top of the parapet, and contain a total of 87,400 square feet of floor area at a floor area ratio of 5.21:1. The project will provide 8,632 square feet of usable open space, 100 automobile parking spaces within a two-level subterranean parking garage, seven (7) short-term bicycle parking spaces within the front yard, and 70 long-term bicycle parking space at the ground level of the building. The project will remove one street tree (palm tree) and export 10,850 cubic yards of soil.

REQUESTED ACTION:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, a Conditional Use to permit an additional 182-percent density bonus for a total 215-percent density bonus for a Housing Development Project in which the density increase is greater than the maximum 35-percent permitted in LAMC Section 12.22 A.25, allowing a total of 92 dwelling units in lieu of 29 units as otherwise permitted in the R3-2 Zone; and

3. Pursuant to LAMC Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Review to permit a 35-percent density bonus and the following On-Menu Incentives for a Housing Development Project totaling 92 dwelling units, reserving 25 units for Very Low Income Households and five (5) units for Low Income Households for a period of 55 years:

a. An On-Menu Incentive for a 20-percent reduction in the northerly side yard setback requirement to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone;

b. An On-Menu Incentive for a 20-percent reduction in the southerly side yard setback requirement to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone; and

c. An On-Menu Incentive for a 20-percent reduction in the usable open space requirement to allow a minimum of 8,620 square feet of usable open space in lieu of 10,775 square feet as otherwise required.

RECOMMENDED ACTIONS:

1. **Determine** that based on the whole of the administrative record as supported by the justification prepared and found in the case file, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply;

2. **Approve**, pursuant to LAMC Section 12.24 U.26, a Conditional Use to permit an additional 182-percent density bonus for a total 215-percent density bonus for a Housing Development Project in which the density increase is greater than the maximum 35-percent permitted in LAMC Section 12.22 A.25, allowing a total of 92 dwelling units in lieu of 29 units as otherwise permitted in the R3-2 Zone;

3. **Approve**, pursuant to LAMC Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Review to permit a 35-percent density bonus and the following On-Menu Incentives for a Housing Development Project totaling 92 dwelling units, reserving 25 units for Very Low Income Households and five (5) units for Low Income Households for a period of 55 years:

   a. An **On-Menu Incentive** for a 20-percent reduction in the northerly side yard setback requirement to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone;

   b. An **On-Menu Incentive** for a 20-percent reduction in the southerly side yard setback requirement to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone; and

   c. An **On-Menu Incentive** for a 20-percent reduction in the usable open space requirement to require a minimum of 8,620 square feet of usable open space in lieu of 10,775 square feet as otherwise required;

4. **Adopt** the attached Conditions of Approval; and

5. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning

Christina Toy Lee, Senior Planner

Nuri Cho, City Planner
Telephone: (213) 978-1177

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than seven working days prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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[1] An electronic copy of the Categorical Exemption Justification and Attachments is available via Hightail and the January 9, 2020 CPC Meeting Agenda. A hard copy is available in the case file.

PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project is the demolition of a three-story multi-family residential building containing 30 dwelling units, and the construction, use and maintenance of a seven-story multi-family residential building containing 92 dwelling units, including 25 units restricted to Very Low Income Households, five (5) units restricted to Low Income Households and 62 market-rate units (Exhibit A). The unit composition will be nine (9) studios, 20 one-bedroom units, and 63 two-bedroom units. The proposed building will be 75 feet in height, as measured from grade to the top of the parapet, with seven-foot roof structures, and contain a total of 87,400 square feet of floor area at a floor area ratio of 5.21:1.

The project will provide 100 automobile parking spaces within a two-level subterranean parking garage. Five (5) percent of the 78 required parking spaces, that is four (4) spaces, will be equipped with electric vehicle charging stations, and 20 percent of the 78 required parking spaces, that is 16 spaces, will be capable of supporting future electric vehicle supply equipment (EVSE). The project will also provide seven (7) short-term bicycle parking spaces within the front yard, and 70 long-term bicycle parking spaces at the ground floor of building, adjacent to the fitness room.

A total of 8,632 square feet of usable open space will be provided, including a 1,581-square-foot recreation room and a 1,634-square-foot rear yard at the ground level, a 1,389-square-foot courtyard at the second floor level, a 1,728-square-foot outdoor deck on the seventh floor, and 2,300 square feet of balconies throughout the building.

The main pedestrian entrance is located on the east elevation facing Oxford Avenue. Vehicular access will be provided via a two-way driveway located towards the south of the ground floor façade on Oxford Avenue.

The project incorporates ample landscaping within the front, side and rear yard setbacks as well as the courtyard on the second floor and the outdoor deck on the seventh floor. The project will remove a palm tree and maintain a ficus tree in the public right-of-way, and plant 23 24-inch box trees throughout the site. The project will export 10,850 cubic yards of soil.

BACKGROUND

Project Site

The project site is a relatively flat, rectangular-shaped property that consists of two (2) contiguous parcels fronting Oxford Avenue to the east, generally bounded by 7th Street to the north and 8th Street to the south (Exhibit B). The subject property comprises approximately 22,500 square feet of lot area with a width of approximately 150 feet and a depth of approximately 150 feet. The site is currently improved with a three-story multi-family residential building containing 30 dwelling units that are subject to the Rent Stabilization Ordinance (RSO).

General Plan Land Use Designation and Zoning

The project site is located within the Wilshire Community Plan, which designates the site for High Medium Residential land uses that correspond to the R4 Zone. The site is zoned R3-2 and therefore consistent with the General Plan Land Use Designation (Exhibit B.3). The site is not located within a specific plan, community design overlay or interim control ordinance area. The project site is located within the Los Angeles State Enterprise Zone and the City's Transit Priority Area.

Surrounding Properties

The project site is located in an urbanized area surrounded primarily by multi-family residential, hotel, retail, and commercial buildings. Properties to the north are zoned R3-2, designated for High Medium Residential land uses and improved with three- to four-story multi-family residential buildings. Properties to the west are zoned C2-1, designated for General Commercial land uses and improved with one- to two-story commercial, retail and office buildings and surface parking lots. Properties to the east are zoned R3-2, (T)(Q)R4-1, (T)(Q)C2-2D, R3P-1 and C2-1, designated for Regional Commercial land uses and improved with three- to five-story multi-family residential buildings. One of the properties is under construction for a seven-story mixed-use building with 364 dwelling units. Properties to the south are zoned [Q]C2-2, designated for Neighborhood Office Commercial, and improved with a four-story a mixed-use building containing hotel and retail uses.

Streets and Circulation

Oxford Avenue, adjoining the subject property to the east, is a Collector Street, designated for a 66-foot full right-of-way width and a 40-foot roadway width. Oxford Avenue is currently dedicated to an 83.5-foot full right-of-way and a 40-foot roadway.

Public Transit

The project site is located approximately 0.22 miles south from the Los Angeles County Metropolitan Transportation Authority (Metro) Wilshire/Western Station serving the Purple Line and within 0.25 miles from bus stations serving Metro Local Lines 20[2], 66[3], 207[4], and 209[5] and Los Angeles Department of Transportation (LADOT) DASH Wilshire Center/Koreatown.

Relevant Cases

Subject Property:

Ordinance No. 165,302 – SA230 – On January 1, 1990, Ordinance No. 165,302 became effective, amending Section 12.04 of the Los Angeles Municipal Cody by amending the zoning map. The Ordinance changed the zone of the subject property located within Subarea 230 from R3P-4 to R3-2.

Surrounding Properties within a 500-Foot Radius:

Case No. CPC-2015-4613-GPA-VZC-HD-BL-CUB-SPR – On August 8, 2017, the City Council found that the project was assessed in Mitigated Negative Declaration ENV-2015-4614-MND, errata dated November 10, 2016, and Mitigation Monitoring Program, adopted on January 11, 2017, and no subsequent EIR, negative declaration, or addendum is required for approval of the project, and approved a General Plan Amendment to re-designate the land use of the subject property from Neighborhood Office Commercial to Regional Commercial, a Vesting Zone Change and Height District Change from (Q)C2-1 and (T)(Q)C2-1 to (T)(Q)C2-2D, a Building Line Removal of the existing 15-foot building line; and on February 23, 2017, the City Planning Commission approved a Conditional Use to permit the off-site sales of a full line of alcoholic beverages for a proposed grocery

[2] Metro Local Line 20 Map and Schedule, Dated December 16 ,2018

[3] Metro Local Line 66 Map and Schedule, Dated June 23, 2019

[4] Metro Local Line 207 Map and Schedule, Dated June 23, 2019

[5] Metro Local Line 209 Map and Schedule, Dated June 23, 2019

store located on the premises and a Site Plan Review for a project with 364 dwelling units and 52,619 square feet of commercial uses, located at 3525 West 8th Street.

Case No. VTT-73995 – On January 11, 2017, the Advisory Agency adopted Mitigated Negative Declaration ENV-2015-4614-MND and the associated Mitigation Monitoring Program, and approved Vesting Tentative Tract Map No. 73995 composed of five lots (one master lot and four airspace lots), including the merger of 5.5 feet of excess street right-of-way along Oxford Avenue and merger of 6.5 feet of excess street right-of-way along Serrano Avenue, located at 3525 West 8th Street for a maximum of 367 apartment units and 34 commercial condominium units comprising 52,619 square feet of commercial space, as shown on revised map stamp-dated December 22, 2016. Case No. VTT-73995 is related to Case No. CPC-2015-4613-GPA-VZC-HD-BL-CUB-SPR.

REQUESTED ENTITLEMENTS

Density Bonus/Affordable Housing Incentives Program

Density Bonus Legislation Background

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community" [Government Code Sections 65580(a) and (d)]. Government Code Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all Low and Very Low Income units that qualified the applicant" for the density bonus.

With California Senate Bill (SB) 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus of up to 35 percent and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City adopted the Density Bonus Ordinance (Ordinance No. 179,581), codified in LAMC Section 12.22 A.25, which permits a density bonus of up to 35 percent in exchange for setting aside a portion of dwelling units as Restricted Affordable Units and includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (Government Code Section 65915). The eight on-menu incentives allow for: 1) reduced setbacks; 2) reduced lot coverage; 3) reduced lot width, 4) increased floor area ratio (FAR); 5) increased height; 6) reduced required open space; 7) an alternative density calculation that includes streets/alley dedications; and 8) an averaging of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions. In exchange for setting aside a requisite number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by-right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentive Program supersedes requirements of the LAMC and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

The City of Los Angeles also complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in LAMC Section 12.22 A.25. LAMC Section 12.22 A.25 creates a procedure to waive or modify Zoning Code standards, which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development. In accordance with Government Code Section 65915, the Department has procedures and timelines in place, including a list of required materials for submittal, and a

notification to the applicant by the project planner that the project has been deemed complete. Additionally, density calculations for this project were to be rounded up to the next whole number for base density units, the number of density bonus units, the number of Affordable Units required to be eligible for the density bonus, and the number of required parking spaces. Government Code Section 65915 eliminates special studies, and no longer requires financial pro-formas and third party reviews for density bonus cases.

In accordance with the State Density Bonus Law (Government Code Section 65915) and the City's Density Bonus Ordinance, the project is eligible for a 35-percent density bonus for setting aside the minimum requisite percentage of affordable housing, which is at least 11 percent, that is four (4) units, of the 29 base density units for Very Low Income Households, and up to three (3) On and/or Off-Menu Incentives in exchange for setting aside the minimum requisite percentage of affordable housing, which is at least 15 percent, that is five (5) units, of the 29 base density units for Very Low Income Households. The applicant proposes to set aside 25 units, that is 83 percent of the 29 base density units, for Very Low Income Households as well as five (5) units for Low Income Households. As such, the project is eligible for a 35-percent density bonus and three (3) On and/or Off-Menu Incentives.

Incentives

The applicant requests three (3) On-Menu Incentives as follows:

- **On-Menu Incentive for the Northerly Side Yard Setback.** The R3-2 Zone requires a minimum side yard setback of 10 feet for a seven-story building. The applicant requests an On-Menu Incentive for a 20-percent reduction in the northerly side yard setback to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone.

- **On-Menu Incentive for the Southerly Side Yard Setback.** The applicant also requests an On-Menu Incentive for a 20-percent reduction in the southerly side yard setback to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone.

- **On-Menu Incentive for Usable Open Space.** The project is required to provide 100 square feet of usable open space for each unit having less than three habitable rooms; 125 square feet of usable open space for each unit having three habitable rooms; and 175 square feet of usable open space for each unit having more than three habitable rooms. The project proposes nine (9) studios with less than three habitable rooms, 20 one-bedroom units with less than three habitable rooms, and 63 two-bedroom units with three habitable rooms, requiring a minimum of 10,775 square feet of usable open space. The applicant requests an On-Menu Incentive for a 20-percent reduction in the usable open space requirement to require a minimum of 8,620 square feet of usable open space in lieu of 10,775 square feet as otherwise required.

LAMC Criteria

Pursuant to LAMC Section 12.22 A.25(e)(2), in order to be eligible for any On-Menu Incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which this project does:

a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

   The proposed building will provide a variety of architectural materials and building planes that articulate the facades. The building will employ different textures, colors and materials

that add visual interests to the building and avoid dull and repetitive facades. Materials on all facades will consist of stucco, concrete and cement plaster, metal coating, and clear glazing. There will be projecting and recessed balconies as well as decorative cornices that break up the massing and planes on all elevations. As such, the façade of any portion of the proposed building will be articulated with a change of material or a break in plane.

b. *All buildings must be oriented to the street by providing entrances, windows architectural features and/or balconies on the front and along any street facing elevation.*

The proposed building will provide a main pedestrian entrance on the east elevation facing Oxford Avenue. All elevations will have ample fenestration with windows and balconies. As such, the proposed building will be oriented to the street.

c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

The proposed project is not located within a designated HPOZ, nor does it involve a property that is designated as an HCM.

d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The proposed project is not located in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

Housing Replacement

Government Code Section 65915 was amended by California State Assembly Bill (AB) 2222 (effective January 1, 2015) and AB 2556 (effective January 1, 2017). As a result, Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control (including Rent Stabilization Ordinance); or is occupied by Low or Very Low Income Households (i.e., income levels less than 80 percent of the area median income [AMI]). The replacement units must be equivalent in size, type, or both and be made available at affordable rent/cost to, and occupied by, households of the same or lower income category as those meeting the occupancy criteria. Prior to the issuance of any Determination for Density Bonus and Affordable Housing Incentives, the Housing and Community Investment Department (HCIDLA) is responsible for providing the Department of City Planning, along with the applicant, a determination letter addressing replacement unit requirements for individual projects. The City also requires a Land Use Covenant recognizing the conditions be filed with the County of Los Angeles prior to granting a building permit on the project.

Pursuant to the Determination made by HCIDLA dated February 5, 2018 (Exhibit D), the subject property contains 30 RSO units within the past five (5) years with no income documents provided. Consistent with AB 2556, HCIDLA has determined that 21 units need to be replaced with equivalent type, with 15 units restricted to Very Low Income Households and six (6) units restricted to Low Income Households. The applicant proposes to set aside 25 units for Very Low Income Households and five (5) units for Low Income households. Therefore, the applicant will

satisfy and exceed the AB 2556 replacement requirement with the proposed number of affordable units. Additionally, per the Conditions of Approval, the applicant is required to obtain approval from HCIDLA regarding replacement of affordable units, provision of RSO units, and qualification for the Exemption from the RSO with Replacement Affordable Units in compliance with Ordinance No. 184,873. AB 2556 also increases covenant restrictions from 30 to 55 years for projects approved after January 1, 2015. This Determination reflects these 55 year covenant restrictions.

AB 744 Legislation Background

On October 9, 2015, Governor Brown signed AB 744, which amended sections of the State Density Bonus Law (Government Code Section 65915) and went into effect on January 1, 2016. Upon request from a developer, Government Code Section 65915 requires local jurisdictions to approve alternative reduced parking ratios for two types of eligible projects: 1) 100 percent affordable developments consisting solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families; and 2) mixed-income developments consisting of the maximum number of very low- or low-income units provided for in the Density Bonus Law, which is 11 percent and 20 percent respectively (calculated prior to any units added through a density bonus). The vehicular parking ratios, inclusive of handicapped and guest parking, that may be requested for different project types are as follows: 1) 0.5 parking spaces per unit for 100 percent affordable rental projects located within one half mile of a major transit stop, as defined in Subdivision (b) of Section 211 of the Public Resources Code; 2) 0.5 parking spaces per unit for 100 percent affordable rental senior projects having either paratransit service or unobstructed access, within one half mile, to fixed bus route service that operates at least eight times per day; 3) 0.3 parking spaces per unit for 100 percent affordable rental special needs projects having either paratransit service or unobstructed access, within one half mile, to fixed bus route service that operates at least eight times per day; or, 4) 0.5 parking spaces per bedroom for mixed income projects within one half mile of a major transit stop to which the project has unobstructed access.

The proposed project will set aside a 83 percent, that is 25 units, of 29 base density units for Very Low income Households in addition to five (5) units for Low Income Households. The project site is located approximately 0.22 miles south from the Metro Wilshire/Western Station serving the Purple Line, which is a major transit stop as defined in Public Resources Code Section 21155(b). As such, the project meets the fourth option for reduced parking and is subject to a reduced parking requirement of 0.5 spaces per bedroom pursuant to Government Code Section 65915 in lieu of the required parking per LAMC Section 12.21 A.4. The proposed unit composition is nine (9) studios, 20 one-bedroom units, and 63 two-bedroom units, resulting in a minimum parking requirement of 78 spaces. The project will provide 100 parking spaces.

Conditional Use

The City's Density Bonus Ordinance (Ordinance No. 179,581), codified in LAMC Section 12.22 A.25, permits a maximum density increase of up to 35 percent in exchange for setting aside 11 percent of the base density units for Very Low Income Households in accordance with the State Density Bonus Law (Government Code Section 65915). The State Density Bonus Law (Government Code Section 65915(n)) also allows a city to grant a density bonus greater than 35 percent for a development, if permitted by a local ordinance. The City adopted the Value Capture Ordinance (Ordinance No. 185,373), codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent with the approval of a Conditional Use. In exchange for the increased density, the Value Capture Ordinance requires projects to set aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent. Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

Percentage of Base Density to be Restricted to Very Low Income Households	Percentage of Density Increase Granted
11	35
12	37.5
13	40
14	42.5
15	45
16	47.5
17	50
18	52.5
19	55
20	57.5
21	60
22	62.5
23	65
⋮	⋮
83	215

The project site is zoned R3-2, which allows a base density of 29 units on the subject property. The Density Bonus Ordinance allows a 35-percent density bonus for a total of 40 units in lieu of 29 base density units. The applicant requests a Conditional Use to increase the density by an additional 182 percent for a total of 215 percent to allow a total of 92 units in lieu of 29 base density units. As highlighted in the table above, the applicant is required to set aside 83 percent, that is 25 units, of the 29 base density units for Very Low Income Households in order to be granted a 215-percent density bonus. The applicant proposes to set aside 25 units for Very Low Income Households in addition to five (5) units restricted to Low Income Households. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households to be eligible for a 215-percent density increase.

PROFESSIONAL VOLUNTEER PROGRAM

The proposed project was reviewed by the Department of City Planning, Urban Design Studio's Professional Volunteer Program (PVP) on October 16, 2018. The resulting comments and suggestions focus primarily on the pedestrian experience, 360-degree design, and climate adaptive design. The following includes a discussion of PVP comments and suggestions and the applicant's response.

Pedestrian-First

PVP suggested that the second vehicular driveway and low planter walls along the front property line be eliminated. PVP also suggested that the quality of pedestrian and bicyclist experience be improved by providing more attractive design along the street frontage and prominent residential entrances and open space on the ground floor.

In response, the project architect explained that the elimination of the second driveway will create a need for an internal circulation ramp connecting the two subterranean parking levels, resulting in a net loss of at least 15 parking spaces. Given that the neighborhood is a congested area, the project needs additional parking spaces to address neighbors' concerns. The architect also

explained that the low planters are needed in order to satisfy LID requirements while creating a low wall to be used as a bench for pedestrians. Additionally, the project is providing a separate entrance to the bicycle storage area, which will minimize circulation conflicts with vehicles. The street frontage will be attractively designed with a combination of landscaping, transparent glazing, and architectural materials and elements. The pedestrian entrance will have a canopy and signage of the building address and project name.

360-Degree Design

PVP suggested the following design options to enhance the architectural design on all sides of the building:

- Expose the stairwell by adding more glazing;
- Enhance residential lobby and avoid enclosed walkways;
- Improve vertical circulation throughout the site;
- Enhance the building façade on the front elevation to be more attractive and engaging;
- Expand the role of the lobby to provide interaction with the community;
- Provide more lighting for interior units;
- Add balconies to break up the building planes and incorporate different vertical elements; and
- Incorporate shade elements.

In response, the project architect explained that due to California Building Code, there are limitations on building openings, except on the street-adjacent elevations. The east façade of the stairwell has been modified to provide openings to increase pedestrians' visibility. The double-height lobby will interconnect the upper level interior amenity facilities and leasing office with an exposed open staircase, which will also enhance vertical circulation. Additionally, the architect has proposed a new color scheme to enhance the front elevation and provide a more engaging design. The interior units will have better lighting with wall sconces, and balconies have been added to provide more breaks in the facades. Lastly, the building now has sunshades for south and west facing windows.

Climate Adaptive Design

PVP suggested that detailed landscape plans be provided. PVP also commented that the building should provide more openings to utilize open space and sunlight. PVP also suggested that more street trees be planted and solar panels be raised on the roof to create more open space areas beneath the solar panels.

In response, the project architect submitted a detailed set of landscape plans, and commented that sunshades, light colored building material and natural ventilation will be utilized throughout the building in addition to the required solar panels. While the roof area cannot be utilized as an open space area due to the California Building Code, which does not allow roof to be occupied, the project proposes a seventh floor outdoor deck to be used as outdoor open space.

PUBLIC HEARING

A public hearing on this matter was held by the Hearing Officer on behalf of the City Planning Commission on December 4, 2019 at City Hall, 200 North Spring Street, Room 1070, Los Angeles, CA 90012. In attendance were the project applicant and representatives, two members of the public, and the Planning Deputy of Council District (CD) 10. The project representative presented before the Hearing Officer describing the site location, project description, and requested entitlements. The Planning Deputy of CD 10 spoke in favor of the project, stating that the entitlement requests are not unusual or unprecedented in the area, the project is setting aside

approximately one-third of the proposed units for affordable housing, and the Council Office has not received any inquiries from the public regarding this proposed project. Two members of the public attended the public hearing but did not provide testimony. As of the writing of this staff recommendation report, staff has not received any written correspondence regarding the subject matter.

CONCLUSION

Based on the information submitted to the record, staff recommends that the City Planning Commission determine that the project is categorically exempt from CEQA; approve a Conditional Use to permit a 215-percent density bonus to allow 92 units in lieu of 29 base density units, and a Density Bonus/Affordable Housing Incentive Program Review to permit a three (3) On-Menu Incentive for reduced northerly and southerly side yard setbacks to permit 8 feet in lieu of 10 feet and reduced minimum usable open space requirement to require 8,620 square feet in lieu of 10,775 square feet; and adopt the attached Conditions of Approval and Findings.

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped Exhibit "A" (stamp dated November 18, 2019) and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.

2. **Residential Density**. The project shall be limited to a maximum density of 92 dwelling units including Density Bonus Units.

3. **Affordable Units.** A minimum of 25 units, that is 83 percent of the 29 base density units, shall be reserved for Very Low Income Households and five (5) units, that is 15 percent of the 29 base density units, shall be reserved for Low Income Households, as determined by the Los Angeles Housing and Community Investment Department (HCIDLA).

4. **Changes in Restricted Units**. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25(a-d).

5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute and record a covenant and agreement running with the land to the satisfaction of HCIDLA. The covenant shall bind the owner to reserve 25 units, that is 83 percent of the 29 base density units, available to Very Low Income Households for rental and five (5) units, that is 15 percent of the 29 base density units, shall be reserved for Low Income Households as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant shall present a copy of the recorded covenant to the Department of City Planning for inclusion in the case file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and any monitoring requirements established by the HCIDLA. Refer to the AB 2556 Housing Replacement Section of the Staff Recommendation Report dated January 9, 2020.

6. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from HCIDLA regarding replacement of affordable units, provision of RSO units, and qualification for the Exemption from the RSO with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all new units to be exempt from the RSO, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by HCIDLA shall be provided.

7. **Automobile Parking for Residential Uses.** Based upon nine (9) studios, 20 one-bedroom units and 63 two-bedroom units proposed, a minimum of 78 automobile parking spaces shall be provided for the residential uses of the project, pursuant to AB 744.

8. **Adjustment of Parking**. In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be

necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.

9. **Side Yard Setbacks (On-Menu Incentives).** The new building shall observe minimum side yard setbacks of 8 feet.

10. **Open Space (On-Menu Incentive).** The project shall provide at least 8,620 square feet of usable open space.

11. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

12. **Electric Vehicle Parking.** The project shall include at least 20 percent of 78 minimum parking spaces required, that is 16 spaces, as capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Five (5) percent of 78 minimum parking spaces required, that is four (4) spaces, shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the 20 percent or five (5) percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

13. **Solar.** The project shall dedicate a minimum of 1,878 square feet of rooftop space for the installation of a photovoltaic system, in substantial conformance with the plans stamped Exhibit "A" dated November 18, 2019.

Administrative Conditions

14. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.

15. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

16. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

17. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

18. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

19. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

20. **Indemnification and Reimbursement of Litigation Costs.**

    Applicant shall do all of the following:

    (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

    (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

    (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

    (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

    The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of

any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

ENTITLEMENT FINDINGS

1. Conditional Use Findings

a. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The project site is zoned R3-2, which permits a base density of 29 dwelling units on the subject property. The Density Bonus Ordinance permits a density bonus of up to 35 percent in exchange for setting aside 11 percent of the 29 base density units for Very Low Income Households. With the Density Bonus Ordinance, the project would be permitted a density bonus of 11 units allowing a total of 40 units on site in exchange for setting aside four (4) units for Very Low Income Households.

The State Density Bonus Law (Government Code Section 65915(n)) allows a city to grant a density bonus greater than 35 percent for a development, if permitted by a local ordinance. The City adopted the Value Capture Ordinance (Ordinance No. 185,373), codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent with the approval of a Conditional Use. In exchange for the increased density, the Value Capture Ordinance requires projects to set aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent. Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

Percentage of Base Density to be Restricted to Very Low Income Households	Percentage of Density Increase Granted
11	35
12	37.5
13	40
14	42.5
15	45
16	47.5
17	50
18	52.5
19	55
20	57.5
21	60
22	62.5
23	65
⋮	⋮
83	215

The applicant requests a Conditional Use to increase the density by 215 percent to allow a total of 92 units in lieu of 29 base density units. As highlighted in the table above, the applicant is required to set aside 83 percent, that is 25 units, of the 29 base density units for Very Low Income Households in exchange for the 215-percent density increase requested. The applicant proposes to set aside 25 units for Very Low Income Households as well as five (5) additional units restricted to Low Income Households. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households to be eligible for a 215-percent density increase.

According to the 2013 Housing Element of the City of Los Angeles General Plan, pages 1-14, 29 percent of total households in the City are in the Very Low Income Category and 16.1 percent are in the Low Income Category; therefore, almost half of the City's residents are in the Very Low or Low Income Categories. Additionally, the Housing Element shows that of the 29 percent Very Low Income Households, 82 percent are renters and 18 percent are owners; and of the 16.1 percent Low Income households, 73 percent are renters and 27 percent are owners, demonstrating that a significant number of Los Angeles' Very Low and Low Income Households are renters. The City has determined that the shortage of affordable housing is an ongoing crisis in the City of Los Angeles. The increased intensity and density of the proposed development will be offset by the project's ability to provide the number of affordable units required by the City's Density Bonus policy. Therefore, the proposed project would provide a service that is essential and beneficial to the community, city and region.

b. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The proposed project involves the demolition of a three-story multi-family residential building containing 30 dwelling units, and the construction, use and maintenance of a seven-story multi-family residential building containing 92 dwelling units, including 25 units restricted to Very Low Income Households, five (5) units restricted to Low Income Households, and 62 market-rate units.

The project site is located in an urbanized area surrounded primarily by multi-family residential, hotel, retail, and commercial buildings. Properties to the north are zoned R3-2, designated for High Medium Residential land uses and improved with three- to four-story multi-family residential buildings. Properties to the west are zoned C2-1, designated for General Commercial land uses and improved with one- to two-story commercial, retail and office buildings and surface parking lots. Properties to the east are zoned R3-2, (T)(Q)R4-1, (T)(Q)C2-2D, R3P-1 and C2-1, designated for Regional Commercial land uses and improved with three- to five-story multi-family residential buildings and under construction for a seven-story mixed-use building with 364 dwelling units. Properties to the south are zoned [Q]C2-2, designated for Neighborhood Office Commercial, and improved with a four-story a mixed-use building containing hotel and retail uses. As such, the proposed multi-family residential development is compatible with the use and location of properties in the surrounding neighborhood.

The R3-2 Zone allows a maximum floor area ratio (FAR) of 6:1 with a maximum floor area of 100,800 square feet on the project site that has a buildable area of 16,800 square feet. The proposed building will contain 87,400 square feet of floor area, resulting in a 5.21:1 FAR. The R3-2 Zone also allows a maximum building height of

75 feet. The proposed building will have a maximum height of 75 feet, as measured from grade to the top of the roof parapet, with seven-foot roof structures. The proposed floor area and building height may be larger and taller than the existing development on the surrounding properties. However, the proposed FAR and building height are both within the maximum permitted by the R3-2 Zone. Therefore, it can be found that the size and height of the proposed project will not adversely affect other properties.

The project will provide 100 automobile parking spaces within a two-level subterranean parking garage. According to the Los Angeles Department of Transportation (LADOT) Traffic Study Exemption Thresholds reviewed and signed by LADOT on January 16, 2019 (Attachment A of Exhibit C), the proposed project is not required to prepare a traffic study as any traffic impacts related to the project are expected to be less than significant. Five (5) percent, that is four (4) parking spaces, of the 78 required parking spaces, will be equipped with electric vehicle charging stations, and 20 percent, that is 16 spaces, of the 78 required parking spaces will be capable of supporting future electric vehicle supply equipment (EVSE). The project will also provide 77 bicycle parking stalls including seven (7) short-term stalls within the front yard setback adjacent to the main pedestrian entrance and 70 long-term stalls at the ground floor of the proposed building.

A total of 8,632 square feet of usable open space will be provided, including 1,581 square feet of recreation room and a 1,634-square-foot rear yard at the ground floor, a 1,389-square-foot courtyard on the second floor, 1,728 square feet of outdoor deck on the seventh floor, and 2,300 square feet of balconies. There will be 1,878 square feet of solar space on the rooftop. The project incorporates ample landscaping within the front, side and rear yard setbacks as well as the courtyard on the second floor and the outdoor deck on the seventh floor. The project will remove a palm tree and maintain a ficus tree in the public right-of-way, and plant 23 24-inch box trees throughout the site. As such, the project will provide alternate modes of transportation, amenities and sustainability features that will enhance the surrounding neighborhood rather than further degrade or adversely affect other properties.

c. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated and optional elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The project substantially conforms with the following purposes and objectives of the General Plan Elements: Housing Element, Mobility Element, and Land Use Element – Wilshire Community Plan.

Housing Element

The City's Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. The Housing Element identifies the City's housing conditions and needs, establishes goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides an array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City. The proposed

project would be in conformance with following goals, objectives and policies of the Housing Element as described below:

Goal 1: *A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages and suitable for their various needs.*

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

Policy 1.1.2: *Expand affordable rental housing for all income groups that need assistance.*

Policy 1.1.4: *Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.*

Policy 1.2.8: *Preserve the existing stock of affordable housing near transit stations and transit corridors. Encourage one-to-one replacement of demolished units.*

Objective 2.2: *Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.*

Objective 2.4: *Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.*

The proposed project involves the demolition of a three-story multi-family residential building containing 30 dwelling units that are subject to the Rent Stabilization Ordinance (RSO), and the construction, use and maintenance of a seven-story multi-family residential building containing 92 dwelling units. The project will replace the existing dwelling units at a one-to-one ratio and result in a net increase of 62 dwelling units. The project will also provide 30 Restricted Affordable Units, including 25 units restricted to Very Low Income Households and five (5) units restricted to Low Income Households. The proposed unit composition is nine (9) studios, 20 one-bedroom units, and 63 two-bedroom units, offering a range of apartment types and sizes. Additionally, the project proposes a total of 8,632 square feet of usable open space within a recreation room, rear yard, courtyard, outdoor deck, and balconies. Furthermore, the project will provide affordable and market-rate housing in close proximity to transit stations, including the Metro Wilshire/Western Station serving the Purple Line, located approximately 0.22 miles north of the project site, and bus stations serving Metro Local Lines 20, 66, 207 and 209 and LADOT DASH Wilshire Center/Koreatown, located within 0.25 miles from the project site. As such, the project conforms to the Housing Element of the General Plan.

Mobility Element

The Mobility Plan 2035 includes goals that define the City's high-level mobility priorities. The Mobility Element sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. Among other objectives and policies, the Mobility Plan aims to support ways to reduce vehicle miles traveled (VMT) per capita by increasing the availability of affordable housing options with proximity to transit stations and major bus stops and offering more non-vehicle alternatives, including transit, walking and bicycling. The proposed project is in conformance with the following policies of the Mobility Element:

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

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

The proposed residential building is a pedestrian-oriented development that provides 30 affordable units and 62 market-rate units in proximity to several transit options. The project site is located approximately 0.22 miles south from the Metro Wilshire/Western Station serving the Purple Line and within 0.25 miles from bus stations serving Metro Local Lines 20, 66, 207, and 209 and LADOT DASH Wilshire Center/Koreatown. These transit stations provide access to employment centers and jobs, local and regional destinations, and other neighborhood services for project residents. The proposed project will also allow for the reduction of vehicle trips by placing a residential development within proximity to public transit. The availability of many transit options along the commercial corridors creates a lesser need for the use of personal vehicles. Additionally, the project will also provide 77 bicycle parking stalls including seven (7) short-term stalls and 70 long-term stalls. As such, the project conforms to the Mobility Element of the General Plan.

Land Use Element – Wilshire Community Plan

The Wilshire Community Plan was adopted by the City Council on September 19, 2001. The Community Plan's purpose is to promote an arrangement of land use, circulation, and services which all encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community. The proposed project is in conformance with the following policies and objectives of the Wilshire Community Plan:

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

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

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

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

The Wilshire Community Plan designates the site for High Medium Residential land uses, which corresponds to the R4 Zone. The site is zoned R3-2, which is more restrictive than the R4 Zone and thereby consistent with the High Medium Residential land use designation. Per the R3-2 Zone, the project site is permitted a base density of 29 dwelling units. The applicant requests a 215-percent density increase to allow 92 units in lieu of 29 units in exchange for setting aside 25 units for Very Low Income Households in addition to five (5) units for Low Income Households. The project will promote greater individual choice in housing by providing a range of apartment types and sizes including nine (9) studios, 20 one-bedroom units, and 63 two-bedroom units. The project site is located in close proximity to transit stations including the Metro Wilshire/Western Station serving the Purple Line, located approximately 0.22 miles

north of the project site, and within 0.25 miles from bus stations serving Metro Local Lines 20, 66, 207, and 209 and LADOT DASH Wilshire Center/Koreatown. As such, the project conforms to the Wilshire Community Plan.

d. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.

The proposed project would be in conformance with following affordable housing provisions of the Housing Element as described below:

Policy 1.1.2: *Expand affordable rental housing for all income groups that need assistance. .*

Policy 1.2.8: *Preserve the existing stock of affordable housing near transit stations and transit corridors. Encourage one-to-one replacement of demolished units.*

Objective 2.2: *Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.*

In granting a Conditional Use for a 215-percent density increase, affordable housing is required beyond the minimum percentage required per the State Density Bonus Law and the City's Density Bonus Ordinance. This ensures that the project provides a proportional amount of affordable housing units compared to the density increase it is seeking. In this case, the project is required to set aside 83 percent, that is 25 units, of the 29 base density units for Very Low Income Households in exchange for the 215-percent density increase requested. The project proposes to set aside 25 units for Very Low Income Households in addition to five (5) units restricted to Low Income Households, thereby complying with the requisite percentage of affordable housing units for the 215-percent density increase.

The project proposes the demolition of a multi-family residential building containing a total of 30 dwelling units that are subject to RSO and the construction of a multi-family residential building containing a total of 92 dwelling units, resulting in a one-to-one replacement of the 30 demolished units and a net increase of 62 units on-site. The project will set aside 30 units for Very Low Income and Low Income Households. The project will offer a range of apartment types and sizes as it provides nine (9) studios, 20 one-bedroom units, and 63 two-bedroom units. Additionally, the project proposes a total of 8,632 square feet of usable open space within a recreation room, rear yard, courtyard, outdoor deck, and balconies. The project will provide affordable housing in close proximity to transit stations, including the Metro Wilshire/Western Station serving the Purple Line and within 0.25 miles from bus stations serving Metro Local Lines 20, 66, 207, and 209 and LADOT DASH Wilshire Center/Koreatown. Therefore, the project is in conformance with the affordable housing provisions of the Housing Element.

e. The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application, as follows:

A. 11% Very Low Income Units for a 35% density increase; or
B. 20% Low Income Units for a 35% density increase; or
C. 40% Moderate Income Units for a 35% density increase in for-sale projects.

The project may then be granted additional density increases beyond 35% by providing additional affordable housing units in the following manner:

D. For every additional 1% set aside of Very Low Income Units, the project is granted an additional 2.5% density increase; or
E. For every additional 1% set aside of Low Income Units, the project is granted an additional 1.5% density increase; or
F. For every additional 1% set aside of Moderate Income Units in for-sale projects, the project is granted an additional 1% density increase; or
G. In calculating the density increase and Restricted Affordable Units, each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.

The project site is zoned R3-2, which allows a base density of 29 dwelling units. Per the Density Bonus Ordinance, the project is permitted a 35-percent density increase in exchange for setting aside 11 percent, or four (4) units, of the 29 base density units for Very Low Income Households.

The project is permitted additional density increase beyond 35 percent by setting aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent. Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

Percentage of Base Density to be Restricted to Very Low Income Households	Percentage of Density Increase Granted
11	35
12	37.5
13	40
14	42.5
15	45
16	47.5
17	50
18	52.5
19	55
20	57.5
21	60
22	62.5
23	65
⋮	⋮
83	215

The applicant requests a Conditional Use to increase the density by 215 percent to allow a total of 92 units in lieu of 29 base density units. As highlighted in the table above, the applicant is required to set aside 83 percent, that is 25 units, of the 29 base density units for Very Low Income Households in exchange for the 215-percent density increase requested. The applicant proposes to set aside 25 units for Very Low Income

Households as well as five (5) additional units restricted to Low Income Households. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households to be eligible for a 215-percent density increase.

f. The project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3).

On September 27, 2014, Governor Jerry Brown signed Assembly Bill (AB) 2222 as amended by AB 2556 on August 19, 2016, to amend sections of California's Density Bonus Law (Government Code Section 65915). Major changes to the law are applicable to new density bonus developments resulting in a loss in existing affordable units or rent-stabilized units. The law aims to replace units and ensure rental affordability periods for 55 years. Pursuant to the Determination made by HCIDLA dated February 5, 2018 (Exhibit D), the subject property contains 30 RSO units within the past five (5) years with no income documents provided. Consistent with AB 2556, HCIDLA has determined that 21 units need to be replaced with equivalent type, with 15 units restricted to Very Low Income Households and six (6) units restricted to Low Income Households. The applicant proposes to set aside 25 units for Very Low Income Households and five (5) units for Low Income households. Therefore, the applicant will satisfy and exceed the AB 2556 replacement requirement with the proposed number of affordable units. Additionally, per the Conditions of Approval, the applicant is required to obtain approval from HCIDLA regarding replacement of affordable units, provision of RSO units, and qualification for the Exemption from the RSO with Replacement Affordable Units in compliance with Ordinance No. 184,873. As such, the applicant will satisfy the AB 2556 replacement requirement with the proposed number of affordable units and compliance with the Condition of Approval. Additionally, per the Condition of Approval, the applicant is required to execute and record a covenant and agreement binding the applicant to reserve 25 units available to Very Low Income Households and five (5) units available to Low Income Households for a period of 55 years. Therefore, as proposed and conditioned, the project meets the replacement requirements of California Government Code Section 65915(c)(3).

g. The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the Los Angeles Municipal Code.

The applicant proposes to set aside a total of 30 units for Restricted Affordable Units. Per the Conditions of Approval, the applicant is required to execute a covenant to the satisfaction of HCIDLA to make 25 Restricted Affordable Units available to Very Low Income Households for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. The applicant is also required to make the remaining five (5) Restricted Affordable Units available to Low Income Households for rental as determined by HUD for a period of 55 years. The applicant is required to present a copy of the recorded covenant to the Department of City Planning and the proposed project shall comply with any monitoring requirements established by HCIDLA. Therefore, as conditioned, the project satisfies this finding in regards to subjected restricted affordable units to recorded affordability per HCIDLA.

h. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.

The City Planning Commission approved the Affordable Housing Incentives Guidelines (CPC-2005-1101-CA) on June 9, 2005. The Guidelines were subsequently approved by City Council (CF 05-1345) on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. HCIDLA utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects. On April 9, 2010, the City Council adopted updates to the City's Density Bonus Ordinance (CF 05-1345-S1, Ordinance No. 181,142). However, at that time, the Affordable Housing Incentives Guidelines were not updated to reflect changes to the City's Density Bonus Ordinance or more recent changes in State Density Bonus Law located in the Government Code. Therefore, where there is a conflict between the Guidelines and current laws, the current law prevails. Additionally, many of the policies and standards contained in the Guidelines, including design and location of affordable units to be comparable to the market-rate units, equal distribution of amenities, monitoring requirements, and affordability levels, are covered by the State Density Bonus Laws.

The project requests a 215-percent density increase above the 29 base density units to permit a total of 92 dwelling units. The project will set aside 25 units for Very Low Income Households and five (5) units for Low Income Households. As such, the project is consistent with the State Density Bonus Law and the local Density Bonus Ordinance, which the Affordable Housing Incentives Guidelines implement. Therefore, the project complies with the City Planning Commission's Affordable Housing Incentives Guidelines.

2. Density Bonus/Affordable Housing Incentives Program Review Findings

The applicant requests a 35-percent Density Bonus and three (3) On-Menu Incentives pursuant to the Density Bonus/Affordable Housing Incentives Program, as listed below:

a. **On-Menu Incentive for the Northerly Side Yard Setback.** The applicant requests an On-Menu Incentive for a 20-percent reduction in the northerly side yard setback to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone.

b. **On-Menu Incentive for the Southerly Side Yard Setback.** The applicant also requests an On-Menu Incentive for a 20-percent reduction in the southerly side yard setback to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone.

c. **On-Menu Incentive for Usable Open Space.** The applicant requests an On-Menu Incentive for a 20-percent reduction in the usable open space requirement to require a minimum of 8,620 square feet of usable open space in lieu of 10,775 square feet as otherwise required.

Following is a delineation of the findings related to the request for the On-Menu Incentives pursuant to Government Code 65915 and LAMC 12.22.A.25. By law, the Commission shall approve a Density Bonus and requested Incentives unless the Commission makes a finding based on substantial evidence that:

a. The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of On-Menu Incentives in LAMC Section 12.22 A.25 was pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Planning Department will always arrive at the conclusion that the Density Bonus On-Menu Incentives provide identifiable and actual cost reductions that provide for affordable housing costs, because the Incentives by their nature increase the scale of the project, allow the construction of increased residential floor area, allow for processing, construction and design efficiencies, and collectively allow more market-rate floor area whose rents will subsidize the affordable units.

On-Menu Incentive – Setbacks

The requested On-Menu Incentives for a 20-percent reduction in the side yard setbacks are expressed in the Menu of Incentives per LAMC Section 12.22 A.25(f) and as such, allows exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs.

The R3-2 Zone requires a minimum side yard setback of 10 feet for a seven-story building. The applicant requests two (2) On-Menu Incentives for a 20-percent reduction in the northerly and southerly side yard setbacks to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone. The requested On-Menu Incentives allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential use is increased. These On-Menu Incentives support the applicant's decision to set aside 25 units for Very Low Income Households and five (5) units for Low Income Households for 55 years.

On-Menu Incentive – Usable Open Space

The requested On-Menu Incentive for a 20-percent reduction in the minimum usable open space is also expressed in the Menu of Incentives per LAMC Section 12.22. A.25(f) and as such, allows exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs.

The project is required to provide 100 square feet of usable open space for each unit having less than three habitable rooms; 125 square feet of usable open space for each unit having three habitable rooms; and 175 square feet of usable open space for each unit having more than three habitable rooms. The project proposes nine (9) studios with less than three habitable rooms, 20 one-bedroom units with less than three habitable rooms, and 63 two-bedroom units with three habitable rooms, requiring a minimum of 10,775 square feet of usable open space. The applicant requests an On-

Menu Incentive for a 20-percent reduction in the usable open space requirement to require a minimum of 8,620 square feet of usable open space in lieu of 10,775 square feet as otherwise required. The requested On-Menu Incentives allow the developer to allocate more space to the residential use from usable open space so that additional units can be constructed and the overall space dedicated to residential use is increased. This On-Menu Incentives support the applicant's decision to set aside 25 units for Very Low Income Households and five (5) units for Low Income Households for 55 years.

b. The incentive(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Gov. Code 65915(d)(1)(B) and 65589.5(d)).

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25(e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentive(s) will have a specific adverse impact on public health and safety.

c. The incentives <u>are contrary</u> to state or federal law.

There is no substantial evidence in the record that the requested incentives are contrary to state or federal law.

CEQA FINDINGS

The proposed project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Class 32 Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies (Exhibit C). Detailed justification of the Categorical Exemption and technical studies, including the LADOT Referral Form, Noise Study, Air Quality Impact Analysis, and Phase I Environmental Site Assessment, are included in Exhibit C.

Class 32 Criteria

A project qualifies for a Class 32 Categorical Exemption if it meets the following criteria:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The subject site is located within the Wilshire Community Plan and designated for High Medium Residential land uses corresponding to the R4 Zone. The site is zoned R3-2 which is more restrictive than the R4 Zone and thus, consistent with the land use designation. As shown in the case file and under Finding No. 1 above, the project is consistent with the General Plan including the Wilshire Community Plan and all applicable zoning designation and regulations in conjunction with the approval of the Conditional Use and Density Bonus Affordable Housing Incentive Program. As such, the proposed project meets this criterion.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is wholly within the City of Los Angeles. The site is located on a property that is approximately 22,500 square feet, or 0.52 acres, in size. The project site is located in an urbanized area surrounded primarily by multi-family residential, hotel, retail, and commercial buildings. Properties to the north are zoned R3-2, designated for High Medium Residential land uses and improved with three- to four-story multi-family residential buildings. Properties to the west are zoned C2-1, designated for General Commercial land uses and improved with one- to two-story commercial, retail and office buildings and surface parking lots. Properties to the east are zoned R3-2, (T)(Q)R4-1, (T)(Q)C2-2D, R3P-1 and C2-1, designated for Regional Commercial land uses and improved with three- to five-story multi-family residential buildings and under construction for a seven-story mixed-use building with 364 dwelling units. Properties to the south are zoned [Q]C2-2, designated for Neighborhood Office Commercial, and improved with a four-story a mixed-use building containing hotel and retail uses. As such, the proposed project meets this criterion.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The site is currently developed with a multi-family residential building that was constructed in 1962. The existing building occupies a majority of the subject property, and is surrounded by urban uses. There are two trees in the public right-of-way, one of which is a palm tree which will be removed as part of the project and the other is a ficus tree which will be maintained. The project site does not adjoin any open space or wetlands that could support habitat for endangered, rare or threatened species. Therefore, the site does not contain or have value as habitat for endangered, rare or threatened species and is not located adjacent to any habitat for endangered, rare or threatened species. As such, the proposed project meets this criterion.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

According to the Los Angeles Department of Transportation (LADOT) Traffic Study Exemption Thresholds Form, reviewed and signed by LADOT on January 16, 2019 (Attachment A of Exhibit C), the project would generate a net increase of 239 daily trips, including a net increase of approximately 23 a.m. peak hour trips and a net increase of approximately 20 p.m. peak hour trips. The LADOT Form indicates that the proposed project is not required to prepare a traffic study as any traffic impacts related to the project are expected to be less than significant.

Noise

According to the Noise Study prepared by Envicom Corporation and dated September 6, 2019 (Attachment B of Exhibit C), impacts from the projects construction noise, off-site ambient noise levels from traffic, and on-site operational noise would be less than significant.

Air Quality

An Air Quality Impact Analysis was prepared for the proposed project by Envicom Corporation on September 6, 2019 (Attachment C of Exhibit C). The project's potential air quality effects were evaluated by estimating the potential consruction and operations emissions of criteria pollutants and comparing those levels to significance thresholds provided by the South Coast Air Quality Management District's (SCAQMD). The project's emissions were estimated using the CalEEMod model provided by SCAQMD. As shown in the Air Quality Impact Analysis, the project would not exceed SCAQMD significance thresholds for air quality impacts and therefore would have less than significant construction and operation impacts on air quality.

Water Quality

The proposed infill development would replace existing residential land uses with new residential uses, which would not significantly differ in potential water quality effects. Existing utilities would provide water supplies and wastewater treatment services to the subject property. The project does not propose on-site groundwater extraction to serve future uses nor an on-site wastewater treatment. The project proposes a multi-family residential development which is not anticipated to generate, store or dispose substantial quantities of hazardous materials that could affect water quality.

Stormwater runoff currently leaves the site by sheet flow to the adjacent streets, where it is conveyed via stormdrain inlets to the existing storm drain system. The project will be required to comply with Ordinance No. 172,176 and Ordinance No. 173,494 that specify Stormwater and Urban Runoff Pollution Control requirements including the application of Best Management Practices (BMPs) as applicable. The project will also be required to comply with Chapter IX, Division 70 of the LAMC that addresses grading, excavations, and fills, as applicable. The applicant must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by the Los Angeles Regional Water Quality Control Board. Additionally, the proposed project would be required to demonstrate compliance with Low Impact Development (LID) Ordinance standards to ensure that the proposed project would not adversely affect water quality or significant contribute to site runoff during the operation of the proposed project. Therefore, the project would result in less than significant impacts to the water quality. As such, the proposed project meets this criterion.

(e) The site can be adequately served by all required utilities and public services.

The project site is located in an urbanized area of the City of Los Angeles, and currently developed with a multi-family residential building that is served by existing utility and public service providers. The proposed project would remove the existing multi-family residential building and redevelop the entire property with a 92-unit seven-story apartment building. The proposed project would be served by the same utility and public service providers that serve the site and surrounding vicinity under existing conditions, and would not substantially increase demand for utilities or public services over existing conditions.

According to the Los Angeles Department of Water and Power (LADWP) 2015 Urban Water Management Plan (UWMP), sufficient water supplies will be available for average weather years through the Year 2040 with existing passive conservation, as well as for a sequence of multiple dry years. The UWMP projects average weather year water supplies for the year 2020 to be 611,800 acre-feet per year (AFY). LADWP serves over four million residents with over 681,000 active service connections. According to the Wilshire Community Plan, there are approximately 2.45 persons per dwelling unit in high medium density residences. At this rate, the proposed project would include a total of 225 persons. According to the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS or Plan) Demographics & Growth Forecast, the population of the City of Los Angeles in 2012 was 3,845,500, with 1,325,500 households in the City. Based on this data, the City's average household size is approximately three persons per dwelling unit, which would result in a total of 276 persons that the proposed project would house. The net increase in persons would be marginally lower due to the proposed removal of existing residences on the site. The population that would be housed by the proposed project (approximately from 225 to 276 persons) would represent approximately 0.007 percent of the total number of residents currently provided potable water by LADWP, which would not substantially increase demand.

Wastewater treatment is provided by the City's Department of Public Works Bureau of Sanitation, also known as LA Sanitation (LASAN), which operates four water reclamation plants that serve over four million people within two service areas covering 600 square miles. Together, they have a combined capacity of 580 million gallons of recycled water per day. As discussed above, the population that would be housed by the proposed project would be approximately 225 to 276 persons. The net increase would be marginally lower due to the proposed removal of existing residences on the site. Therefore, the project would represent approximately 0.007 percent of the total number of people currently served by LASAN facilities, which would not substantially increase demand for wastewater treatment services.

Exceptions to Exemptions

(a) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

This project proposes an infill development of residential uses within an urban setting surrounded by residential uses and urban uses generally associated with urban residential neighborhoods. The project's environmental effects regarding traffic, noise, air quality, and water quality would be less than significant, as discussed above. According to the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS or Plan) Demographics & Growth Forecast,18 the population of the City of Los Angeles in 2012 was 3,845,500, with 1,325,500 households in the City. Based on this data, the City's average household size is approximately three persons per dwelling unit, and therefore, the project's 92 new residences would provide housing for an estimated 276 persons. The proposed removal of the existing 30 dwelling units from the site would result in a net increase of 62 dwelling units and approximately 186 persons residing within the site. Therefore, the project would represent an increase of less than 0.005 percent in the City's housing and population totals for the year 2012.

A list of related projects proposed or under construction within 500 feet of the proposed project was provided by the Department of Transportation, which is included in Attachment

A of Exhibit C. The proposed project in conjunction with the related projects, which consists of one mixed-use development within 500 feet of the proposed project, would result in an increase in average daily vehicle trips and peak hour vehicle trips in the vicinity; however, as noted above, LADOT has indicated that a Traffic Study for the project was not required, and the project's contribution to cumulative traffic impacts would be less than significant.

The proposed project's net increase in the number of units and associated traffic would result in a minimal increase in noise within the existing urban landscape of the City of Los Angeles along with the nearby related project, which is already under construction. The proposed project's construction noise and the related project (if they could occur simultaneously), as well as operational noise would be localized. Each project would be required to comply with the City's Noise Ordinance. As demonstrated in the Noise Study, the project would comply with the Noise Ordinance and would not result in significant noise impacts Thus, the cumulative impact associated with construction noise would be less than significant.

Development of the proposed project in conjunction with the related project would result in emissions of air pollutants during construction and operational emissions in the already urbanized area of the City of Los Angeles. According to the SCAQMD, individual development projects that generate construction or operational emissions that exceed the SCAQMD recommended daily thresholds for project-specific impacts would also cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment. Thus, as the project's construction and operational daily emissions would not exceed applicable SCAQMD thresholds, the project's emissions would not be cumulatively considerable, and would be less than significant.

The proposed project, as well as the related project would not substantially increase stormwater runoff in the vicinity. Although both sites have been highly developed with impervious surfaces, as are the surrounding properties, the proposed project and the related project would be required to implement stormwater BMPs in accordance with applicable regulations to retain and treat runoff on-site. Therefore, the proposed project and the related project would result in a cumulative reduction in stormwater runoff and pollutants conveyed to the storm drain system by compliance with regulations, and cumulative water quality impacts would be less than significant.

(b) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

As found in the Entitlement Findings above, the proposed project would be consistent with the General Plan and zoning regulations in conjunction with the approval of the Conditional Use and Density Bonus Affordable Housing Incentive Program. The project proposes a multi-family residential building on a property designated and zoned for such development. All adjacent lots are developed with multi-family residential, commercial and retail, office and hotel buildings. The record contains no evidence that there are no unusual circumstances that exist in connection with the proposed project or surrounding environmental conditions that have the potential to result in a significant impact upon the environment.

(c) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 24 miles west of the subject property. Therefore, the subject site will not create any impacts within a designated as a state scenic highway.

(d) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Based on the Department of Toxic Substances Control's Envirostor Database, the project site is not listed for cleanup, permitting or investigation of any hazardous waste contamination. The proposed project would not handle, dispose, or store any hazardous materials during the project's construction activities nor use hazardous materials other than modest amounts of typical cleaning supplies and solvents used for purposes that are typically associated with the operation of a multi-family residential development. Furthermore, a Phase I Environmental Site Assessment prepared by Western Environmental Engineers Co. on April 20, 2018 revealed no evidence of recognized environmental conditions (RECs) in connection with the project site property. Therefore, the project is not identified as a hazardous waste site, or in the vicinity of a hazardous waste site, and would not be in conflict with this exception for a Class 32 In-Fill Development Categorical Exemption.

(e) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The subject property is not located within a historic preservation overlay zone and has not been identified as a designated or potentially eligible to be designated as a historical resource in the local, state, and national register. SurveyLA Historic Resources Survey Report for the Wilshire Community Plan Area did not find that the project was identified as historic, and the project site is not mapped by HistoricPlacesLA as a historical resource. Additionally, the Community Redevelopment Agency of Los Angeles prepared an Intensive Historic Resources Survey Wilshire Center and Koreatown Recovery Redevelopment Area report, dated June 2009, which indicated that the subject property was not eligible for historic listing. Lastly, the Department of City Planning, Office of Historic Resources confirmed on December 17, 2018 that the proposed demolition of the existing building does not warrant a Phase I Historic Resources Assessment Report. Therefore, this exception to a Categorical Exemption does not apply.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

A public hearing on this matter was held by the Hearing Officer on behalf of the City Planning Commission on December 4, 2019 at City Hall, 200 North Spring Street, Room 1070, Los Angeles, CA 90012. In attendance were the project applicant and representatives, two members of the public, and the Planning Deputy of Council District (CD) 10. The project representative presented before the Hearing Officer describing the site location, project description, and requested entitlements. The Planning Deputy of CD 10 spoke in favor of the project, stating that the entitlement requests are not unusual or unprecedented in the area, the project is setting aside approximately one-third of the proposed units for affordable housing, and the Council Office has not received any inquiries from the public regarding this proposed project. Two members of the public attended the public hearing but did not provide testimony.

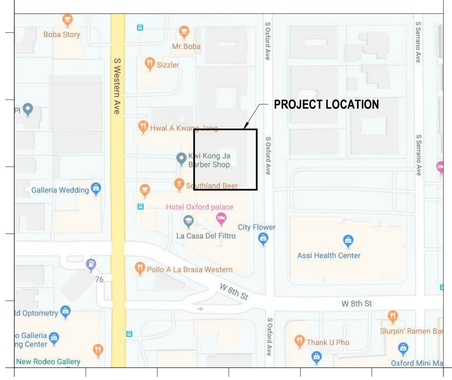
Written Correspondence

As of the writing of this staff recommendation report, staff has not received any written correspondence regarding the subject matter.

ABBREVIATIONS

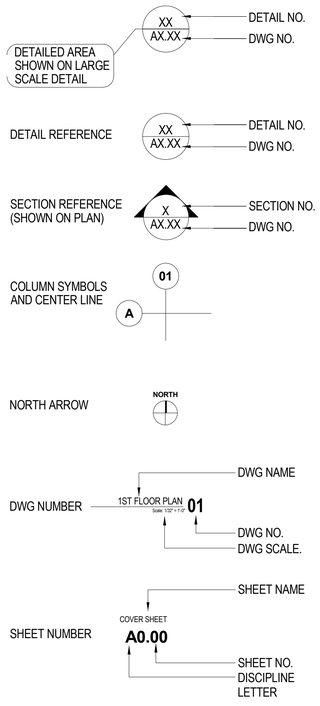
A.C.	AIR CONDITIONING	K.O.(P)	KNOCK OUT (PANEL)
ADJ.	ADJACENT	LAV.	LAVATORY
ADDT'L	ADDITIONAL	LB.	POUND
A.F.F.	ABOVE FINISH FLOOR	LVL.	LEVEL
A.H.	AIR HANDLER	L.F.	LINEAR FOOT (FEET)
ALT.	ALTERNATING	LVR.	LOUVER
ALUM.	ALUMINUM	LT.WT.	LIGHTWEIGHT
AMT.	AMOUNT	MAS.	MASONRY
ANOD.	ANODIZE(D)	MATL.	MATERIAL
APPR.	APPROXIMATELY	MAX.	MAXIMUM
ASPH.	ASPHALT	M.B.	MACHINE BOLT
BD.	BOARD	MECH.	MECHANICAL
BIT.	BITUMINOUS	MEMBR.	MEMBRANE
BLD'G	BUILDING	MFR.	MANUFACTURER
BLK'G	BLOCKING	MIN.	MINIMUM
BM	BEAM	MISC.	MISCELLANEOUS
CALCS.	CALCULATIONS	MT.(D.)(G.)	MOUNT(ED)(ING)
C.B.	CATCH BASIN	MTL.	METAL
CEM.	CEMENT	(N)	NEW
CF.	CUBIC FEET	N/A	NOT APPLICABLE
CJ.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
CL.	CENTER LINE	NO.	NUMBER
CLG.	CEILING	N.R.C.	NOISE REDUCTION COEFFICIENT
CLR.	CLEAR	N.T.S.	NOT TO SCALE
CMU	CONCRETE MASONRY UNITS	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	O.F.D.	OVERFLOW DRAIN
CONT.	CONTINUOUS	O.L.	OCCUPANT LOAD
CORR.	CORRUGATED	OPEN'G	OPENING
CNTR.	CENTER	O.P.C.I.	OWNER PROVIDED CONTRACTOR INSTALLED
C.T.	CERAMIC TILE		
DEMO.	DEMOLITION	OPP.	OPPOSITE
DET.	DETAIL	PAV.	PAVING, PAVEMENT
DF.	DRINKING FOUNTAIN	P.H.	PANIC HARDWARE
DIA.	DIAMETER	PL.	PLATE
DIM.	DIMENSION	P.LAM.	PLASTIC LAMINATE
DISP.	DISPENSER, DISPOSAL	PLAS.	PLASTER, PLASTIC
DN	DOWN	PLBG.	PLUMBING
DR.	DOOR	PLYWD	PLYWOOD
D.S.	DOWNSPOUT	PNT.	PAINT
DTL.	DETAIL	PREFAB.	PREFABRICATE(D)
DWGS.	DRAWINGS	PREFIN.	PREFINISH(ED)
(E)	EXISTING	P.S.F.	POUNDS PER SQUARE FOOT
EA.	EACH	P.S.I.	POUNDS PER SQUARE INCH
E.J.	EXPANSION JOINT	P.T.	PAINTED
ELECT.	ELECTRICAL	PTD.	PRESSURE TREATED
ELEV.	ELEVATION, ELEVATOR	QUAL.	QUALITY
E.P.	ELECTRICAL PANEL	QUAN.	QUANTITY
EQ.	EQUAL	R.B.	RUBBER BASE
EQUIP.	EQUIPMENT	R.C.P.	REINFORCED CONCRETE PIPE
EXH.	EXHAUST	R.D.	ROOF DRAIN
EXP.	EXPAND(SION), EXPOSED	REF.	REFERENCE
EXT.	EXTERIOR	REFRIG.	REFRIGERATOR
EXTG.	EXISTING	REG.	REGISTER
F.A.	FIRE ALARM	REINF.	REINFORCEMENT
F.C.	FINISH CEILING	REQ'D	REQUIRED
F.D.	FLOOR DRAIN, FIRE DAMPER	RET.	RETAINING
F.E.	FIRE EXTINGUISHER	RL.	ROOF LEADER, RAIN LEADER
F.E.C.	FIRE EXTINGUISHER CABINET	RM.	ROOM
F.F.	FINISH FLOOR	RT.	RIGHT
F.G.	FINISH GRADE	S.C.	SOLID CORE
F.H.C.	FIRE HOSE CABINET	SCHED.	SCHEDULE
F.H.R.	FIRE HOSE RACK	S.D.	STORM DRAIN, SOAP DISPENSER
FIN.	FINISH	SHT.	SHEET
FL.	FLOOR	SHTG.	SHEATHING
FLASH.	FLASHING	SIM.	SIMILAR
FND.	FOUNDATION	SPEC.	SPECIFICATION
F.O.C.	FACE OF CONCRETE	SQ.FT.	SQUARE FOOT(FEET)
F.O.F.	FACE OF FINISH	S.S.	STAINLESS STEEL
F.O.M.	FACE OF MASONRY	STL.	STEEL
F.O.S.	FACE OF STUDS	STLS.	STAINLESS
F.S.	FINISH SURFACE	STOR.	STORAGE
FT.	FOOT, FEET	STRUCT.	STRUCTURE(AL)
FTG.	FOOTING	SUSP.	SUSPENDED
GA.	GAUGE	T.	TREAD, TILE, TOILET
GALV.	GALVANIZED	T.B.D.	TO BE DETERMINED
G.C.	GENERAL CONTRACTOR	TEL.	TELEPHONE
GL.	GLASS, GLAZING	TEMP.	TEMPORARY
G.L.	GRID LINE	THK.	THICK
GR	GRADE	T.O.C.	TOP OF CURB
GRD.	GUARD	T.O.CONC.	TOP OF CONC.
GYP.	GYPSUM	T.O.M.	TOP OF MASONRY
GYP. BD.	GYPSUM BOARD	T.O.P.	TOP OF PARAPET
H.B.	HOSE BIBB	T.O.S.	TOP OF SLAB
H.C.	HOLLOW CORE	T.O.W.	TOP OF WALL
HD.	HEAD	TR.	TRENCH
HDWD	HARDWOOD	TYP.	TYPICAL
HDWR.	HARDWARE	U.N.O.	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	V.B.	VAPOR BARRIER, VINYL BASE
HORIZ.	HORIZONTAL	V.C.T.	VINYL COMPOSITION FLOOR TILE
HT.	HEIGHT	VERT.	VERTICAL
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	VEST.	VESTIBULE
		V.I.F.	VERIFY IN FIELD
HYD.	HYDRANT	V.S.	VENT SHAFT
I.C.	INTERCOM	V.T.	VINYL TILE
I.D.	INSIDE DIAMETER	W/	WITH
INFO.	INFORMATION	W/O	WITHOUT
INSUL.	INSULATION	W.C.	WATER CLOSET
INT.	INTERIOR	WD.	WOOD
INV.	INVERT	W.H.	WATER HEATER
J.B.	JUNCTION BOX	W.I.	WROUGHT IRON
JT.	JOINT	W.P.	WATERPROOFING MEMBRANE
K.D.	KNOCK DOWN	W.W.F.	WELDED WIRE FABRIC
KIT.	KITCHEN, KITCHENETTE	W.W.M.	WELDED WIRE MESH

VICINITY MAP



SHEET INDEX

GRAPHIC SYMBOLS



737 OXFORD APT

NEW 7-STORY 92 UNITS APARTMENT BUILDING

EXHIBIT A

PLANS & RENDERINGS (Nov. 18, 2019)
CPC-2018-3599-CU-DB

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Project:

737 OXFORD APT

737 S OXFORD AVE, LOS ANGELES, CA 90005

Project Owner:

IN SOOK CHANG

411 E. WINNIE WAY, ARCADIA, CA 90018

Engineer:

Architect / Engineer Seal:

NO	ISSUED	DATE
A	ENTITLEMENT SET	7/22/2019

Project No:	18020
Drawn By:	RHL
Checked By:	MC

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Sheet No:

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FLOOR AREA TABULATION				
FLOOR AREA FOR FAR (sq.ft.)	# OF STUDIO	# OF 1-BED	# OF 2-BED	FLOOR AREA
ROOF	0	0	0	0.0 SF
7th FLOOR	1	3	8	11,600.0 SF
6th FLOOR	1	3	10	13,000.0 SF
5th FLOOR	1	3	10	13,000.0 SF
4th FLOOR	1	3	10	13,000.0 SF
3rd FLOOR	1	3	10	13,000.0 SF
2nd FLOOR	1	3	10	13,500.0 SF
GROUND FLOOR	3	2	5	10,300.0 SF
UNDERGROUND FLOOR	0	0	0	0.0 SF
TOTAL	9	20	63	87,400.00 SF

VEHICLE PARKING REQUIREMENT (LAMC SEC.12.22.A.25 & AB 744)	RESIDENTIAL AREA			
	UNIT TYPE	# OF UNITS	PARKING FACTOR	REQUIRED # OF PARKING STALLS
	STUDIO	9	0.5	5
	1 BEDROOM	20	0.5	10
	2 BEDROOM	63	1	63
	SUB TOTAL	92		78
	EV-BUILT (5% OF THE REQUIRED PARKING STALLS)			4
	EV-READY (20% OF THE REQUIRED PARKING STALLS)			16
VEHICLE PARKING PROPOSED	2ND BASEMENT	1ST BASEMENT	GROUND	SUBTOTAL
STANDARD	32	22	0	54
EV-CAPABLE(BUILT)	0	3	1	4
EV-READY	9	6	1	16
ACCESSIBLE	0	0	2	2
COMPACT	14	10	0	24
SUB TOTAL	55	41	4	100
TOTAL	**100**			
BICYCLE PARKING REQUIREMENT (LAMC SEC.12.21.A.4 & ORD. 185480)	TOTAL REQUIRED # OF LONG TERM BICYCLE PARKING			70
	TOTAL REQUIRED # OF SHORT TERM BICYCLE PARKING			7
BICYCLE PARKING PROPOSED	70 (LONG TERM), 7 (SHORT TERM) AT GROUND LEVEL			

OPEN SPACE REQUIREMENT (LAMC SEC.12.21.G)	UNIT TYPE	# OF UNITS	O.P. FACTOR	REQUIRED SF OF OPEN SPACE
	2 HABITABLE ROOMS - STUDIO / 1 BEDROOM UNIT	29	100	2,900
	3 HABITABLE ROOMS - 1 BED + DEN / 2 BEDROOM UNIT	63	125	7,875
	TOTAL REQUIRED SF OF OPEN SPACE			10,775.00 SF
	AFTER 20% DECREASE - ADDITIONAL INCENTIVE			**8,620.00 SF**
OPEN SPACE PROPOSED		PRIVATE AREA	COMMON AREA - OUTDOOR	COMMON AREA - INDOOR
	GROUND FL.	0 SF	1,634 SF (REAR YARD)	1,581 SF
	2ND FL.	350 SF	1,389 SF (COURT YARD)	0 SF
	3RD FL.	400 SF	0 SF	0 SF
	4TH FL.	400 SF	0 SF	0 SF
	5TH FL.	400 SF	0 SF	0 SF
	6TH FL.	400 SF	0 SF	0 SF
	7TH FL.	350 SF	1,728 SF (DECK)	0 SF
	SUB-TOTAL	**2,300 SF**	**4,751 SF**	**1,581 SF**
		27%	55%	18%
	TOTAL	**8,632 SF**		
RECYCLING AREA	100 SF REQUIRED			
(LAMC SEC.12.21.A 19)	100 SF PROVIDED			

PROJECT DATA

SCOPE OF WORK:	7-STORY APARTMENT BUILDING WITH 2 LEVEL OF SUB-TERRANEAN PARKING 100% PRIVATELY FUNDED PROJECT		
ADDRESS	731 & 737 S. OXFORD AVE.		
ZONING	R3-2		
SITE AREA	22,500.20 SF		
LEGAL LOT DESCRIPTION	LOT 54 & 55 OF TRACT 2189 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS PER MAP RECORDED IN THE BOOK 22, PAGES 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY		
LEGAL LOT INFORMATION			
PIN NUMBER	132B193 441	132B193 476	
ADDRESS	731 S. OXFORD	737 S. OXFORD	
LOT AREA	11,250.10 SF	11,250.10 SF	
APN	5093-007-017	5093-007-017	
TRACT	TR 2189	TR 2189	
BLOCK	NONE	NONE	
LOT NUMBER	55	54	
EXISTING USE	30 UNIT APARTMENT		
ADDITIONAL INFORMATION	UNDER RSO		

ZONING CODE CRITERIA

DEVELOPMENT TYPE	DENSITY BONUS DEVELOPMENT W/ AFFORDABLE UNITS (25 VERY LOW INCOME & 5 LOW INCOME UNITS) -DENSITY ; 92 UNITS TOTAL (217% DENSITY INCREASE) W/ 30 AFFORDABLE UNITS (103% OUT OF BASE DENSITY UNITS (29 BASE UNITS)). -PARKING OPTION ; 0.5 PARKING SPACES PER BEDROOM (AB 744) -INCENTIVES ; 87% V.L. INCOME UNIT & 17% LOW INCOME UNIT 1. 20% NORTH SIDE YARD DECREASE 2. 20% SOUTH SIDE YARD DECREASE 3. 20% OPEN SPACE DECREASE			
BUILDABLE AREA (LAMC. SECT.12.03)	16,800.00 SF			
FAR ALLOWED (LAMC SEC.12.21.1)	6:1 (HEIGHT DISTRICT 2)	6.00 (F.A.R. FACTOR)		
MAX. FLOOR AREA ALLOWED FOR RESIDENTIAL USE	100,800.00 SF			
TOTAL FAR PROPOSED	87,400 SF	5.21 : 1 (87,400 / 16,800)		
HEIGHT ALLOWED (LAMC SEC.12.21.1)	75 FT. TO TOP OF PARAPET W/ UNLIMITED STORIES			
HEIGHT PROPOSED	75 FT. TO TOP OF PARAPET AND 82 FT. TOP OF ROOF STRUCTURE			
DENSITY ALLOWED (LAMC SEC.12.11.C.4 & 12.22.A25)	29 UNITS ALLOWED BY RIGHT (PER AB 2501)	28.13 (BASE DENSITY)	22,500.20 SF (TOTAL LOT AREA)	800 (MINIMUM LOT AREA PER DWELLING UNIT)
DENSITY PROPOSED	92 UNITS PROPOSED INCLUDING 30 AFFORDABLE UNITS (25 V.L. & 5 LOW INCOME UNITS)			

SETBACK REQUIREMENTS (LAMC SEC. 12.10 C.)	REQUIRED		ALLOWABLE YARD AFTER INCENTIVE	PROPOSED
FRONT YARD	15' - 0" (BUILDING LINE, ORD. 114296)		N/A	15' - 0"
SIDE YARD	10' - 0"	5' + 1' OVER 2 STORY	8 FT @ NORTH & SOUTH	8' - 0" @ NORTH
		7 STORY		8' - 0" @ SOUTH
REAR YARD	15' - 0"		N/A	15' - 0"

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Architect / Engineer Seal:

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LEGEND

(180)	EXISTING CONTOUR
	EXISTING BUILDING
	EXISTING CMU WALL
	EXISTING FENCE
	PROPERTY LINE
(S) (S)	SEWER LINE
GAS GAS	GAS LINE
W	WATER LINE
	TELEPHONE LINE

BW	BACK OF WALK
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
CP	CONTROL POINT
FF	FINISHED FLOOR
FL	FLOW LINE
PAV	PAVEMENT
PCC	PORTLAND CEMENT CONCRETE
PP	POWER POLE
LP	LIGHTING POLE
WM	WATER METER
SMH	SEWER MANHOLE
TC	TOP OF CURB
TOS	TOP OF STEP
LWN	LAWN
DRT	DIRT
EG	EDGE OF GUTTER
TW	TOP OF WALL
DMH	DRAINAGE MANHOLE
AC	ASPHALT CONCRETE PAVEMENT
PAV	PAVEMENT
℄	CENTERLINE
WF	WOOD FENCE
PB	PULL BOX
MW	MONITERING WELL
TS	TRAFFIC SIGN
BD	BOLLARD
SD	STORM DRAIN

LEGAL DESCRIPTION

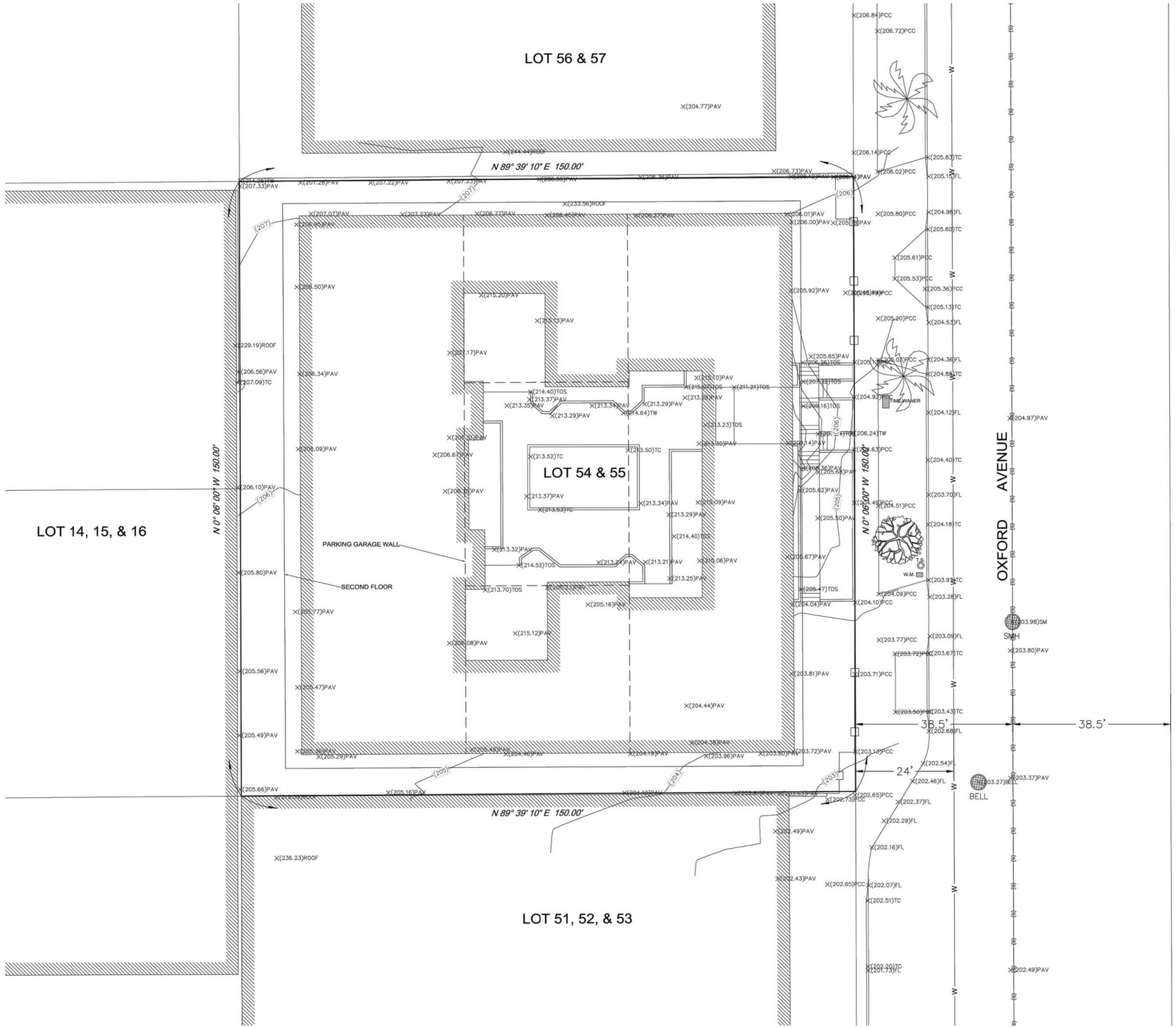
LOT 54 AND 55 OF TRACK 2189 IN CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE BOOK 22, PAGES 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

LOT SIZE

LOT AREA IS 22,500 S.F., OR 0.517 ACRES, MORE OR LESS.

NOTES

1. ALL BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON RECORD DATA.
2. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.



N
W E
S

5' 0 10' 30'
GRAPHIC SCALE
SCALE 1" = 10'

REGISTERED PROFESSIONAL ENGINEER
HOSANG KIM
No 67288
Exp 9/30/18
CIVIL
STATE OF CALIFORNIA

BENCH MARK	SHEET TITLE	REVISIONS	DATE BY
BENCH MARK: 12-12110	TOPOGRAPHICAL MAP		
CUT SPIKE IN E CURB WESTERN AVE; 22FT N OF N P.L. 8TH ST; S END CB	PROJECT TITLE		
DATUM: NAVD 1988 ELEVATION: 198.749'	PROJECT ADDRESS 731 & 737 S OXFORD AVENUE, LOS ANGELES, CA 90005	ISSUED FOR CLIENT REVIEW	08/09 TH

DATE OF FIELD SURVEY: MARCH 28, 2018

POINT ENGINEERING.
3407 W. 6TH STREET #803
LOS ANGELES, CA 90020
TEL. 213-352-1154

UFE

OXFORD APARTMENT

731 S. OXFORD AVE.
LOS ANGELES, CA 90005

Sheet Title
TOPO MAP

Project

Revision

Date	Remark

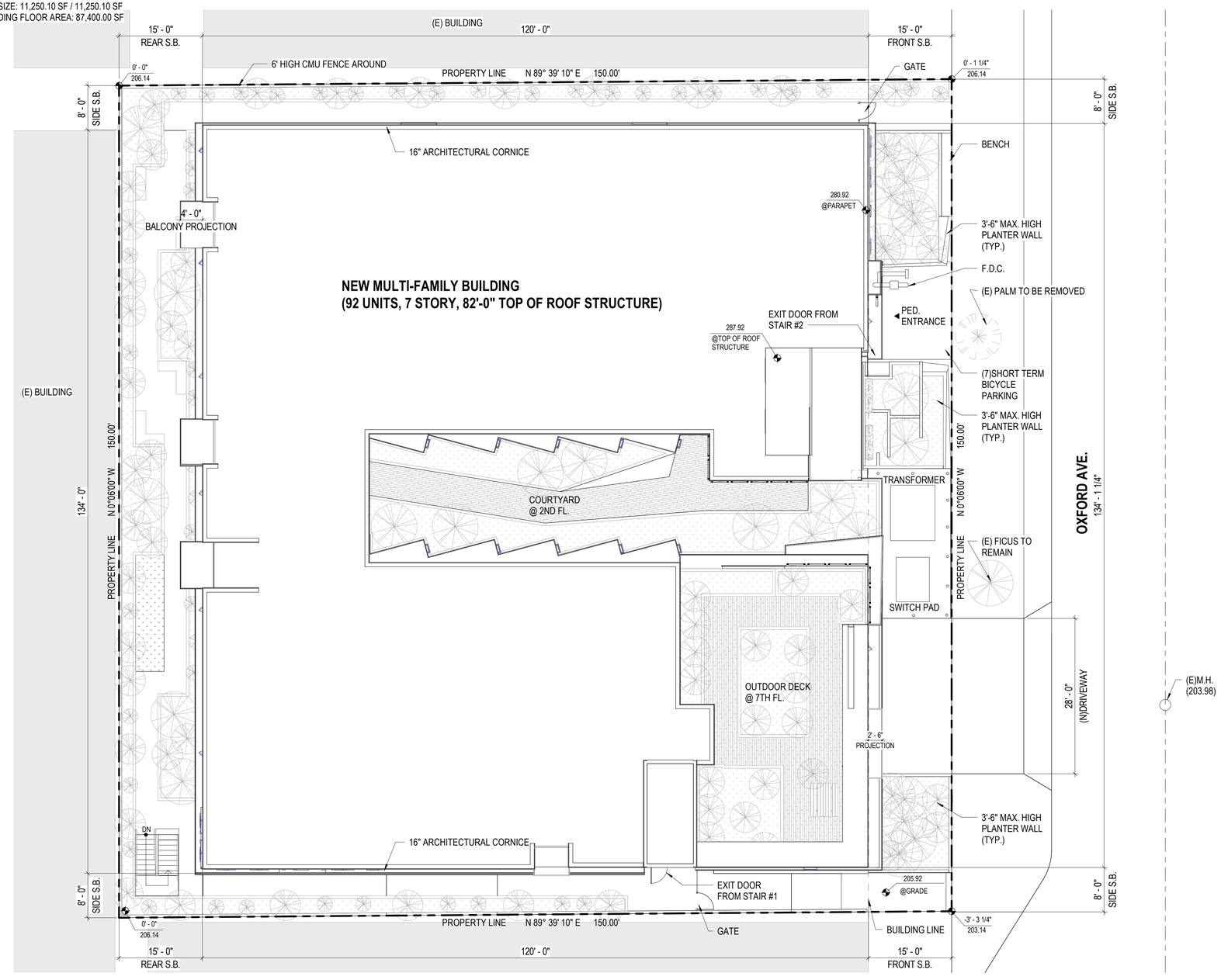
Job No.
Date APRIL, 2018
Scale
Drawn by

Sheet No.

C-1

LEGAL LOT DESCRIPTION:
LOT 54 & 55 OF TRACT 2189 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS PER MAP RECORDED IN THE BOOK 22, PAGES 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY

APN: 5093-007-017
LOT SIZE: 11,250.10 SF / 11,250.10 SF
BUILDING FLOOR AREA: 87,400.00 SF



0 2.5' 7.5' 15' 25'

N

SITE PLAN 01
SCALE: 1" = 10'-0"

PARKING SCHEDULE

TYPE	NO. OF SPACES
00_2ND BASEMENT LEVEL	
COMPACT	14
EV READY	9
STANDARD	32
BASEMENT LEVEL	
COMPACT	10
EV CAPABLE	3
EV READY	6
STANDARD	22
GROUND LEVEL	
ADA	2
EV CAPABLE	1
EV READY	1
GRAND TOTAL	100

BIKE PARKING SCHEDULE

TYPE	NO. OF SPACES
LONG TERM BIKE PARKING	
GROUND LEVEL	
LONG TERM BIKE PARKING	70
SHORT TERM BIKE PARKING	
GROUND LEVEL	
SHORT TERM BIKE PARKING	7
GRAND TOTAL	77

UNIT SUMMARY

UNIT TYPE	COUNT
STUDIO	**1**
STUDIO	**9**
1 BED	**20**
2 BED	**63**
GRAND TOTAL	**93**

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Engineer:

Architect / Engineer Seal:

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SITE PLAN

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SOUTHEAST VIEW (OXFORD AVE.) 04

SCALE: 12" = 1'-0"

NORTHEAST VIEW (OXFORD AVE.) 02

SCALE: 12" = 1'-0"

SOUTHWEST VIEW (8TH ST.) 03

SCALE: 12" = 1'-0"

NORTHWEST VIEW (WESTERN AVE.) 01

SCALE: 12" = 1'-0"

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PERSPECTIVE VIEW

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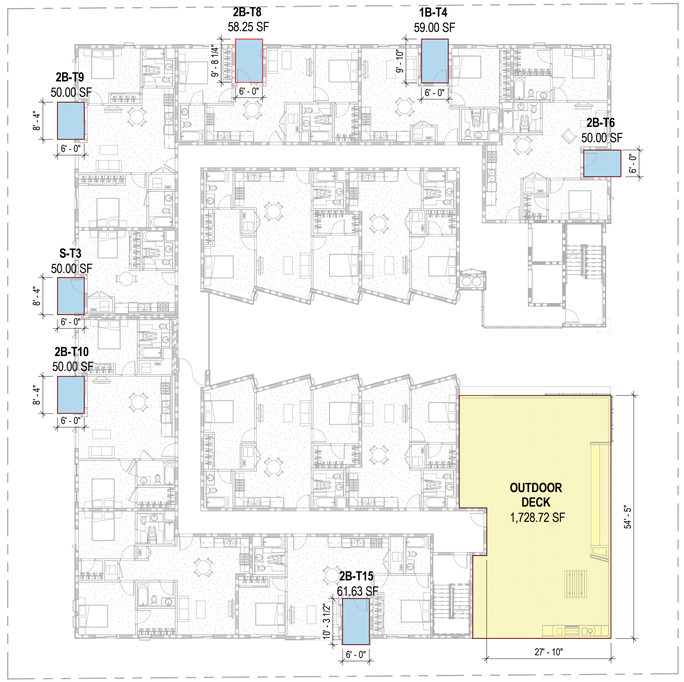
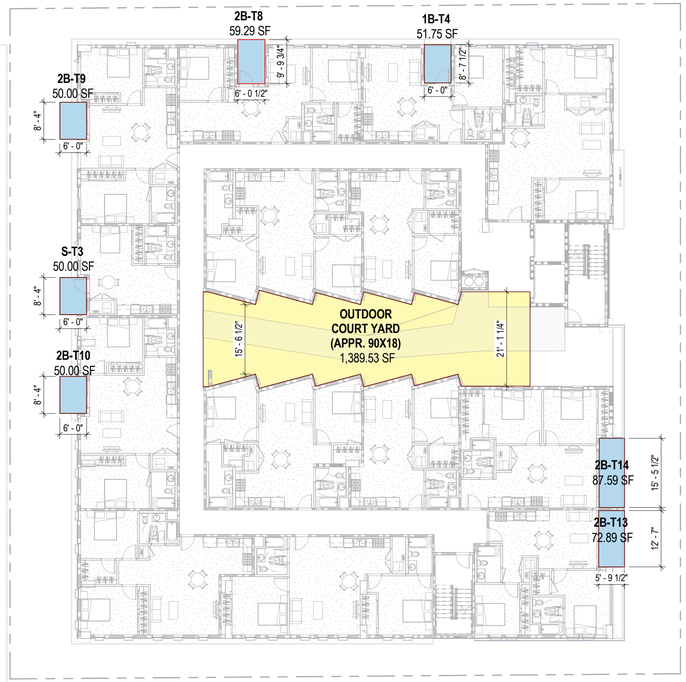


7TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

04



2ND FLOOR LEVEL

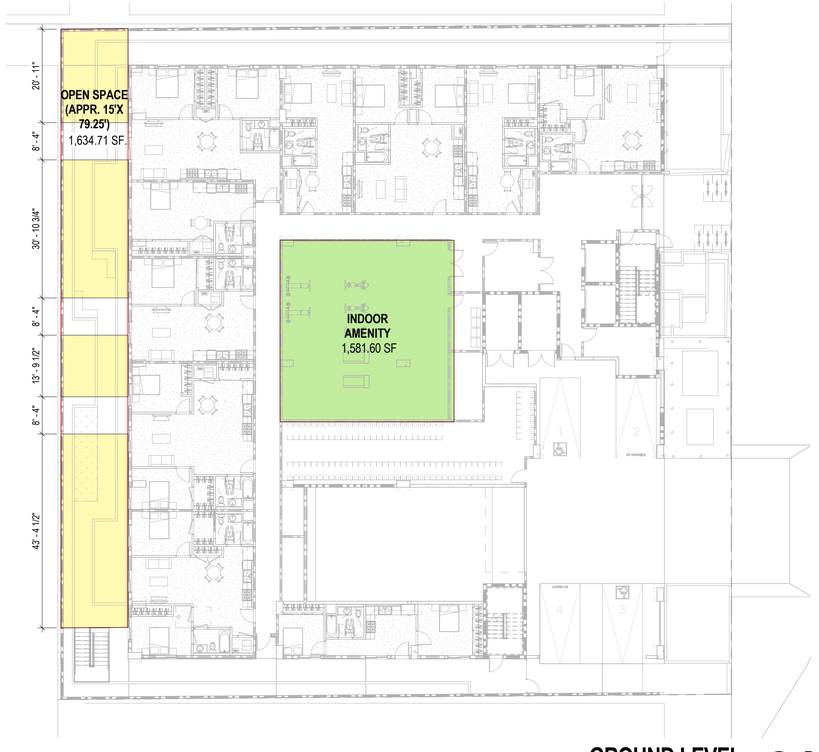
SCALE: 1/16" = 1'-0"

02

TYP. (3RD THRU 6TH) FLOOR LEVEL

SCALE: 1/16" = 1'-0"

03



GROUND LEVEL

SCALE: 1/16" = 1'-0"

01

SHEET NOTES

OPEN SPACE REQUIREMENT	UNIT TYPE	# OF UNITS	O.P. FACTOR	REQUIRED SF OF OPEN SPACE
(LAMC SEC.12.21.G)	2 HABITABLE ROOMS - STUDIO / 1 BEDROOM UNIT	29	100	2,900
	3 HABITABLE ROOMS - 1 BED + DEN / 2 BEDROOM UNIT	63	125	7,875
	TOTAL REQUIRED SF OF OPEN SPACE			10,775.00 SF
	AFTER 20% DECREASE - ADDITIONAL INCENTIVE			**8,620.00 SF**
OPEN SPACE PROPOSED		PRIVATE AREA	COMMON AREA - OUTDOOR	COMMON AREA - INDOOR
	GROUND FL.	0 SF	1,634 SF (REAR YARD)	1,581 SF
	2ND FL.	350 SF	1,389 SF (COURT YARD)	0 SF
	3RD FL.	400 SF	0 SF	0 SF
	4TH FL.	400 SF	0 SF	0 SF
	5TH FL.	400 SF	0 SF	0 SF
	6TH FL.	400 SF	0 SF	0 SF
	7TH FL.	350 SF	1,728 SF (DECK)	0 SF
	SUB-TOTAL	**2,300 SF**	**4,751 SF**	**1,581 SF**
		27%	55%	18%
	TOTAL		**8,632 SF**	
RECYCLING AREA	100 SF REQUIRED			
(LAMC SEC.12.21.A 19)	100 SF PROVIDED			

LEGEND

- COMMON OPEN SPACE (OUTDOOR)
- COMMON OPEN SPACE (INDOOR)
- PRIVATE OPEN SPACE

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OPEN SPACE CALCULATION

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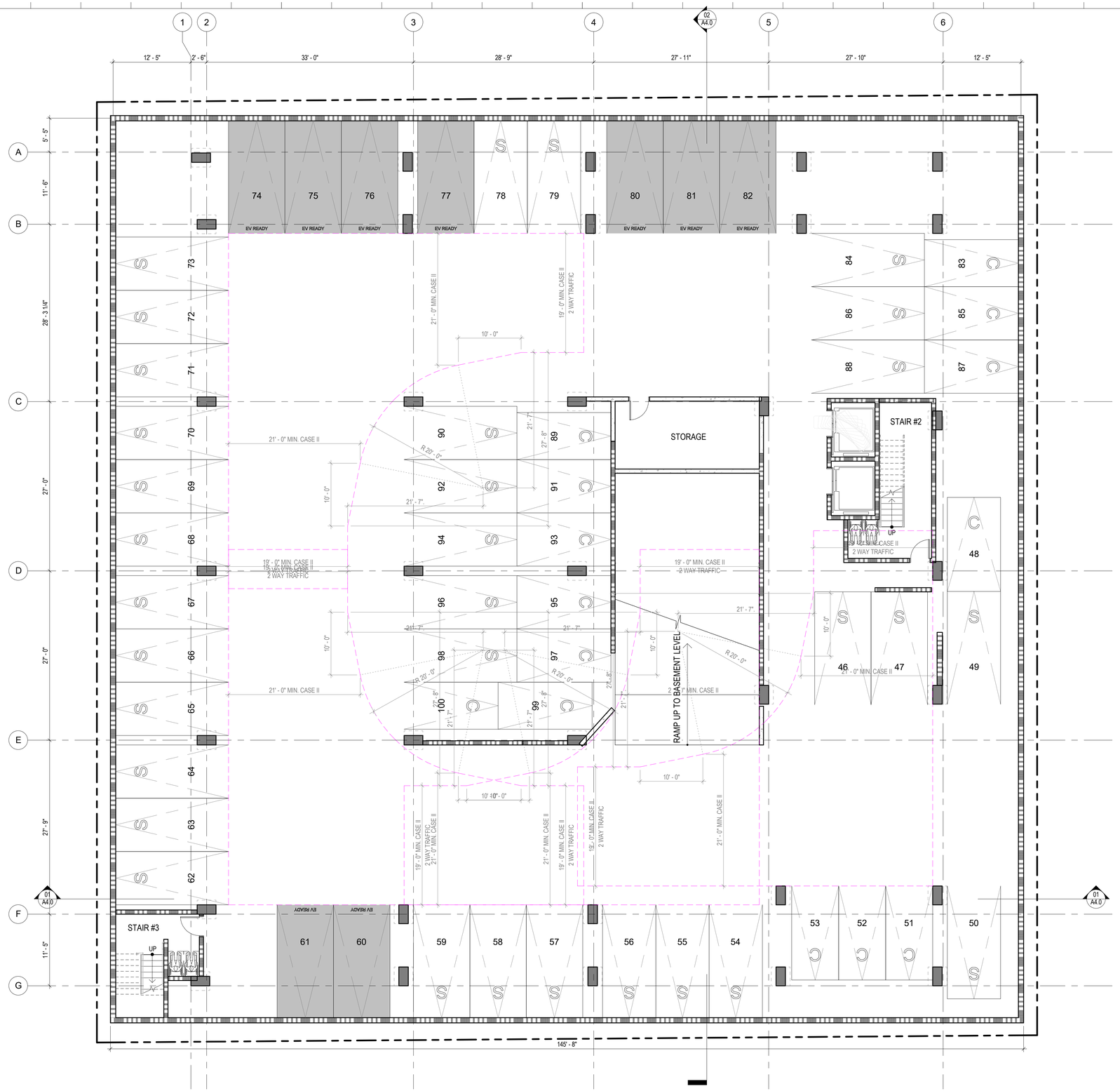

PARKING SCHEDULE _2ND BASEMENT

TYPE	NO. OF SPACES
00_2ND BASEMENT LEVEL	
COMPACT	14
EV READY	9
STANDARD	32
TOTAL	55

0 2' - 0" 6' - 0" 12' - 0" 20' - 0"

N

2ND BASEMENT PLAN 01

SCALE: 1/8" = 1'-0"

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2ND BASEMENT PLAN

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PARKING SCHEDULE _BASEMENT

TYPE	NO. OF SPACES
BASEMENT LEVEL	
COMPACT	10
EV CAPABLE	3
EV READY	6
STANDARD	22
TOTAL	41

0 2' - 0" 6' - 0" 12' - 0" 20' - 0"

N

BASEMENT PLAN 01

SCALE: 1/8" = 1'-0"

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BASEMENT PLAN

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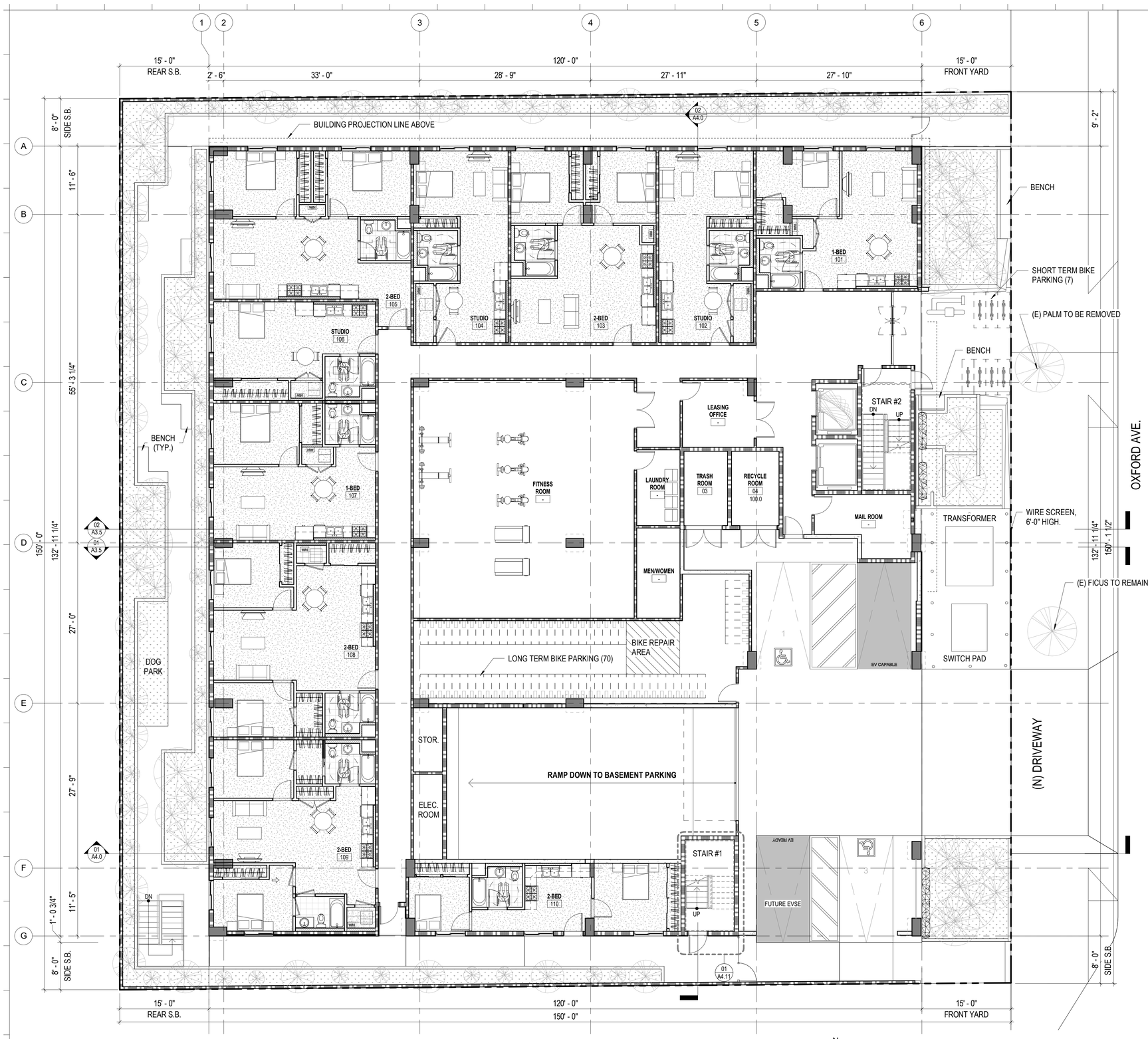


GROUND FLOOR PLAN 01

SCALE: 1/8" = 1'-0"

PARKING SCHEDULE_GROUND FLOOR

TYPE	NO. OF SPACES
GROUND LEVEL	
ADA	2
EV CAPABLE	1
EV READY	1
TOTAL	4

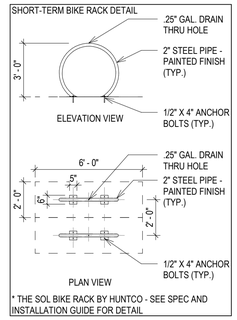
BIKE PARKING_GROUND FLOOR

TYPE	NO. OF SPACES
LONG TERM BIKE PARKING	70
SHORT TERM BIKE PARKING	7

GROUND FLOOR UNITS SUMMARY

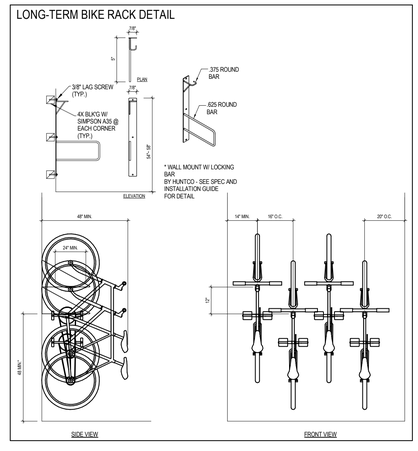
UNIT TYPE	COUNT
1 BED	2
2 BED	5
STUDIO	3
GRAND TOTAL	10

SHORT-TERM BIKE RACK DETAIL



* THE SOL BIKE RACK BY HUNTCO - SEE SPEC AND INSTALLATION GUIDE FOR DETAIL

LONG-TERM BIKE RACK DETAIL



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GROUND FLOOR PLAN

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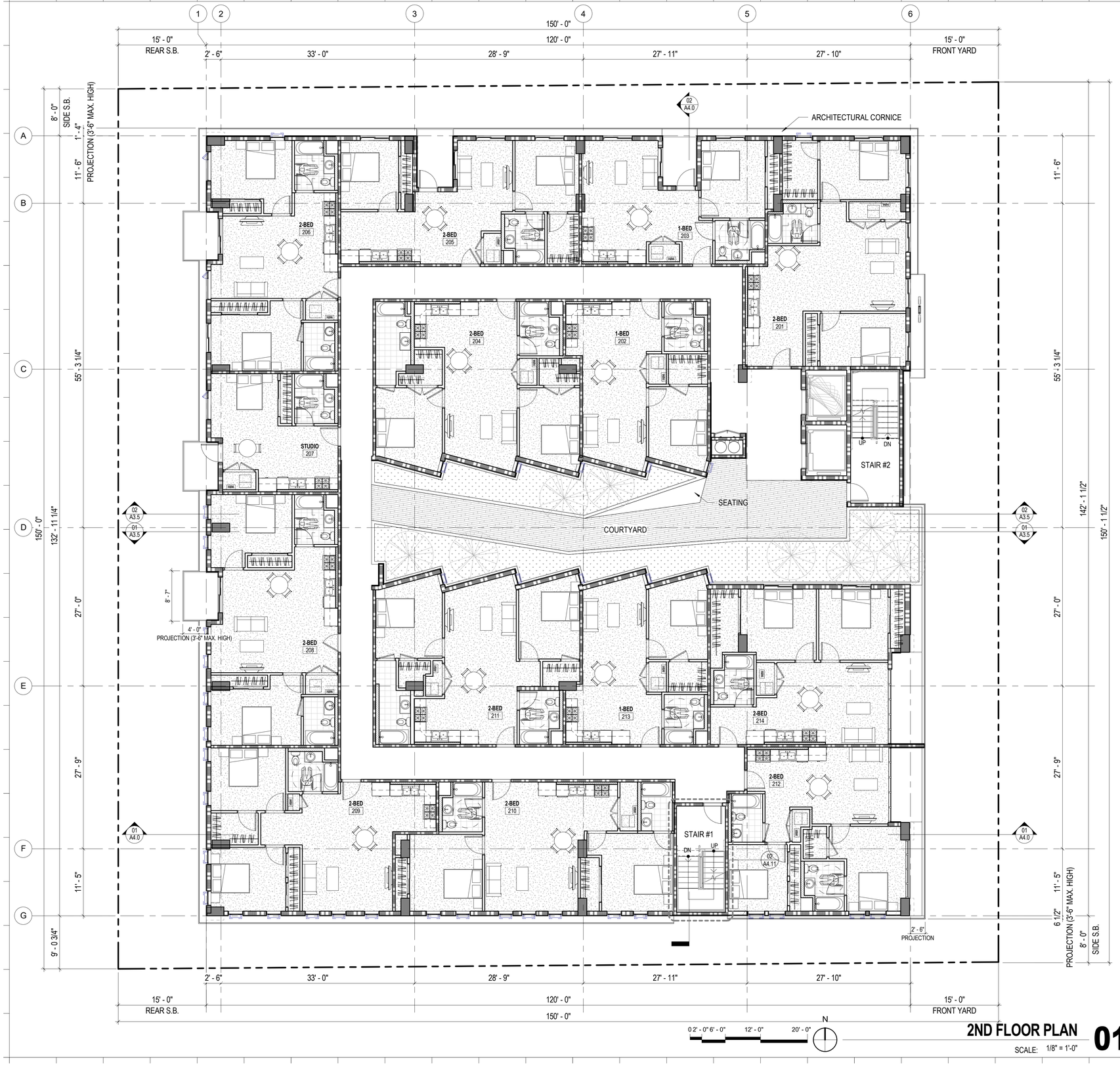

2ND FLOOR UNITS SUMMARY

UNIT TYPE	COUNT
1 BED	3
2 BED	10
STUDIO	1
GRAND TOTAL	14

2ND FLOOR PLAN 01

SCALE: 1/8" = 1'-0"

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2ND FLOOR PLAN

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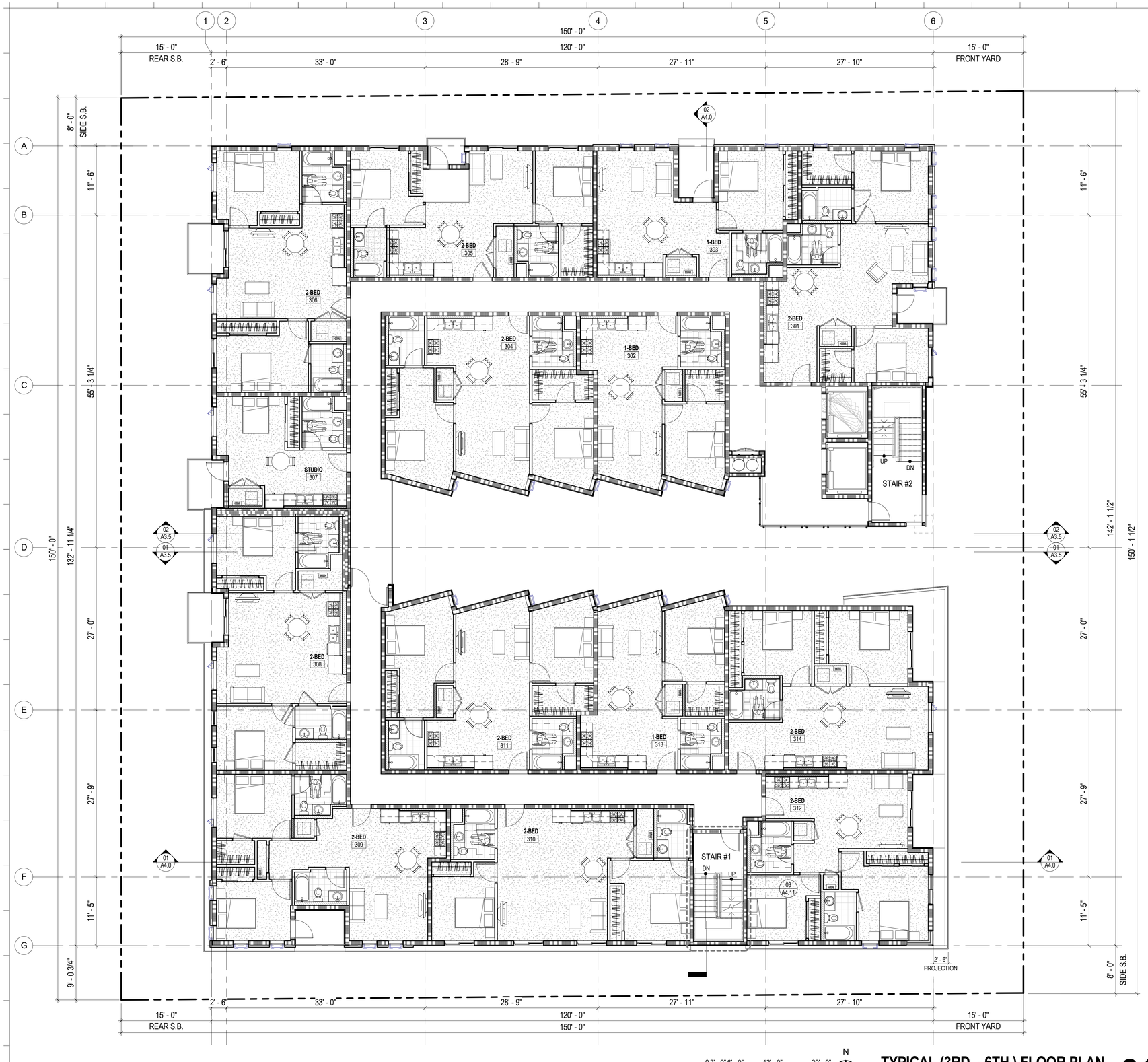

TYP. FL. UNIT SUMMARY (3RD - 6TH FLOOR)

UNIT TYPE	COUNT
1 BED	12
2 BED	40
STUDIO	4
GRAND TOTAL	56

0 2' - 0" 6' - 0" 12' - 0" 20' - 0"

N

TYPICAL (3RD. - 6TH.) FLOOR PLAN 01

SCALE: 1/8" = 1'-0"

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Project:

737 OXFORD APT

737 S OXFORD AVE, LOS ANGELES, CA 90005

Project Owner:

IN SOOK CHANG

411 E. WINNIE WAY, ARCADIA, CA 90018

Engineer:

Architect / Engineer Seal:

NO	ISSUED	DATE
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Project No: 18020

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Checked By: MC

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TYPICAL FLOOR PLAN (3RD - 6TH FL.)

Sheet No:

A2.3

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7TH FLOOR UNITS SUMMARY

UNIT TYPE	COUNT
1 BED	3
2 BED	8
STUDIO	1
GRAND TOTAL	12

0 2' - 0" 6' - 0" 12' - 0" 20' - 0"

N

7TH FLOOR PLAN **01**

SCALE: 1/8" = 1'-0"

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Architect / Engineer Seal:

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7TH FLOOR PLAN

Sheet No:

A2.7

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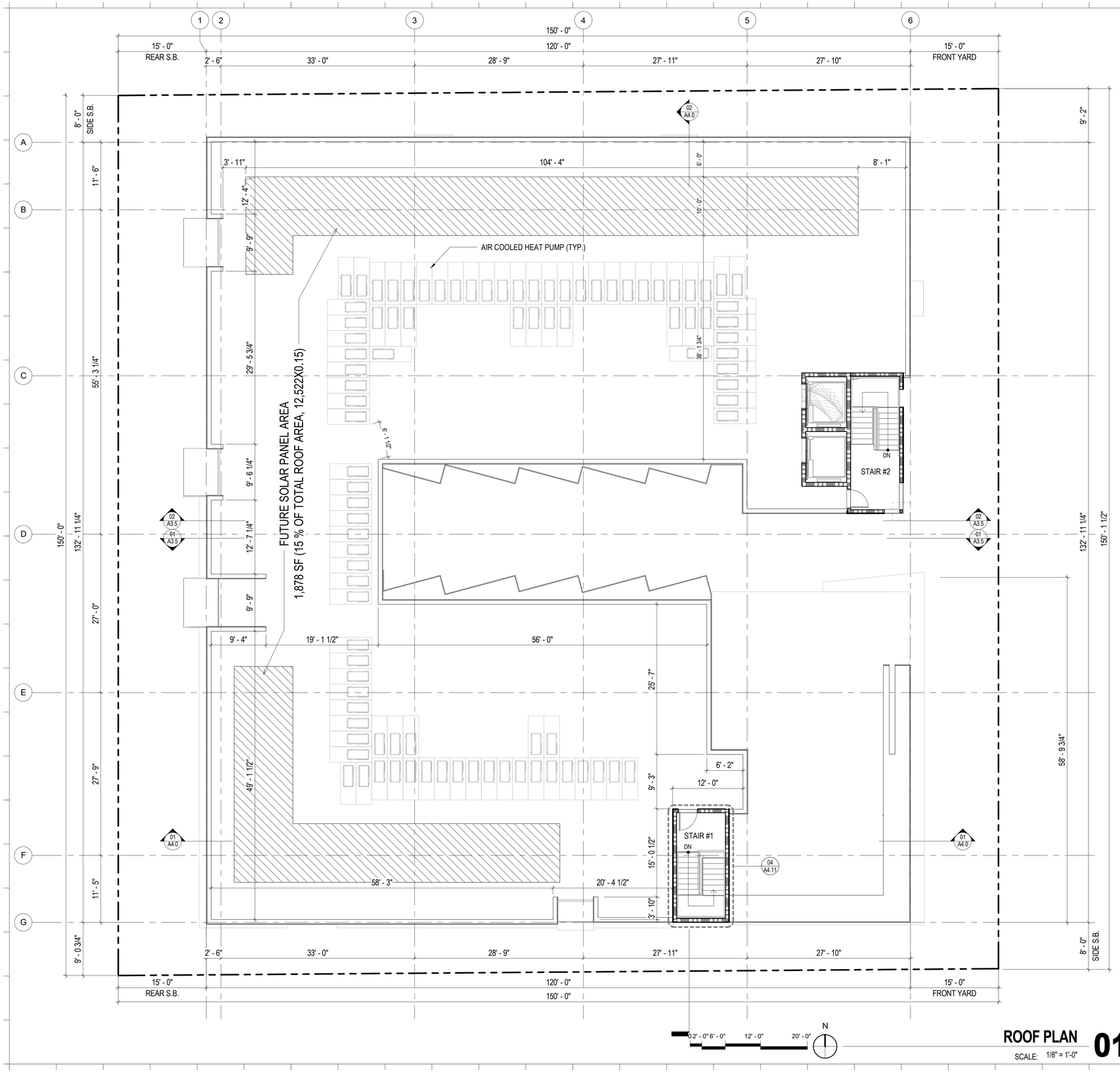

ROOF PLAN 01

SCALE: 1/8" = 1'-0"

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IN SOOK CHANG

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Engineer:

Architect / Engineer Seal:

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Sheet Name:

ROOF PLAN

Sheet No:

A2.8

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ENTITLEMENT SET

NORTH ELEVATION 02

SCALE: 3/32" = 1'-0"

NORTH ELEVATION 01

SCALE: 3/32" = 1'-0"

ELEVATION NOTES:

ELEVATION KEY LEGEND

1. SMOOTH STUCCO FINISH. EGG SHELL COLOR. SEE NOTE #3.
2. SMOOTH STUCCO FINISH. TWILIGHT GRAY COLOR.
3. STOREFRONT CLEAR ANODIZED ALUMINUM FRAME DOOR AS SCHEDULED. "ARCADIA" OR EQ. SEE NOTE #2.
4. EXPOSED CONCRETE OR SINGLE COAT PORTLAND CEMENT PLASTER FINISH OVER CMU. LIGHT GRAY.
5. 3" METAL COPING AT PARAPET.
6. 1" GALVINIZED METAL REVEAL AS COLOR & MATERIAL DIVIDER
7. FLOOR MOUNTED METAL BALCONY RAILING
8. FLOOR MOUNTED GLASS GUARDRAIL
9. EXTERIOR INSULATION FINISHING SYSTEM METAL COATING.
10. BACK LIT SIGNAGE
11. DECORATIVE CORNICE WITH METAL FLASHING
12. "DALTILE, VINTAGE METAL" WHITEWASH IRON TILE OVER CEMENT PLASTER. DARK GRAY, COLOR VARIATION WITHIN EACH TILE.
13. PLANTER BOX
14. HARDIE FIBER CEMENT BOARD REVEAL PANEL MOUNTAIN SAGE COLOR.
15. HARDIE FIBER CEMENT BOARD REVEAL PANEL COUNTRYLANE RED COLOR.
16. SECURITY GRILLE AND GATE
17. TRANSFORMER & BOLLARDS WITH SCREEN @ EAST SEE PLANS FOR LOCATION
18. LANDSCAPE AREA
19. EXTERIOR METAL STAIR HANDRAIL & STRINGER. OIL BASED COUNTRYLANE RED COLOR.
20. EXTERIOR METAL CHANNEL LOUVER. OIL BASED COUNTRYLANE RED COLOR.
21. SHORT TERM BICYCLE RACKS
22. LONG TERM BICYCLE STORAGE

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Project Owner:

IN SOOK CHANG

411 E. WINNIE WAY, ARCADIA, CA 90018

Engineer:

Architect / Engineer Seal:

NO	ISSUED	DATE
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Project No: 18020

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NORTH ELEVATION

Sheet No:

A3.1

9/12/2019 5:13:08 PM

ENTITLEMENT SET

0 2' - 0" 6' - 0" 12' - 0" 20' - 0"

SOUTH ELEVATION 02

SCALE: 3/32" = 1'-0"

0 2' - 0" 6' - 0" 12' - 0" 20' - 0"

SOUTH ELEVATION 01

SCALE: 3/32" = 1'-0"

ELEVATION NOTES:

ELEVATION KEY LEGEND

1. SMOOTH STUCCO FINISH. EGG SHELL COLOR. SEE NOTE #3.
2. SMOOTH STUCCO FINISH. TWILIGHT GRAY COLOR.
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Project Owner:

IN SOOK CHANG

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Engineer:

Architect / Engineer Seal:

NO	ISSUED	DATE
A	ENTITLEMENT SET	7/22/2019

Project No: 18020

Drawn By: RHL

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Sheet Name:

SOUTH ELEVATION

Sheet No:

A3.2

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ENTITLEMENT SET

EAST ELEVATION (OXFORD AVE.) 02

SCALE: 3/32" = 1'-0"

EAST ELEVATION (OXFORD AVE.) 01

SCALE: 3/32" = 1'-0"

ELEVATION NOTES:

ELEVATION KEY LEGEND

1. SMOOTH STUCCO FINISH. EGG SHELL COLOR. SEE NOTE #3.
2. SMOOTH STUCCO FINISH. TWILIGHT GRAY COLOR.
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Project Owner:

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Engineer:

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EAST ELEVATIONS

Sheet No:

A3.3

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ENTITLEMENT SET

WEST ELEVATION 02

SCALE: 3/32" = 1'-0"

WEST ELEVATION 01

SCALE: 3/32" = 1'-0"

ELEVATION NOTES:

ELEVATION KEY LEGEND

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WEST ELEVATION

Sheet No:

A3.4

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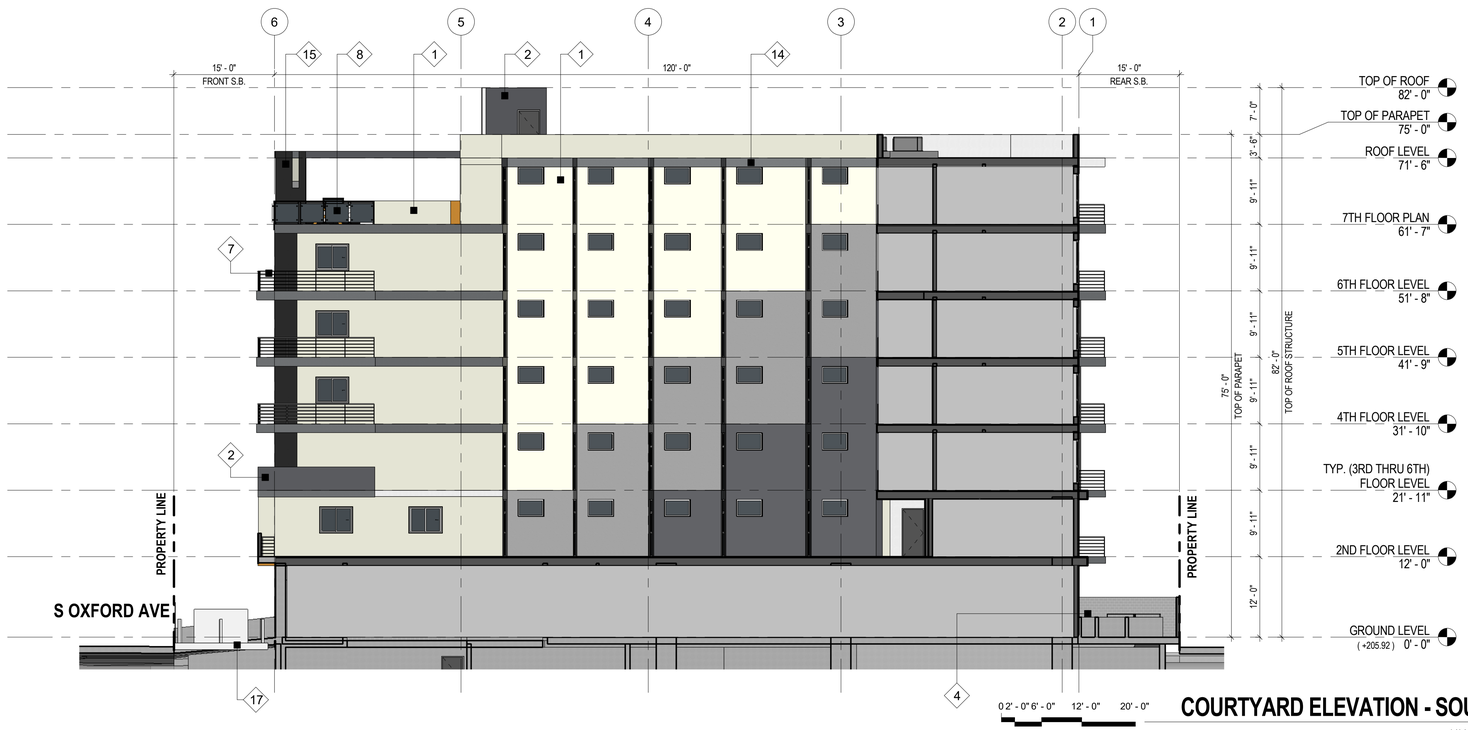
COURTYARD ELEVATION - NORTH 02

SCALE: 3/32" = 1'-0"



COURTYARD ELEVATION - SOUTH 01

SCALE: 3/32" = 1'-0"

ELEVATION NOTES:

ELEVATION KEY LEGEND

1. SMOOTH STUCCO FINISH. EGG SHELL COLOR. SEE NOTE #3.
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Project Owner:

IN SOOK CHANG

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Engineer:

Architect / Engineer Seal:

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ELEVATIONS - COURTYARD

Sheet No:

A3.5

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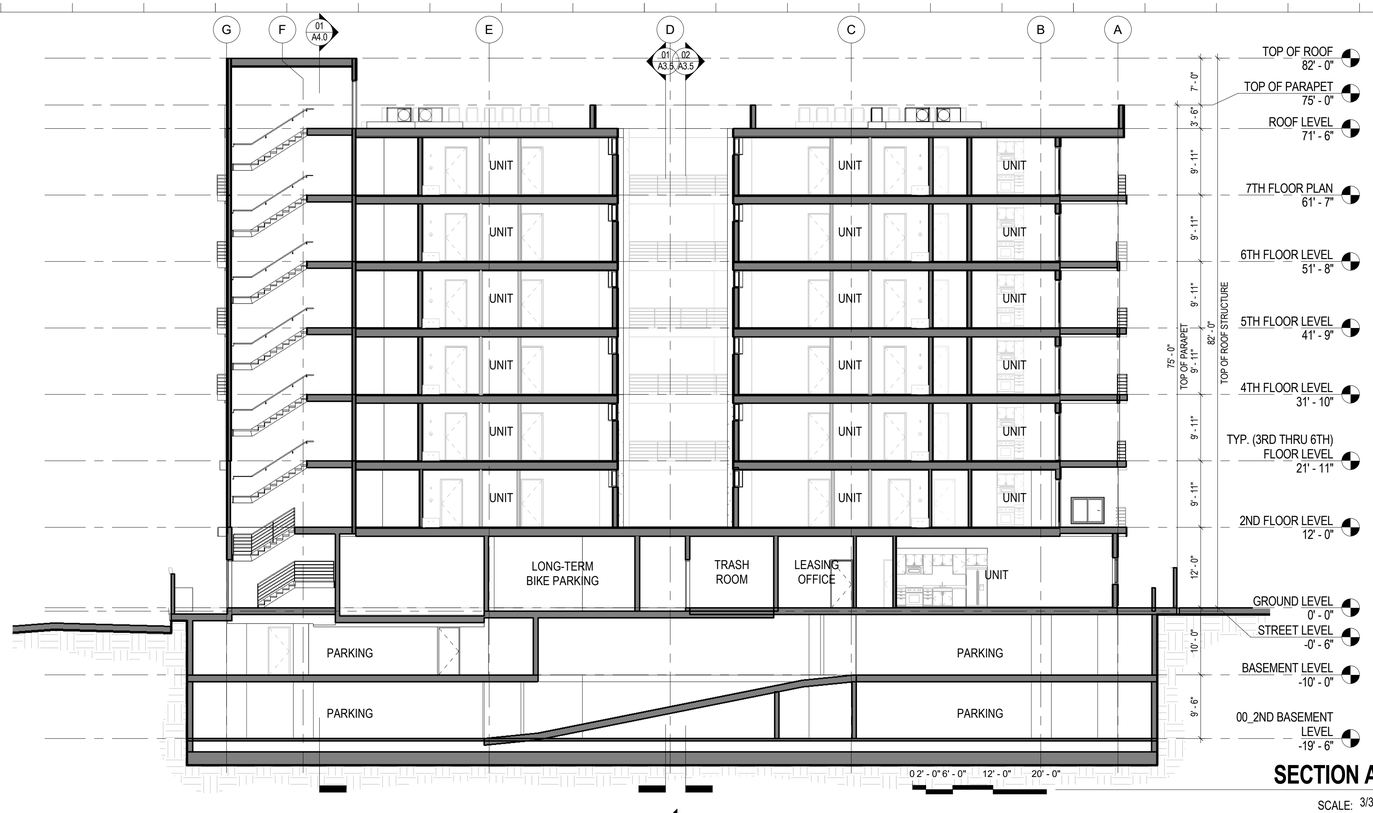
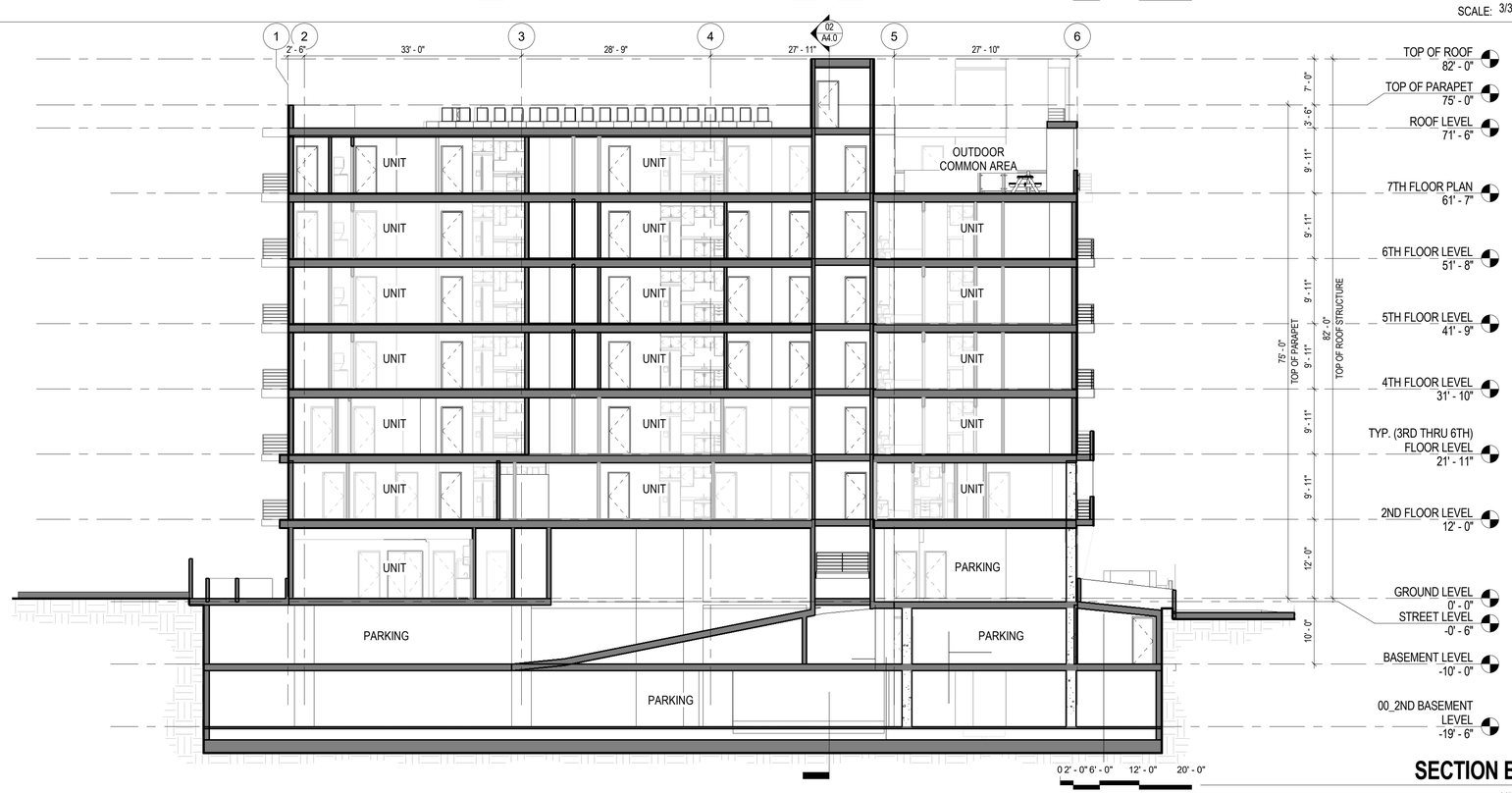


SECTION A - A' **02**

SCALE: 3/32" = 1'-0"



SECTION B - B' **01**

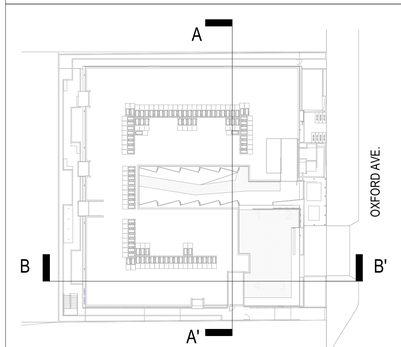
SCALE: 3/32" = 1'-0"

SECTION NOTES

SECTION KEY NOTES

SECTION LEGEND

SECTION KEY PLAN



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IN SOOK CHANG

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Engineer:

Architect / Engineer Seal:

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SECTIONS

Sheet No:

A4.0

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Project:

731 S OXFORD

731 S. OXFORD AVE.
Los Angeles, CA 90005

Project Owner:

Landscape Architect:

Yunsoo Kim Design, Inc.

Landscape Architect Seal:

LICENSED LANDSCAPE ARCHITECT
YUNSOO KIM CA5365
Signature
09-30-2019
Renewal Date
12/15/2017
Date
STATE OF CALIFORNIA

NO	ISSUED	DATE
00	PRELIM. DESIGN	

Project No: 18020

Drawn By:

Checked By:

Sheet Name:

CONCEPTUAL LANDSCAPE PLAN- GROUND FLOOR

Sheet No:

LP-01

ENTITLEMENT SET

0 4 8 16

PLANT LEGEND

	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WUCOLS	PLANT FACTOR
	TREES						
4		CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX,	PER PLAN	LOW	0.2
6		PARKISONIUM 'DERSERT MUSEUM'	PALO VERDE	24" BOX,	PER PLAN	LOW	0.2
4		TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	24" BOX,	PER PLAN	MED	0.4
9		CORNUS KOUSA	JAPANESE DOGWOOD	24" BOX	PER PLAN	MED	0.4
1		FICUS MACROCARPA	EXISTING FICUS TREE TO REMAIN	28" DBH			
1		PHOENIX DACTYLIFERA	EXISTING PALM TREE TO BE REMOVED	18' BTH			
	SHRUBS AND GROUND COVERS						
		ARCTOSTAPHYLOS VISCIDA MARIPOSA	MARIPOSA MANZANITA	5 GAL	96" O.C	LOW	0.2
		SASA PALMATA	BROADLEAF BAMBOO	5 GAL	36" O.C	MED	0.4
		DIETES GRANDIFLORA	FAIRY IRIS	5 GAL	30" O.C	LOW	0.2
		TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL	12" O.C	LOW	0.2
		SENECIO CINERARIA	DUSTY MILLER	1 GAL	18" O.C	LOW	0.2
		PHORMIUM TENAX 'DARK DELIGHT'	RED NEW ZEALAND FLAX	5 GAL	36" O.C	LOW	0.2
		LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF	5 GAL	24" O.C	MED	0.4
		ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GAL	24" O.C	MED	0.4
		BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	5 GAL	60" O.C	LOW	0.2
		SALVIA MICROPHYLLA 'LITTLE KISS'	LITTLE KISS SALVIA	5 GAL	18" O.C	LOW	0.2
		ALOE SPINOSISSIMA	SPIDER ALOE	5 GAL.	24" O.C	LOW	0.2
		MIMULUS 'JELLY BEAN'	JEALLY BEAN MONKEY FLOWER	5 GAL	24" O.C	LOW	0.2
		ANTIGONON LETOPUS	CORAL VINE	5 GAL	36" O.C	LOW	0.2
		SYNTHETIC TURF					

PLANTING NOTES

1. THERE ARE NO PROTECTED TREES OR TO BE REMOVED IN THE PROPERTY.
2. FOR PROJECT THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GNR 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
3. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
4. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES FOR SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
5. COMPOST SHALL BE CLASS I OR CLASS II PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO) IN A MAJORITY IN ALL LANDSCAPED AREAS.
6. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
7. FILL SHRUBS AND GRASSES IN ALL PLANTERS FROM EDGE TO EDGE WITHOUT VOID PER PLANT SPACING NOTED IN THE PLANT LEGEND.
8. OVER 75% OF PLANTS ARE LESS THAN WUCOLS PLANT FACTOR OF 0.3.
9. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
10. A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

IRRIGATION NOTES

ALL PLANTING AREA SHALL BE IRRIGATED BY DRIP SYSTEM AND OTHER AUTOMATIC WATER SAVING EQUIPMENTS AND SMART CONTROLLER.

LANDSCAPE CALCULATION

TOTAL LOT AREA	22520.20 S.F
TOTAL OPEN SPACE REQUIRED	8,620 S.F
TOTAL COMMON OPEN SPACE PROVIDED	4,751 S.F
TOTAL LANDSCAPE AREA REQUIRED (25% OF EXTERIOR COMMON OPEN SPACE)	1,187.75 S.F
TOTAL LANDSCAPE AREA PROVIDED	3,805 S.F
NUMBER OF UNITS	92
TREES REQUIRED (1 TREE PER 4 UNITS)	23
TREES PROVIDED	23

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

APPLICANT — DATE: 07/29/2019

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Project:

731 S OXFORD

731 S. OXFORD AVE.
Los Angeles, CA 90005

Project Owner:

Landscape Architect:

Yunsoo Kim Design, Inc.

Landscape Architect Seal:

LICENSED LANDSCAPE ARCHITECT YUNSOO KIM CA 5867 Signature 09-30-2019 Renewal Date 12/15/2017 Date STATE OF CALIFORNIA

NO	ISSUED	DATE
00	PRELIM. DESIGN	

Project No: 18020

Drawn By:

Checked By:

Sheet Name:

CONCEPTUAL LANDSCAPE PLAN- 2ND FLOOR

Sheet No:

LP-02

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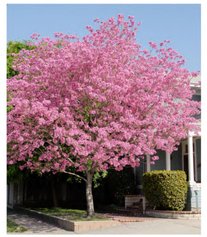
TREES



Tabebuia impetiginosa
Pink Trumpet Tree

Parkinsonia 'Desert Museum'
Palo Verde

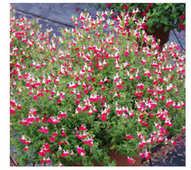
Cornus Kousa
Japanese Dogwood

Cercis occidentalis
Western Redbud

SHRUBS/ GROUNDCOVER/ VINE/ BAMBOO

Arctostaphylos viscida mariposa
Mariposa Manzanita

Baccharis pilularis 'Pigeon Point'
Pigeon Point Coyote Brush



Salvia microphylla 'Little Kiss'
Little Kiss Salvia

Aloe spinosissima
Spider Aloe

Mimulus 'Jelly Bean'
Jelly Bean Monkey Flower

Tulbaghia violacea
Society Garlic

Dietes grandiflora
Fairy Iris

Senecio cineraria
Dusty Miller

Liriope muscari 'Variegata'
Variegated Lily Turf

Phormium tenax 'Dark Delight'
Red New Zealand Flax

Aspidistra elatior
Cast Iron Plant

Antigonon leptopus
Coral Vine

Sasa palmatum
Broadleaf bamboo

0 4 8 16

CORBeL architects
www.corbelarchitects.com
3450 Wilshire Blvd Suite 1000
Los Angeles, California 90010
T: 1 213 739-9902
F: 1 213 739-9906

Project:

731 S OXFORD

731 S. OXFORD AVE.
Los Angeles, CA 90005

Project Owner:

Landscape Architect:

Yunsoo Kim Design, Inc.

Landscape Architect Seal:

LICENSED LANDSCAPE ARCHITECT · YUNSOO KIM CA5887 · Signature 09-30-2019 Renewal Date 12/15/2017 Date · STATE OF CALIFORNIA

NO	ISSUED	DATE
00	PRELIM. DESIGN	

Project No: 18020

Drawn By:

Checked By:

Sheet Name:

CONCEPTUAL LANDSCAPE PLAN- 7TH FLOOR

Sheet No:

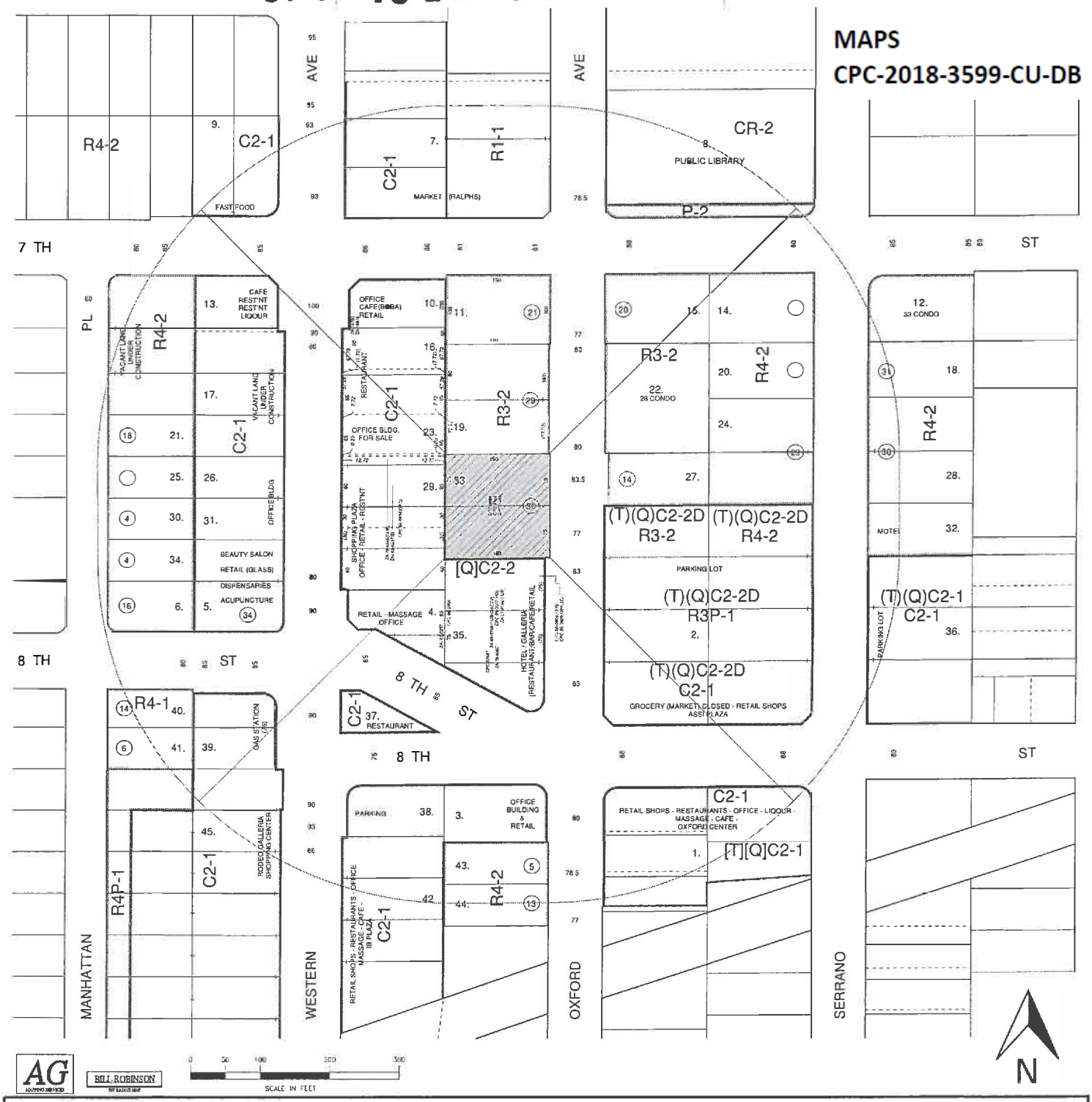
LP-03

ENTITLEMENT SET

CPC-2018-3599-CU-DB

EXHIBIT B

MAPS
CPC-2018-3599-CU-DB



CONDITIONAL USE PERMIT

LEGAL DESCRIPTION:

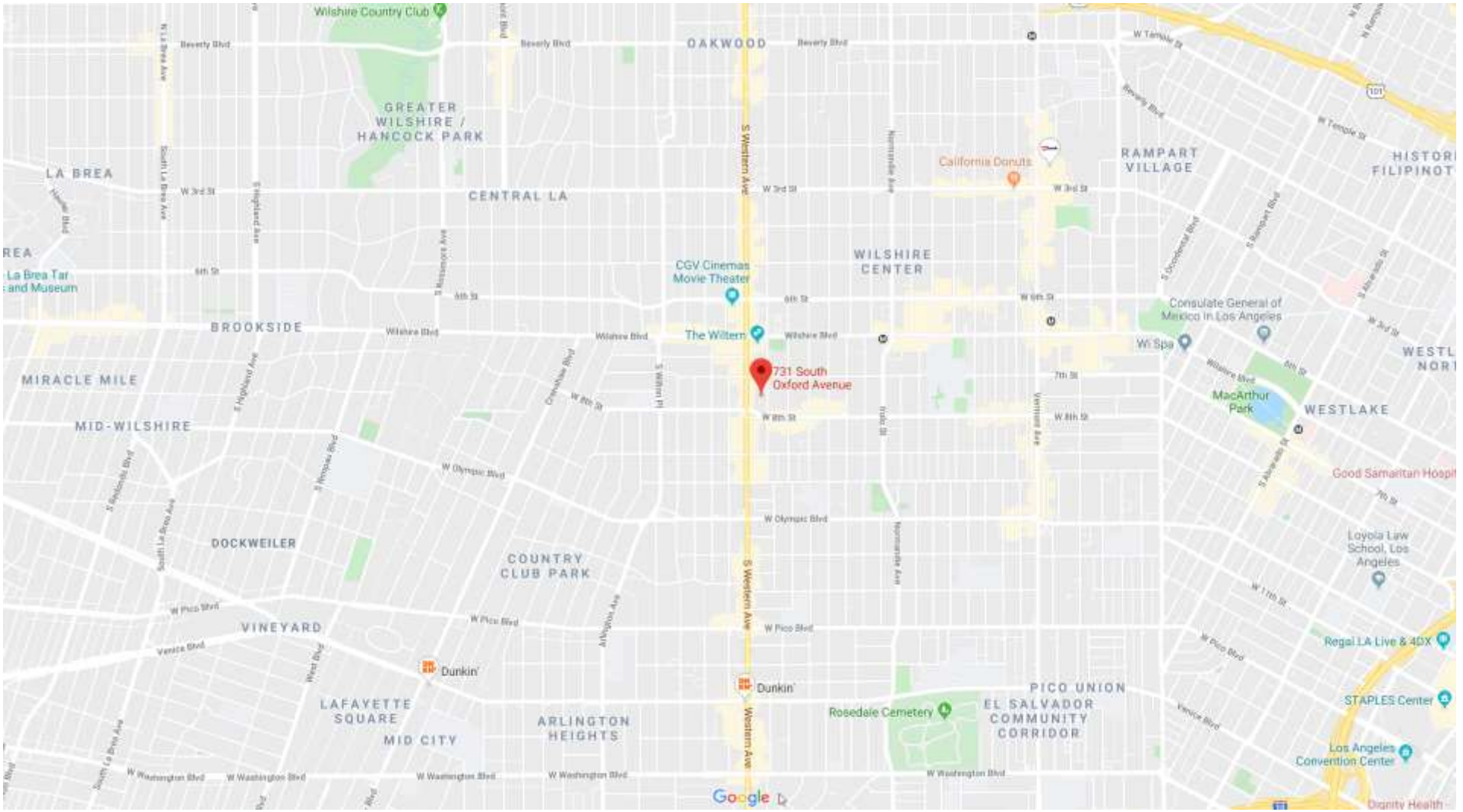
LOTS:	54-55
ARB:	NONE
BLK:	NONE
TRACT:	TR 2189
MB:	M B 22-57
T.B.:	Page: 633 Grid: H3
ZONE:	R3-2
P.A.:	WILSHIRE
C.D.:	10

A.P.N.: 5093-007-017

731 & 737 S. OXFORD AVE.
LOS ANGELES, CA 90005

APPLICANT:
INSOOK CHANG

CASE:	
DATE:	02-23-2018
UPDATE:	
D.M.:	132 B 193
C.T.:	2125.02
AC:	0.517



Vicinity Map

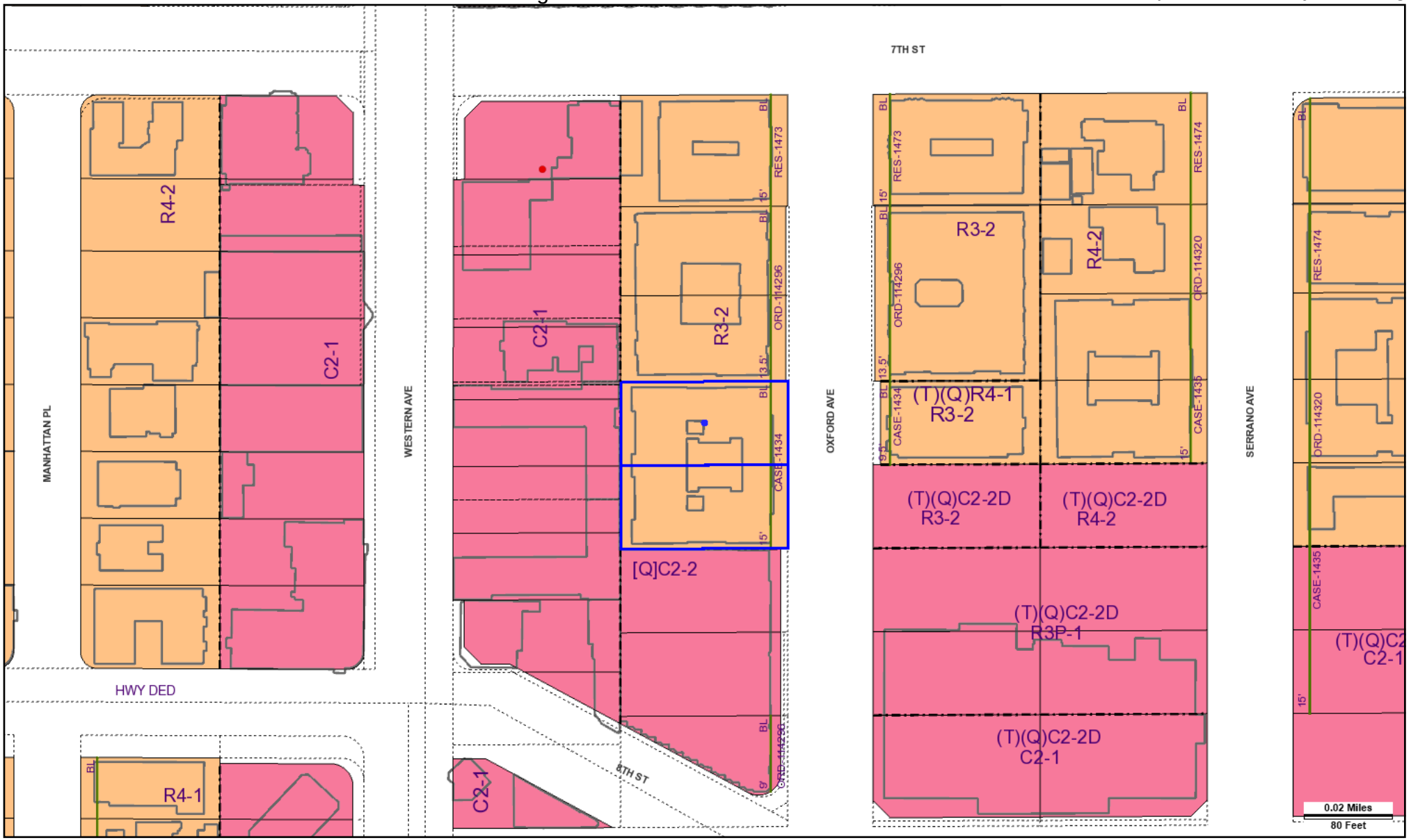
731 South Oxford Avenue

ZIMAS INTRANET

Generalized Zoning

11/26/2019

City of Los Angeles
Department of City Planning



Address: 731 S OXFORD AVE
APN: 5093007017
PIN #: 132B193 441

Tract: TR 2189
Block: None
Lot: 55
Arb: None

Zoning: R3-2
General Plan: High Medium Residential

N
W
E
S

EXHIBIT C

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

NOTICE OF EXEMPTION
ENV-2018-3600-CE

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CPC-2018-3599-CU-DB / Conditional Use and Density Bonus Affordable Housing Incentive Program Review

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2018-3600-CE
PROJECT TITLE 737 Oxford APT	COUNCIL DISTRICT 10

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
731-737 South Oxford Avenue

PROJECT DESCRIPTION: ☒ Additional page(s) attached.
Demolition of a three-story multi-family residential building containing 30 dwelling units for the construction, use and maintenance of a seven-story multi-family residential building containing 92 dwelling units. The project would export 10,850 cubic yards of soil and remove one street tree (palm tree).

NAME OF APPLICANT / OWNER:
In Sook Chang

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Bill Robinson	(213) 999-6711

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section 15332, Class 32 _____

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☒ Additional page(s) attached

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
(c) The project site has no value as habitat for endangered, rare or threatened species;
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
(e) The site can be adequately served by all required utilities and public services.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Nuri Cho	City Planner
ENTITLEMENTS APPROVED	

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
$5,774.00+Surcharges	0103905879	Maidel Luevano

DISTRIBUTION: County Clerk, Agency Record
Rev. 3-27-2019

MEMORANDUM

Date: September 10, 2019

To: City of Los Angeles Planning Department

From: Envicom Corporation, CEQA Environmental Consultants

Subj: Assessment of 737 Oxford Avenue Multi-Family Residential Project for a Categorical Exemption as a Class 32 In-Fill Development

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This documentation has been prepared for the City of Los Angeles as the CEQA lead agency for consideration of the proposed 92-unit multi-family residential project (the project) located at 737 Oxford Avenue in the City of Los Angeles as eligible for a Class 32 categorical exemption under the California Environmental Quality Act (CEQA) as an infill project. The following documentation and justifications have been compiled pursuant to the City of Los Angeles' "Infill Development Projects – Class 32 Categorical Exemption Special Requirement Criteria" (City's Class 32 Requirements).

Categorical exemptions are defined in CEQA for various types of projects which the Secretary of the Resources Agency of the State of California has determined do not have a significant effect on the environment, and therefore are not subject to further environmental review under CEQA. The Class 32 exemption (Section 15332 of the State CEQA Guidelines) is intended to promote infill development within urbanized areas. The class consists of environmentally benign infill projects, which are consistent with local general plan and zoning requirements.

Pursuant to Section 15332 of the State CEQA Guidelines, for a project to be eligible for a Categorical Exemption as a Class 32 In-fill Development project, it must meet the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

In addition, pursuant to CEQA Section 15300.2, to qualify for a Class 32 Exemption under CEQA, none of the following Exceptions can apply to the project:

(a) The project and successive projects of the same type in the same place will result in cumulative impacts.
(b) There are unusual circumstances creating the reasonable possibility of significant effects.
(c) The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway.
(d) The project is located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified, pursuant to Government code section 65962.5, as being affected by hazardous wastes or clean-up problems.
(e) The project may cause a substantial adverse change in the significance of an historical resource.

The justification for use of a Class 32 Categorical Exemption for the proposed project as an infill development in compliance with CEQA and the City's Class 32 Requirements is provided below in the following format: I. Project Description, II. Evaluation of Class 32 Exemption Criteria, III. Consideration of Exceptions, and IV. Conclusion.

I. PROJECT DESCRIPTION

The project site comprises a total of approximately 22,500 square feet (0.52 acres), located at 731 and 737 Oxford Avenue within the Wilshire Community Plan boundary, in the City of Los Angeles. The property is currently developed with a 3-story, multi-family residential structure providing 30-units totaling 25,186-square feet of floor area. Land uses adjacent to the project site consist of multi-family residences to the north and east, a parking lot to the east, a hotel to the south, and commercial uses to the west. The project site is located within a Transit Priority Area pursuant to Senate Bill 743. Public transit facilities within approximately 0.25 miles of the project site include two subway stations for the Metro Purple Line (Wilshire/Western, and Wilshire/Normandie Stations), and several bus stops serviced by a variety of local and regional carriers. The two nearest bus stops are located directly across 8th Street and Harvard Boulevard from the project site, which are served by Metro's bus route 66. Additionally, an existing bus stop located approximately 700 feet south of the project site at the intersection of James M. Wood Boulevard and Hobart Boulevard is served by Los Angeles Department of Transportation DASH Wilshire Center/Koreatown bus line.

The proposed project would remove the existing residential structure, and redevelop the 0.52-acre infill site with a 92-unit 7-story apartment building consisting of 87,400 square feet of residential use space, with first-floor and two basement levels of garage parking for 100 vehicles to serve the project. Of the proposed dwelling units, a total of 30 would be for affordable housing (15 very low income units, and 15 low income units). Common area amenities within the project would include 61 long-term bicycle storage spaces, a bike repair room, community room, gym, courtyard, and roof deck. Grading of the project site would require the excavation and export of approximately 10,850 cubic yards of soil for development of the proposed subterranean parking.

II. EVALUATION OF CLASS 32 EXEMPTION CRITERIA

The following subsections provide discussion and analysis of the project's consistency with the criteria listed in Section 15332 of the State CEQA Guidelines, for a project to be eligible for a Categorical Exemption as a Class 32 In-fill Development project.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project site is located within the Wilshire Community Plan area of the City with a total lot area of approximately 22,500 square feet and is located within the R3-2 Zone. The project site is also located within the Wilshire Center / Koreatown Redevelopment Project Area, a Transit Priority Area (TPA), and a State Enterprise Zone (EZ).[2]

The density bonus and other concessions being requested by the proposed project are requested as affordable housing incentive requests, and no land use designation or zoning change is required. Consistency with applicable density bonus allowances while providing affordable housing renders zoning development standards inapplicable for purposes of determining if a project is consistent with CEQA guidelines for a Class 32 in-fill development categorical exemption.

As such, the project would be considered consistent with the applicable general plan designation and policies as well as with applicable zoning designation and regulations by the City, considering approval of the allowable concessions.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located within the city limits of the City of Los Angeles. The project site consists of 0.52 acres, and is surrounded by urban uses, including multi-family residences to the north and east, a parking lot to the east, a hotel to the south, and commercial uses to the west, and therefore is consistent with this criterion.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is located within a highly urbanized portion of the City of Los Angeles. The surrounding urban landscape including the project site has been developed for decades. The project site is developed with residential buildings, garages, and ornamental landscape vegetation. Further, the project site does not include riparian areas or other sensitive plant communities, and has no substantive value as habitat for endangered, rare, or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

[2] Ibid.

Traffic Effects

The Department of Transportation (DOT) referral form for a traffic study assessment was completed by DOT staff for trip generation calculation for the project (**Attachment A**)[5] It was determined that the project would generate a net increase of 239 daily trips, including a net increase of approximately 23 a.m. peak hour trips and a net increase of approximately 20 p.m. peak hour trips. The DOT referral form indicated that a Traffic Study for the project was not required. Therefore, additional traffic generated by the project would not exceed the City's screening criteria for potentially significant traffic intersection impacts. The project would not result in a significant impact on traffic.

Noise Effects

Construction activities and associated noise would be temporary, and would be restricted to daytime hours pursuant to the City's Municipal Code Section 41.40. The City's Municipal Code Section 112.05 restricts construction equipment noise levels to 75 dBA at 50 feet; however, the Code also indicates that such restrictions on construction noise levels do not apply where technically infeasible despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques. The project's Noise Study[6] (**Attachment B**) determined that based on a calculation of acoustical usage factors, sound pressure level attenuation, the loudest construction noise from equipment using industrial grade mufflers would be less than the 75 dBA at 50 feet in compliance with Municipal Code Section 112.05. Therefore, the project would be in compliance with noise ordinance levels during construction.

Pursuant to Municipal Code Sections 112.01 and 112.02, the project would be considered to exceed operational noise ordinance standards if it would increase the ambient noise level on another property by more than 5 dBA. The project would introduce stationary noise sources such as roof-mounted Heating, Ventilation, and Air Conditioning (HVAC) units that would be required to comply with the City's noise ordinance standards. Accounting for attenuation, operation of the HVAC unit would result in an increase of 4 dB in ambient noise 25 feet from the HVAC unit. As the roof-mounted HVAC units would be shielded by a roof parapet, built to manufacturer's standards, and be at least 25 feet from the property line, the project would not increase ambient noise levels on any other occupied property by more than 5 dBA.

Upon completion, the project-generated vehicle trips would cause an incremental increase in noise levels on the streets throughout the project area. Doubling of traffic volume is required to result in a 3 dBA increase in noise, which is the level at which changes are barely perceptible to the human ear. Based on the Department of Transportation (DOT) referral form for the project, provided as Attachment A, the project would result in a net increase of 239 daily trips, including net increases of 23 a.m. peak hour trips and 20 p.m. peak hour trips. This is less than double the existing traffic volume of 10,222 daily trips, based on Los Angeles Department of Transportation 24-hour traffic

[5] City of Los Angeles, Department of Transportation Referral Form, Traffic Study Assessment, Prepared by DOT Staff, Weston Pringle, on January 16, 2019.

[6] Envicom Corporation, Noise Study, 737 S. Oxford Avenue Residential Project, City of Los Angeles, Wilshire Community Plan Area, April 11, 2019.

volume data for 8th Street and Oxford Ave., the nearest intersection. Therefore the project would not result in a 3 dBA increase from operational traffic noise.

Project operations would include the use of lawnmowers, backpack blowers, edgers, and landscape maintenance equipment for site upkeep, which would be subject to daytime hours pursuant to Municipal Code Section 112.04.

The project would not be expected to result in a significant noise impact.

Air Quality Effects

An Air Quality Impact Analysis (**Attachment C**) was prepared for the proposed project.[9] The project's potential air quality effects were evaluated by estimating the potential construction and operations emissions of criteria pollutants, and comparing those levels to significance thresholds provided by the Southern California Air Quality Management District (SCAQMD). The project's emissions were estimated using the CalEEMod 2016.3.2 model provided by SCAQMD for the purposes of evaluating air quality impacts of proposed projects.

Projects in the SCAQMD with daily emissions that exceed any of the following emission thresholds may be considered significant for purposes of an evaluation under CEQA.

SCAQMD Daily Maximum Emissions Thresholds

Pollutant	Construction (lbs./day)	Operations (lbs./day)
ROG	75	55
NO_X	100	55
CO	550	550
SO_x	150	150
PM-10	150	150
PM-2.5	55	55
South Coast Air Quality Management District, SCAQMD Air Quality Significance Thresholds, Revision: March 2015.		

Construction activity emissions were modeled based on the size of the project site, the size of the existing structure to be removed (demolition), and the estimated soil excavation and export, as well as the proposed building's square footage, number of units, and parking spaces. Following construction, emission from operations of the project would result from mobile sources, area sources, and energy sources. The following table summarizes the project's maximum daily emissions estimated by CalEEMod for short-term construction and long-term operations. As shown in the below tables, the project would not exceed SCAQMD significance thresholds for air quality impacts.

[9] Envicom Corporation, Air Quality Impact Analysis, 737 S. Oxford Avenue Residential Project, City of Los Angeles, September 4, 2019.

Maximum Daily Construction Emissions (pounds/day)

Daily Emissions	ROG	NO_X	CO	SO_2	PM-10	PM-2.5
Construction[(a)]						
Max. Daily Construction Emissions	37.5	39.4	17.8	0.09	7.6	2.5
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact? Y/N	No	No	No	No	No	No

Source: Envicom Corporation, Air Quality Impact Analysis, 737 S. Oxford Avenue Residential Project, City of Los Angeles, September 4, 2019.
(a) Construction emissions reflect required compliance with SCAQMD Rule 403 for applying water during grading to reduce dust.

Maximum Daily Operations Emissions (pounds/day)

Daily Emissions	ROG	NO_X	CO	SO_2	PM-10	PM-2.5
Operations						
Area	2.13	0.09	7.63	<0.01	0.04	0.04
Energy	0.03	0.21	0.09	<0.01	0.02	0.02
Mobile[(a)]	0.94	4.67	12.62	0.04	3.38	0.93
Total	**3.10**	**4.97**	**20.34**	**0.04**	**3.44**	**0.99**
SCAQMD Thresholds	55	55	550	150	150	55
Significant Impact? Y/N	No	No	No	No	No	No

Source: Envicom Corporation, Air Quality Impact Analysis, 737 S. Oxford Avenue Residential Project, City of Los Angeles, September 4, 2019.
[a] Gross emissions. Net change in emissions would be less.

Sensitive receptors are populations with the greatest sensitivity to air pollution exposure and include elderly, young children, the acutely and chronically ill, and persons engaged in strenuous work or exercise. The closest sensitive receptors that could potentially be subject to localized air quality impacts associated with construction of the proposed project would be nearby residences because they may be occupied for extended periods, and residents may be outdoors when exposure is highest.

Localized Significance Thresholds (LSTs) were developed to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. The LST methodology addresses specific emissions, namely oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable Federal or State ambient air quality standard, and they are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

For the proposed project, LST impacts were evaluated using SCAQMD screening tables thresholds for a 1-acre site with a source-receptor distance of 25 meters, the most stringent parameters for

which the screening tables provide thresholds. This evaluation is based on estimated onsite daily construction emissions for the phase and year representing the highest daily emissions. Daily averages would be lower than the reported maximum amounts. The table below shows the relevant threshold and the estimated peak daily onsite emissions during the construction phases that would generate the highest level of onsite emissions for each pollutant evaluated for LST impacts. As previously described, the project would be required to implement adequate watering of exposed surfaces during grading to reduce dust emissions to comply with SCAQMD Rule 403, Fugitive Dust. As shown in the table, the project's maximum daily onsite construction emissions would not exceed the relevant LST screening table thresholds for LST-related criteria pollutants, and impacts would be less than significant.

Project Related LST Evaluation

LST 1 acre/25 meters Central LA	Project LST Emissions (pounds/day)			
	NO_x	CO	PM-10	PM-2.5
LST Threshold	74	680	5	3
Peak Onsite Daily Emissions	11	11	1	0.8
Significant Impact? Yes/No	No	No	No	No
Source: Envicom Corporation, Air Quality Impact Analysis, 737 S. Oxford Avenue Residential Project, City of Los Angeles, September 4, 2019.				

Water Quality Effects

The proposed infill development would replace existing residential land uses with new residential uses, which would not significantly differ in potential water quality effects. Existing utilities would provide water supplies and wastewater treatment services as under existing conditions. The project does not propose onsite groundwater extraction to serve future uses, and does not propose on-site wastewater treatment. The project proposes to construct a 92-unit 7-story apartment building, which would not be anticipated to generate, store, or dispose of substantial quantities of hazardous materials that could affect water quality.

Stormwater runoff currently leaves the site by sheet flow to the adjacent streets, where it is conveyed via stormdrain inlets to the existing stormdrain system. The project will be required to comply with Ordinance No. 172,176 and Ordinance No. 173,494 that specify Stormwater and Urban Runoff Pollution Control requirements including the application of Best Management Practices (BMPs) as applicable. The project will also be required to comply with Chapter IX, Division 70 of the Los Angeles Municipal Code that addresses grading, excavations, and fills, as applicable. The applicant must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board.

Stormwater runoff pollution from construction and operations of redevelopment projects are regulated by the City's Municipal Code Section 64.72 Stormwater Pollution Control Measures for Development Planning and Construction Activities. Pursuant to Section 64.72, the project would be required to comply with specifications for integration of Low Impact Development (LID) strategies, and BMP alternatives identified in the Development Best Management Practices Handbook adopted by the Board of Public Works.

Pursuant to Municipal Code Section 91.106.4.1(14), the Department of Building and Safety shall require applicants, as a condition for issuing a grading or building permit, to incorporate into the plan documents best management practices necessary to control stormwater pollution from sediments, erosion, and construction materials leaving the construction site. Such requirements shall be in accordance with the provisions contained in the "Development Best Management Practices Handbook, Part A Construction Activities"10 adopted by the Board of Public Works as authorized by Section 64.72 of the Los Angeles Municipal Code.

Additionally, pursuant to Municipal Code Section 91.106.4.1(15), to obtain grading and/or building permits the project would be required to incorporate best management practices (BMPs) as necessary to control stormwater pollution in accordance with the "Development Best Management Practices Handbook, Part B Planning Activities"11; provide a signed and recorded covenant and agreement that the best management practices necessary to control stormwater pollution shall be installed and/or constructed and maintained in proper working condition at all times; and submit plans with specifications showing compliance with the Standard Urban Stormwater Mitigation Plan or Site Specific Mitigation Plan.

The State Regional Water Quality Control Board adopted the Standard Urban Stormwater Mitigation Plan (or SUSMP) in 2000. It was developed as part of the municipal stormwater program to address stormwater pollution from new developments and redevelopment projects. Project applicants of specified projects, including housing developments of 10 or more dwelling units, are required to prepare and implement a Standard Urban Stormwater Mitigation Plan to incorporate stormwater mitigation measures into their design plans and submit the plans to the City for review and approval.12 These applicable regulations would ensure the project would not have a significant adverse water quality effect.

(e) The site can be adequately served by all required utilities and public services

The project site is located in an urbanized area of the City of Los Angeles, and is currently developed with residential structures that are served by existing utility and public service providers. The proposed project would remove existing residential structures and redevelop the entire property with a 92-unit 7 story apartment building. The proposed project would be served by the same utility and public service providers that serve the site and surrounding vicinity under existing conditions, and would not substantially increase demand for utilities or public services over existing conditions.

According to the Los Angeles Department of Water and Power (LADWP) 2015 Urban Water Management Plan (UWMP), sufficient water supplies will be available for average weather years through the Year 2040 with existing passive conservation, as well as for a sequence of multiple dry years. The UWMP projects average weather year water supplies for the year 2020 to be 611,800

[10] City of Los Angeles, Development Best Management Practices Handbook, Part A, Construction Activities, September 29, 2004.

[11] City of Los Angeles, Development Best Management Practices Handbook, Low Impact Development Manual, Park B, Planning Activities, 4th Edition, June 2011.

[12] City of Los Angeles Stormwater Program, Standard Urban Stormwater Mitigation Plan, Accessed on April 16, 2019 at: https://www.lastormwater.org/green-la/standard-urban-stormwater-mitigation-plan/.

acre-feet per year (AFY).[13] LADWP serves over four million residents with over 681,000 active service connections.[14] According to the Wilshire Community Plan, there are approximately 2.45 persons per dwelling unit in high medium density residences.[15] At this rate, the proposed project would include a total of 225 persons. According to the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS or Plan) Demographics & Growth Forecast, the population of the City of Los Angeles in 2012 was 3,845,500, with 1,325,500 households in the City.[16] Based on this data, the City's average household size is approximately three persons per dwelling unit, which would result in a total of 276 persons that the proposed project would house. The net increase in persons would be marginally lower due to the proposed removal of existing residences on the site. The population that would be housed by the proposed project (approximately from 225 to 276 persons) would represent approximately 0.007 percent of the total number of residents currently provided potable water by LADWP, which would not substantially increase demand.

Wastewater treatment is provided by the City's Department of Public Works Bureau of Sanitation, also known as LA Sanitation (LASAN), which operates four water reclamation plants that serve over four million people within two service areas covering 600 square miles. Together, they have a combined capacity of 580 million gallons of recycled water per day.[17] As discussed above, the population that would be housed by the proposed project would be approximately 225 to 276 persons. The net increase would be marginally lower due to the proposed removal of existing residences on the site. Therefore, the project would represent approximately 0.007 percent of the total number of people currently served by LASAN facilities, which would not substantially increase demand for wastewater treatment services.

III. CONSIDERATION OF EXCEPTIONS

Section 15300.2 of the CEQA Statutes and Guidelines provides a list of exceptions for consideration of a project as categorically exempt. As listed in the City's Class 32 Requirements, those exceptions relevant to the Class 32 Categorical Exemption, and justification that none of the Exceptions would apply to the proposed project are discussed below:

(a) Cumulative Impact – The project and successive projects of the same type in the same place would not result in cumulative impacts.

This project proposes an infill development of residential uses within an urban setting surrounded by residential uses and urban uses generally associated with urban residential neighborhoods. The

[13] LADWP, 2015 Urban Water Management Plan, pg. ES-23.

[14] LADWP, Facts and Figures, Accessed on April 17, 2019 at: https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-factandfigures?_adf.ctrl-state=4icxutpht_4&_afrLoop=192563630440919.

[15] Wilshire Community Plan, Adopted Sept. 19, 2001.

[16] Southen California Association of Governments (SCAG), 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy (2016 RTP/SCS or plan), Demographics & Growth Forecast Appendix, p 24.

[17] LASanitation, Water Reclamation Plants, Accessed on April 17, 2019 at: https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=qvexmvhvn_5&_afrLoop=10675564010185056#!.

project's environmental effects regarding traffic, noise, air quality, and water quality would be less than significant, as discussed above. According to the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS or Plan) Demographics & Growth Forecast,[18] the population of the City of Los Angeles in 2012 was 3,845,500, with 1,325,500 households in the City. Based on this data, the City's average household size is approximately three persons per dwelling unit, and therefore, the project's 92 new residences would provide housing for an estimated 276 persons. The proposed removal of the existing 30 dwelling units from the site would result in a net increase of 62 dwelling units and approximately 186 persons residing within the site. Therefore, the project would represent an increase of less than 0.005 percent in the City's housing and population totals for the year 2012.

A list of related projects proposed or under construction within 500 feet of the proposed project was provided by the Department of Transportation, which is included in Attachment A. The proposed project in conjunction with the related projects, which consists of one mixed-use development within 500 feet of the proposed project, would result in an increase in average daily vehicle trips and peak hour vehicle trips in the vicinity; however, as noted above, the DOT has indicated that a Traffic Study for the project was not required, and the project's contribution to cumulative traffic impacts would be less than significant.

The proposed project's net increase in the number of units and associated traffic would result in a minimal increase in noise within the existing urban landscape of the City of Los Angeles along with the nearby related project, which is already under construction. The proposed project's construction noise and the related project (if they could occur simultaneously), as well as operational noise would be localized. Each project would be required to comply with the City's noise ordinance. Thus, the cumulative impact associated with construction noise would be less than significant.

Development of the proposed project in conjunction with the related project would result in emissions of air pollutants during construction and operational emissions in the already urbanized area of the City of Los Angeles. According to the SCAQMD, individual development projects that generate construction or operational emissions that exceed the SCAQMD recommended daily thresholds for project-specific impacts would also cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment. Thus, as the project's construction and operational daily emissions would not exceed applicable SCAQMD thresholds, the project's emissions would not be cumulatively considerable, and would be less than significant.

The proposed project, as well as the related project would not substantially increase stormwater runoff in the vicinity as both sites have been highly developed with impervious surfaces, as is the surrounding properties. However, the proposed project and the related project would be required to implement stormwater BMPs in accordance with applicable regulations to retain and treat runoff on-site. Therefore, the proposed project and the related project would result in a cumulative

[18] Southern California Association of Governments (SCAG), 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy (2016 RTP/SCS or Plan) Demographics & Growth Forecast Appendix, Adopted April 2016.

reduction in stormwater runoff and pollutants conveyed to the storm drain system by compliance with regulations, and cumulative water quality impacts would be less than significant.

The City's future population and housing supply for the year 2040 is projected by the SCAG 2016 RTP/SCS to increase by 763,900 and 364,800, respectively over the 2012 estimates. As such, the project's development of 92 dwelling units, and approximately population of 276 persons would represent less than 0.03 percent of the projected increase of housing and 0.02 percent projected increase of population over that time period. The project's net difference in units and population would represent an even smaller fraction of one percent of the overall projected growth with removal of the existing 30 units from the site would result in an even smaller fraction of one percent of projected growth in housing and population for the City. As such, the project would have a less than cumulatively considerable contribution to projected growth in the City, and any associated population related increases in demand for public services and utilities that would arise from development of the proposed project and the related project in the vicinity. In addition, the project site is located within a highly urbanized area and is already developed with existing residential uses, and therefore does not contain significant biological habitat, agricultural, or mineral resources. So, the project would have no impact regarding these issues. No other direct or indirect impacts on the surrounding environment would be anticipated to result from this project. Therefore, the proposed development would not be expected to result in a cumulatively considerable contribution to impacts involving other past, present, or future projects in the area.

(b) Unusual Circumstances – There are no unusual circumstances that would create a reasonable possibility of significant effects.

The project site is surrounded by existing urban development, including multi-family residential uses, commercial uses, a hotel, and a parking lot. Based on the existing land uses surrounding the project site and of the level of urban development in the project vicinity and the Wilshire Community Plan area of the City, an apartment building on a site surrounded by existing multi-family structures, and commercial uses would not be an unusual circumstance. As discussed above, the project would not have a significant effect on the environment.

(c) Scenic Highways – The project would not result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within an officially designated scenic highway

There are no designated Scenic Highways in the vicinity of the proposed project as shown on the California Scenic Highway Mapping System.[19] The nearest officially designated scenic highway is SR-27, Topanga Canyon State Scenic Highway, which is located in the Santa Monica Mountains at a distance of over 15 miles to the west of the project site. Therefore, the project would either not be visible, or would not be discernible from the existing urban development surrounding the project site due to intervening topography and or distance, and would have no effect on an officially designated scenic highway.

[19] CalTrans, California Scenic Highway Mapping System Los Angeles County, Accessed on April 17, 2019 at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm

(d) Hazardous Waste Sites – The project is not located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified, pursuant to Government Code section 65962.5, as being affected by hazardous wastes or clean-up problems

Based on a review of the State Water Resources Control Board's GeoTracker database,[20] the project site is not associated with a hazardous materials cleanup site or other conditions that could cause groundwater contamination. The nearest active cleanup site shown by GeoTracker is over 700 feet distant from the project site and consists of a previously identified leaking underground storage tank (LUST) that is currently being remediated. GeoTracker also shows that a former LUST site located over 300 feet from the project site has completed cleanup and that case is closed. No other entries are listed on the GeoTracker database within 1,000 feet of the project site.

The Department of Toxic Substance Control (DTSC) EnviroStor database[21] shows the site is not associated with a cleanup site. A school investigation over 800 feet to the southeast of the project site has been identified as needing evaluation under DTSC oversight.
A Phase I Environmental Site Assessment (**Attachment D**) was conducted for the project site by Western Environmental Engineers Co.,[22] which included a regulatory agency database search report for the property and nearby sites with potential to impact the property, as well as a review of historical aerial photographs and historical fire insurance maps of the project site vicinity. The assessment, including listings in the database search report revealed no evidence of recognized environmental conditions (RECs) in connection with the project site property.

Therefore, the project is not identified as a hazardous waste site, or in the vicinity of a hazardous waste site, and would not be in conflict with this exception for a Class 32 In-Fill Development Categorical Exemption.

(e) Historical Resources – The project would not cause a substantial adverse change in the significance of an historical resource.

According to SurveyLA, The Office of Historic Resources has consolidated information on the city's historic resources into the Planning Department's GIS-based Zoning Information and Map Access System (ZIMAS) database. Currently, ZIMAS includes properties in six categories:

- Designated as City Historic-Cultural Monuments (HCM)
- Under consideration as City Historic-Cultural Monuments
- Located within designated City Historic Preservation Overlay Zones (HPOZ)
- Designated as State Landmarks
- Listed in the National Register of Historic Places (individually or within a historic district)

[20] State Water Resources Control Board, GeoTracker, Accessed April 17, 2019 at: http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=636+n.+juanita+ave.+los+angeles.
[21] Department of Toxic Substances Control, EnviroStor, Accessed April 17, 2019 at: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=636+n.+juanita+ave.+los+angeles.
[22] Western Environmental Engineers Co., Phase I Environmental Site Assessments, 731 & 737 South Oxford Avenue, Avenue Los Angeles, California, April 20, 2018.

- Determined eligible for listing in the National Register of Historic Places (individually or within a historic district) with concurrence from the State Office of Historic Preservation and listed in the California Register

A review of the City of Los Angeles Zimas reports for 731 and 737 South Oxford Street, which comprise the project site, shows that neither property address has a historic preservation overlay zone, or has any other historic designations or Historic Survey Information. A review of the SurveyLA Historic Resources Survey Report for the Wilshire Community Plan Area[23] did not find that the project was identified as historic, and the project site is not mapped by HistoricPlacesLA as a historic resource.[24] Additionally, the Community Redevelopment Agency of Los Angeles prepared an Intensive Historic Resources Survey Wilshire Center and Koreatown Recovery Redevelopment Area report, dated June 2009, which is available through SurveyLA Findings and Reports,[25] which indicated that the subject property was not eligible for historic listing.

Therefore, the project would not result in an adverse change in the significance of a historical resource.

IV. CONCLUSION

Based on the above information and attached documentation, this analysis shows that development of the proposed 737 Oxford Avenue Multi-Family Residential Project would be consistent with the criteria for a Class 32 Categorical Exemption per CEQA Statute Section 15332, using the City's Class 32 Requirements.

ATTACHMENTS:
Attachment A – Department of Transportation Referral Form
Attachment B – Noise Study
Attachment C – Air Quality Impact Analysis
Attachment D – Phase I Environmental Site Assessment

[23] SurveyLA Los Angeles Historic Resources Survey, Historic Resources Survey Report Wilshire Community Plan Area, January 23, 2015.
[24] HistoricPlacesLA, Map View, Available at http://www.historicplacesla.org/map, accessed on April 29, 2019.
[25] SurveyLA, SurveyLA Findings and Reports, available at: https://preservation.lacity.org/surveyla-findings-and-reports#Wilshire, accessed April 29, 2019.

ATTACHMENT A
Department of Transportation Referral Form

REFERRAL FORMS:

DEPARTMENT OF TRANSPORATION REFERRAL FORM
TRAFFIC STUDY ASSESSMENT

RELATED CODE SECTION: Section 16.05 of the Los Angeles Municipal Code authorizes the Director of Planning to determine Site Plan Review application requests for development projects.

The Department of Transportation (DOT) Referral Form serves as an initial traffic assessment to determine whether a project requires a traffic study.

Prior to the submittal of a referral form with DOT, a Planning case (ex. Site Plan Review, Conditional Use Permit…etc.) must have been filed with the Department of City Planning, and:

- ☐ The referral form must be accompanied by a proof of filing of an Environmental Assessment Form (EAF) or Environmental Impact Report (EIR) for a project with new floor area, change of use, new construction; and
- ☐ Project exceeds a threshold as listed in the "Traffic Study Exemption Thresholds"

NOTES:

1. All new school projects, including by-right projects, must contact DOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
2. Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a traffic study.
3. Pursuant to LAMC Section 19.15, a review fee payable to DOT may be required to process this form. The applicant should contact the appropriate DOT Development Services Office to arrange payment.

SPECIAL REQUIREMENTS: When submitting this referral form to DOT, include the documents listed below:

- ☐ Copy of completed Department of City Planning Application (CP-7771.1)
- ☐ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- ☐ If filing for purposes of Site Plan Review, a copy of the completed Site Plan Review Supplemental Application (CP-2150)

DOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate DOT Office as follows:

Metro	West LA	Valley
213-972-8482	*213-485-1062*	*818-374-4699*
100 S Main St, 9th Floor	7166 W Manchester Blvd	6262 Van Nuys Blvd, 3rd Floor
Los Angeles, CA 90012	Los Angeles, CA 90045	Van Nuys, CA 91401

TO BE VERIFIED BY CITY PLANNING STAFF PRIOR TO DOT REVIEW

PROJECT INFORMATION

Case Number: CPC-2018-3599-CUB

Project Address: 731 S. Oxford Av, Los Angeles, CA 90005

Project Description: 1) Conditional Use and Density Bonus to exceed density to allow a 217% Density Bonus with 30 units set aside for Very Low and Low income households (total 92 units). Existing 30 unit apartment complex on the site will be demolished.

TO BE COMPLETED BY DOT STAFF:

TRIP GENERATION CALCULATION

	Land Use (list each use)	Size/Unit	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Proposed	Apartments	62 Units	337	22	27
	Affordable Apartments	30 Units	122	15	10
	Total new trips:		*459*	*37*	*37*
Existing					
	Apartments	30 Units	220	14	17
	Total existing trips:		*220*	*14*	*17*
	Net Increase/Decrease (+ or -)		239	23	20

DOT Comments:

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by DOT.

Transportation Specific Plan Area: Yes ☐ No ☑

Fee Calculation:

Traffic Study Required: Yes ☐ No ☑

Prepared by DOT Staff: Name: Weston Pringle Phone: 213-972-8482

Signature: Date: 1/16/19

Traffic Study Exemption Thresholds

The table below serves as an initial filter when assessing the need for a proposed development project or change of use to prepare a traffic impact study. These thresholds only apply to projects that require a discretionary assessment. **This filter does not apply to mixed-use projects** which would require an assessment by DOT. If a project scope is less than the threshold identified in the table below, then a traffic study will not be required. If a project equals or exceeds the threshold below, then a DOT Referral Form should be processed for a determination by DOT on the need for a study. **Whether or not a project exceeds a threshold, a transportation impact assessment fee may still be required if the project is within a Transportation Specific Plan area. Please consult with LADOT to determine if a fee may be required.**

Land Use Category		Threshold	Peak Hour Rate[1] (per sq ft unless noted)	Highest Peak Hour Trips
Automotive	Auto Repair	8,000 sq ft or 5 bays	3.11 6 / bay	25
	Quick Auto Oil Change	5 bays	5.19 / bay	26
	Gas Station	2 pumps	15.18 / pump	30
Dining	Coffee / Donut Shop	235 sq ft	108.38	25
	Fast Food	550 sq ft	45.42	25
	High-Turnover Restaurant	1,950 sq ft	12.92	25
	Quality Restaurant	3,300 sq ft	7.49	25
Financial	Bank with drive-thru	575 sq ft	43.63	25
	Bank (walk-in only)	1,500 sq ft	17.35	26
Industrial	Light Industrial	25,000 sq ft	1	25
	Manufacturing	31,000 sq ft	0.8	25
	Warehouse	15,500 sq ft	1.6	25
	Mini-Warehouse (self storage)	84,000 sq ft	0.3	25
Institutional	Public School - Elementary	56 students	0.45 / student	25
	Public School - Middle	46 students	0.54 / student	25
	Public School - High School	58 students	0.43 / student	25
	Private / Charter School (K-12)	27 students	0.93 / student	25
	College	130 students	0.19 / student	25
	Child/Day Care	1,850 sq ft or 30 children	13.62 0.81 / child	25
	Church	45,000 sq ft	0.56	25
	Synagogue	15,000 sq ft	1.69	25

Land Use Category		Threshold	Peak Hour Rate[1] (per sq ft unless noted)	Highest Peak Hour Trips
Office	General Office	9,000 sq ft	2.84	25
	Medical Office	6,200 sq ft	4.08	25
Recreational	Health Club	5,800 sq ft	4.3	25
	Hotel	33 rooms	0.76 / room	25
	Movie Theater (or live)	4,000 sq ft	6.16	25
	Community Center	9,000 sq ft	2.74	25
Residential	Apartments	36 units	0.7 / unit	25
	Condominiums (or Live/Work)	36 units	0.7 / unit	25
	Senior Housing	91 units	0.27 / unit	25
	Single Family Homes	25 units	1 / unit	25
Retail	Convenience Store (Open 24 hours)	370 sq ft	67.03	25
	Convenience Store (15-16 hours)	720 sq ft	34.57	25
	Pharmacy/Drugstore	2,500 sq ft	9.91	25
	Shopping Center	1,700 sq ft	14.6	25

1 Based on ITE Trip Generation Manual, 9th Edition or the trip generation rates in the West LA TIMP or Coastal Transportation Corridor Specific Plans (the highest of the 3 rates for a specific land use is listed above). Also, the higher of the morning or afternoon peak hour rate is listed.

A traffic study is not needed for the following project applications:

- Any continued use of an existing land use that has not been vacant for more than 2 years.
- Ministerial / By-right projects.
- Discretionary projects limited to a request for the sale or dispensing for consideration of alcoholic beverages for on-site or off-site consumption.
- Tenant improvement within an existing shopping center for change of tenants, change of use from retail to restaurant or vice versa.
- Time extension.
- Yard, height or parking variance.
- Any project that is only installing a parking lot or parking structure.

Rev 10/16/15

CLATS
Case Logging and Tracking System

RELATED PROJECTS

Centroid Info:
PROJ ID: 47332
Address: 737 S OXFORD AV
, CA 90005
Lat/Long: 34.0587, -118.308

Buffer Radius: 500 feet

Search

Column

Include NULL "Trip info": ☐
Include NULL "FirstStudySubmittalDate" (latest) ☐
Include "Inactive" projects: ☐
Include "Do not show in Related Project": ☐
Net_AM_Trips - Select -
Net_PM_Trips - Select -
Net_Daily_Trips - Select -

Record Count: 1 | Record Per Page: 5 records

Results generated since: (9/9/2019 10:31:31 AM)

Proj ID	Office	Area	CD	Year	Project Title	Project Desc	Address	First Study Submittal Date	Distance (feet)
43453	Metro	MTR	10	2015	3525 W 8th St MU	367 apts, 23ksf supermarket, & 16.5ksf retail	3525 W 8TH ST	12/16/2015	402.2

Trip Info

Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
Apartments	Total Units	367								
Other	S.F. Gross Area	22906	129	108	1214	8	121	83	25	SUPERMARKET; Total net project trips.
Retail	S.F. Gross Area	16513								
			129	**108**	**1214**		**8**	**121**	**83**	**25**

ATTACHMENT B
Noise Study

NOISE STUDY

737 S. Oxford Avenue Residential Project
City of Los Angeles
Wilshire Community Plan Area

Prepared for:

CORBEL ARCHITECTS, INC.
3450 Wilshire Boulevard, Suite1000
Los Angeles, CA. 90010

Prepared by:

ENVICOM CORPORATION
4165 E. Thousand Oaks Boulevard, Suite 290
Westlake Village, CA 91362

September 6, 2019

1.0 INTRODUCTION

1.1 Purpose of Study

The purpose of this noise and vibration study is to analyze and evaluate the noise and groundborne vibration impacts of the proposed 731 and 737 South Oxford Avenue Project (project) in the context of the City of Los Angeles (City) regulatory framework.

1.2 Project Summary

The proposed project would develop an infill site located at 731 and 737 South Oxford Avenue, as shown in **Figure 1, Regional Location Map**. The project would remove an existing 30-unit apartment building consisting of a three-story, 25,186-square feet structure, and would construct a 92-unit, 7-story residential structure. The proposed building would consist of 81,650 square feet of residential use space, with first-floor and two basement levels for garage parking to serve the project. Common area amenities within the project would include 61 long-term bicycle storage spaces, a bike repair room, community room, gym, courtyard, and roof deck. The proposed project would occupy an approximately 0.52-acre site.

Adjacent uses consist of multi-family residences to the north and east, a parking lot to the east, a hotel to the south, and commercial uses to the west. The project site is within a Transit Priority Area pursuant to Senate Bill 743. Construction of the project would require demolition of the existing building and construction of the proposed building. Site grading would require excavation and export of approximately 10,850 cubic yards of soil for development of the proposed subterranean parking.

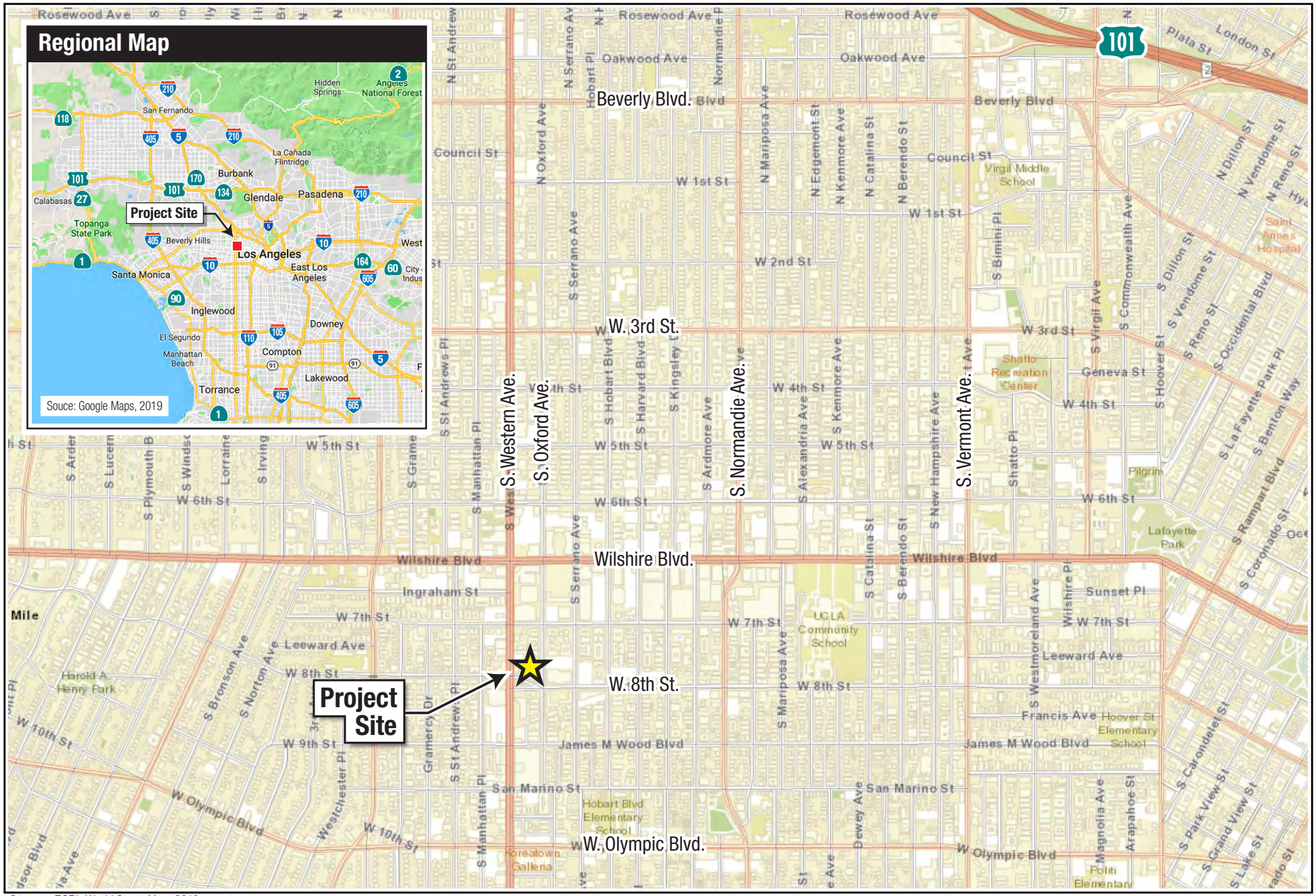
2.0 NOISE AND VIBRATION FUNDAMENTALS

The following introduces the fundamental definitions and concepts used to qualify and quantify noise and vibration used throughout this study.

2.1 Noise Characteristics

In a basic sense, noise is unwanted sound as perceived by a receptor. Sound is energy transmitted in waves through a compressible medium such as air. If a tree falls in the woods and there's no one around to hear it, the tree makes a sound but not a noise. There are a variety of parameters that describe the rates of oscillation of sound waves, the distance between successive troughs or crests, the speed of propagation, and the pressure level, or energy content, of a given sound wave. Sound pressure level is the most common descriptor used to describe the perceived "loudness" of an ambient sound level. The unit of sound pressure expressed as a ratio to an assumed zero sound level is called a decibel (dB).

Given that sound pressure levels can vary in intensity by over one million times within the range of human hearing, a logarithmic scale similar to the Richter Scale used to measure seismicity is used to keep sound intensity numbers convenient and manageable. The ear is not equally sensitive to all sound frequencies within the entire spectrum, so sound pressure levels at maximum human sensitivity are factored more heavily into sound descriptions in a process called "A-weighting", written as dB(A). Subsequent references to decibels in this discussion written as "dB" should be understood as A-weighted.



737 S. OXFORD AVENUE

Regional Location Map

0 750 1,500 Feet

FIGURE 1

Variations in noise exposure over time are expressed in terms of a steady-state energy level equivalent to the energy content of the time period, called Leq.

Finally, because human receptors are more sensitive to unwanted noise intrusion during the evening and at night hours, California statute requires, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL) which adds a penalty to evening and nighttime hours.

2.2 Vibration Characteristics

As described in the California Department of Transportation (CalTrans) Transportation and Construction Vibration Guidance Manual, the operation of construction equipment generates ground-borne vibration. Maintenance operations and traffic traveling on roadways can also be a source of such vibration. If its amplitudes are high enough, ground vibration has the potential to damage structures, cause cosmetic damage (e.g., crack plaster), or disrupt the operation of vibration-sensitive equipment such as electron microscopes. Ground vibration and ground-borne noise can also be a source of annoyance to individuals who live or work close to vibration-generating activities. Pile driving, demolition activity, blasting, and crack-and-seat operations are the primary sources of vibration addressed by Caltrans. Traffic, including heavy trucks traveling on a highway, rarely generates vibration amplitudes high enough to cause structural or cosmetic damage. However, there have been cases in which heavy trucks traveling over potholes or other discontinuities in the pavement have caused vibration high enough to result in complaints from nearby residents. These types of issues typically can be resolved by smoothing the roadway surface. In describing vibration in the ground and in structures, the motion of a particle (i.e., a point in or on the ground or structure) is used. The concepts of particle displacement, velocity, and acceleration are used to describe how the ground or structure responds to excitation. Displacement is rarely used to describe ground and structure borne vibration because most transducers used to measure vibration directly measure velocity or acceleration, not displacement. Accordingly, vibratory motion is commonly described by identifying the peak particle velocity (PPV) or peak particle acceleration (PPA). PPV is generally accepted as the most appropriate descriptor for evaluating the potential for building damage.

3.0 REGULATORY SETTING

Los Angeles General Plan

The Noise Element of the City General Plan applies to the City as a whole. This element addresses noise delineates federal, state and City jurisdiction relative to addressing permanent noise sources, such as rail, automotive, aircraft, and nuisance noise, for the purpose of land-term land use compatibility planning. As noted in the Noise Element, this element references the City's noise standards contained in Los Angeles Municipal Code (LAMC) Section 111 et seq. The noise and land use compatibility guidelines from the LAMC are in **Table 3-1, Land Use Compatibility Guidelines**.

Table 3-1
Land Use Compatibility Guidelines

Land Use Category	Day-Night Average Exterior Sound Level (CNEL dB)						
	50	55	60	65	70	75	80
Residential Single Family, Duplex, Mobile Home	A	C	C	C	N	U	U
Residential Multi-Family	A	A	C	C	N	U	U
Transient Lodging, Motel, Hotel	A	A	C	C	N	U	U
School, Library, Church, Hospital, Nursing Home	A	A	C	C	N	N	U
Auditorium, Concert Hall, Ampitheater	C	C	C	C/N	U	U	U
Sports Arena, Outdoor Spectator Sports	C	C	C	C	C/U	U	U
Playground, Neighborhood Park	A	A	A	A/N	N	N/U	U
Golf Course, Riding Stable, Water Recreation, Cemetery	A	A	A	A	N	A/N	U
Office Building, Business, Commercial, Professional	A	A	A	A/C	C	C/N	N
Agriculture, Industrial, Manufacturing, Utilities	A	A	A	A	A/C	C/N	N

A = Normally acceptable. Specified land use is satisfactory, based upon assumption buildings involved are conventional construction, without any special noise insulation.

C = Conditionally acceptable. New construction or development only after a detailed analysis of noise mitigation is made and needed noise insulation features are included in project design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning normally will suffice.

N = Normally unacceptable. New construction or development generally should be discouraged. A detailed analysis of noise reduction requirements must be made and noise insulation features included in the design of a project.

U = Clearly unacceptable. New construction or development generally should not be undertaken.

As shown in Table 3-1, multi-family residential land uses of conventional construction with air conditioning to allow window closure would normally have sufficient noise insulation features for compatibility with an exterior noise environment of up to 65 dB CNEL. For exterior noise environments of between 55 dB and 65 dB, a noise analysis may be required by the City to evaluate a multi-family residential project's noise insulation features. Noise levels above 70 dB CNEL are considered normally unacceptable, where new construction is discouraged and requires a detailed analysis of noise reduction requirements and noise insulation features in project design.

California Building Code

Title 24 of the California Code of Regulations for multiple family dwellings, hotel and motel rooms, requires an interior CNEL of 45 dBA. In 1988, the State Building Standards Commission expanded that standard to include all habitable rooms in residential use, including single-family dwelling units. Since typical noise attenuation within older, existing residential structures with closed windows is at least 20 dB, an exterior noise exposure of 65 dBA CNEL is generally the noise land-use compatibility guideline for residential dwellings in California. However, newer construction practices with standard

features such as mandatory double paned windows typically offer about 30 dB of noise attenuation, allowing for an exterior noise exposure of up to 75 dBA. The exterior noise exposure standard for less sensitive land uses such as commercial or industrial is less stringent because commercial uses are not occupied on a 24-hour basis.

Therefore, interior residential noise exposure may not exceed 45 dBA CNEL with windows and doors closed. Requiring that windows and doors remain closed to achieve an acceptable interior noise level will typically necessitate the use of air conditioning and mechanical ventilation. For commercial uses, an indoor noise level of 50 dB CNEL is generally appropriate.

Noise Ordinance

The City's noise standards for non-transportation sources are articulated in Chapter XI, Noise Regulation, of the LAMC, which contains the City's Noise Ordinances that regulate noise from one land use crossing the property line of an adjacent use. This Chapter of the LAMC restricts the level of noise that one type of land use or activity may broadcast across to an adjacent land use. Noise ordinance standards are stated with respect to ambient levels found without the contribution of an identified noise source, such as a piece of construction equipment.

Section 111.03 of the LAMC establishes presumed ambient noise levels as a function of zoning and times of day provided in **Table 3-2, Presumed Ambient Noise Levels in the City Noise Ordinance**. As noted in LAMC Section 111.03, in the absence of site-specific ambient noise measurements, these presumed ambient noise levels may be used as a baseline for the evaluation of noise increases.

Table 3-2
Presumed Ambient Noise Levels in the City Noise Ordinance

Zone	Presumed Ambient Noise Level dB(A)	
	DAY [1]	NIGHT [2]
A1, A2, RA, RE, RS, RD, RW1, RW2, R1, R2, R3, R4, & R5	50	40
P, PB, CR, C1, C1.5, C2, C4, C5, and CM	60	55
M1, MR1, and MR2	60	55
M2 and M3	65	65

Source: Los Angeles Municipal Code, Section 111.03.
[1] Daytime levels apply from 7:00 a.m. to 10:00 p.m.
[2] Nighttime levels apply from 10:00 p.m. to 7:00 a.m.

As shown in Table 3-2, the presumed ambient daytime noise level for the project site, which is zoned R3-2 is 50 dB(A). Some deviation from these noise levels is allowed during the daytime for short-term (less than 15 minute) noise generation.

The LAMC provides the following regulatory requirements related to noise generation in the City.

Operational Noise Regulations

- Section 111.03, establishes presumed ambient noise levels as a function of zoning and times of day to be used as a baseline for evaluation. The site is zoned Residential (R3-2), which the LAMC indicates would have a presumed ambient noise level of 50 dBA in daytime hours (7:00 a.m. to 10:00 p.m.) and 40 dBA in nighttime hours (10:00 p.m. to 7:00 a.m.).

- Section 112.02 prohibits any heating, ventilation, and air conditioning (HVAC) systems within any zone of the City from causing an increase in ambient noise levels on any other occupied property or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, to exceed the ambient noise level by more than 5 dBA.
- Section 112.04 prohibits the operation of any lawn mower, backpack blower, lawn edger, riding tractor, or any other machinery equipment, or other mechanical or electrical device, or any hand tool which creates a loud, raucous or impulsive sound, within any residential zone or within 500 feet of a residence between 10:00 PM and 7:00 AM.

Construction Noise Regulations

- Section 41.40(a) and (c)restricts construction activity to the hours below:
  - Monday through Friday between 7:00 a.m. to 9:00 p.m.
  - Saturdays and National Holidays between 8:00 a.m. to 6:00 p.m.
  - Sundays, no construction except for individual residents
- Section 112.05 limits the maximum noise level of powered equipment or powered hand tools (e.g., construction equipment, including off-highway trucks). According to Section 112.05, any powered equipment or hand tool that produces a maximum noise level exceeding 75 dBA within 500 feet of a residential zone, when measured at a distance of 50 feet from the source, is prohibited unless compliance is technically infeasible.

In particular, Section 112.05 specifies the following:

- Between the hours of 7:00 a.m. and 10:00 p.m., in any residential zone of the City or within 500 feet thereof, no person shall operate or cause to be operated any powered equipment or powered hand tool that produces a maximum noise level exceeding the following noise limits at a distance of 50 feet therefrom:
  - (a) 75dB(A) for construction, industrial, and agricultural machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment; and
  - (b) 75dB(A) for powered equipment of 20 HP or less intended for infrequent use in residential areas, including chain saws, log chippers and powered hand tools;
  - (c) 65dB(A) for powered equipment intended for repetitive use in residential areas, including lawn mowers, backpack blowers, small lawn and garden tools and riding tractors.
- The noise limits for particular equipment listed above in (a), (b) and (c) shall be deemed to be superseded and replaced by noise limits for such equipment from and after their establishment by final regulations adopted by the Federal Environmental Protection Agency and published in the Federal Register.
- Said noise limitations shall not apply where compliance therewith is technically infeasible. The burden of proving that compliance is technically infeasible shall be upon the person or persons charged with a violation of this section. Technical infeasibility shall mean that said noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment.

For the purpose of the impact analysis presented in Chapter 5, the LAMC Section 112.05 construction noise standard of 75 dB(A) at a distance of 50 feet is used as a threshold of significance. Attenuation due to distances beyond 50 feet is provided for informational purposes only.

Groundborne Vibration

When construction equipment travels over unpaved surfaces or engages in soil movement, construction activities generate ground-borne vibration. The effects of ground-borne vibration include discernible movement of building floors, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. Vibration related problems generally occur due to resonances in the structural components of a building because structures amplify groundborne vibration. In essence, the room surfaces act like a loudspeaker causing what is called groundborne noise.[1] The "soft" sedimentary conditions of much of southern California dampen ground borne vibration over a relatively short distance. Because vibration is typically not an issue, few local jurisdictions have adopted regulatory standards specifically pertaining to groundborne vibration. Nonetheless, for the assessment of impacts, Federal and state transportation agencies have provided different thresholds for measuring and assessing groundborne vibration in terms of human response and structural protection.

Groundborne vibration from construction activities rarely reach levels that can damage structures. Although there are no officially-adopted regulatory standards for the point at which ground-borne vibration levels could cause structural damage, the California Department of Transportation (Caltrans) provides guidelines found in **Table 3-3, Structural Vibration Damage Criteria**. Vibration thresholds have been adopted for major public works construction projects, but these relate mostly to structural protection (cracking foundations or stucco). Peak particle velocity (PPV) is defined as the maximum instantaneous positive or negative peak of the vibration signal. PPV is often used in monitoring blasting vibration because PPV is related to the stresses that are experienced by structures.

Table 3-3
Structural Vibration Damage Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient [1]	Intermittent [2]
Extremely fragile historic buildings	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

Source: Caltrans, Transportation and Construction Vibration Guidance Manual, 2013.
[1] Transient sources create a single isolated vibration event, such as blasting or drop balls.
[2] Frequent or intermittent sources include impact or vibratory pile drivers, pogo-stick compactors, crack-and-seat equipment, and vibratory compaction equipment.

As shown in Table 3-3, the criterion for structural vibration damage for new residential structures is 0.5 in/sec for intermittent sources such as impact pogo-stick compactors, vibratory pile drivers, and vibratory compaction equipment. Based on the age of adjacent buildings and the type of equipment

[1] Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006.

expected to be used in construction, a structural damage criterion of 0.3 in/sec for intermittent sources is the significance threshold used in this analysis.

In terms of human response, ground-borne vibration can range from severe to barely perceptible depending on factors such as whether the source is transient or intermittent, distance between the source a receptor, the composition of the ground material. Criteria for assessing human response is provided in **Table 3-4, Human Response to Groundborne Vibration**.

Table 3-4
Human Response to Groundborne Vibration Criteria

Human Response	Maximum PPV (in/sec)	
	Transient [1]	Intermittent [2]
Severe	2.00	0.40
Strongly perceptible	0.90	0.10
Distinctly perceptible	0.25	0.04
Barely perceptible	0.04	0.01

Source: Caltrans, Transportation and Construction Vibration Guidance Manual, 2013.
[1] Sources of transient vibration create a single isolated vibration event, such as blasting or drop balls.
[2] Frequent or intermittent sources include impact or vibratory pile drivers, pogo-stick compactors, crack-and-seat equipment, and vibratory compaction equipment.

As shown in Table 3-4, human responses to ground-borne vibration vary from severe responses at 2.0 PPV for transient sources to barely perceptible levels of 0.01 PPV for intermittent sources. The Caltrans vibration criteria suggest that the thresholds for human perception and annoyance are higher for transient vibration than for continuous or intermittent vibration. For the purpose of this analysis, intermittent levels that could cause a strongly perceptible human response (i.e., 0.1 PPV in/sec) are used as the significance threshold.

4.0 EXISTING CONDITIONS

4.1 Ambient Noise Levels

LAMC Section 111.03 provides presumed ambient noise levels based on land use that may be used in the absence of site-specific noise level measurements. The presumed ambient daytime noise level for the project site, which is zoned R3-2 is 50 dB(A).

4.2 Ambient Transportation Noise Levels

As noted in the Noise Element of the City General Plan, transportation systems are a primary source of urban noise. Management of noise from the most significant of these sources (aircraft, trains and freeways) is generally preempted by federal and state authority. Primary municipal authority is regulation of land use. Management of noise emanating from freeways is generally within the authority of federal and state jurisdictions, namely, the Federal Highway Administration and California Department of Transportation (CalTans).

4.3 Existing Stationary Source Noise Levels

The project site contains an existing two-story residential apartment building on top of ground level parking. Based on the zoning of R3-2, the LAMC presumed ambient noise level is 50 dBA during the daytime.

5.0 THRESHOLDS OF SIGNIFICANCE AND IMPACT ANALYSIS

This Chapter presents thresholds of significance from the State CEQA Guidelines approved by the California Office of Administrative Law on December 28, 2018. Project noise and vibration impacts are measured against these thresholds of significance. Local thresholds apply as well.

5.1 Thresholds of Significance

Appendix G of the CEQA Guidelines presents the following thresholds related to noise:

XIII. NOISE -- Would the project result in:

a): Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b): Generation of excessive groundborne vibration or groundborne noise levels?

c): For a project located within the vicinity of a private airstrip or an airport land use plan, or where such 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?

5.1.1 Standards for Exceedance of Noise Standards

Operational Noise

Local General Plan

In considering whether operation of the project could exceed noise standards, the Noise Element of the City General Plan provides an exterior target for residential multi-family uses of equal to or less than 55 dB CNEL. However, such a level may not always be possible in urban areas of constant heavy traffic flow. Therefore, sound exposure up to 65 dB CNEL for multi-family residential uses remain conditionally acceptable if all measures to reduce such exposure have been taken.

Noise Ordinances

LAMC Section 112.02 prohibits any HVAC systems within any zone of the City from causing an increase in the ambient noise levels on any other occupied property by more than 5 dBA. For a condominium, apartment house, duplex, or attached business, an HVAC system may not increase the ambient noise level by more than 5 dBA within any adjoining unit.

LAMC Section 112.04, prohibits the operation of any lawn mower, backpack blower, lawn edger, riding tractor, or any other machinery equipment, or other mechanical or electrical device, or any hand tool

which creates a loud, raucous or impulsive sound, within any residential zone or within 500 feet of a residence between 10:00 PM and 7:00 AM.

Construction Noise

In considering whether project construction could generate a substantial temporary increase in ambient noise levels in excess of established standards, the LAMC (Section 112.05) construction noise standard of 75 dB(A) at 50 feet is used as a threshold of significance. Estimates of attenuation at distances beyond 50 feet between source and receptor are for informational purposes only.

5.1.2 Standards for Excessive Ground-borne Vibration

For the purpose of analyzing human response to ground-borne vibration impacts, the following analysis relies on a "strongly perceptible" level for intermittent sources of 0.1 PPV in/sec as the threshold of significance from the Caltrans Transportation and Construction Vibration Guidance Manual.

For the purpose of analyzing structural damage from ground-borne vibration, the following analysis relies on a criterion for older residential structures of 0.3 PPV in/sec from the Caltrans Transportation and Construction Vibration Guidance Manual as the threshold of significance.

5.1.3 Standards for Location Within Two Miles of A Public Airport

For projects located within two miles of a public airport, a conditionally acceptable sound exposure up to 65 dB CNEL for multi-family residential uses is the threshold of significance for the Noise Element of the City General Plan.

5.2 Study Methodology

The following analysis evaluates the noise and groundborne vibration impacts resulting from both construction and operation of the proposed project. Expected construction noise levels are based on reference noise levels for comparable construction equipment provided in the Federal Highway Administration Construction Noise Handbook. Expected operational noise levels are based on reference measurements for comparable HVAC units and the guidance in the CalTrans Technical Noise Supplement to the Traffic Noise Analysis Protocol. Groundborne vibration impacts are based on guidance in the Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual. The analysis then considers whether these impacts would exceed thresholds of significance and provides measures to reduce these impacts where warranted.

5.3 Substantial Temporary or Permanent Increase in Ambient Noise Levels in Excess of Standards Impacts

Temporary increases in ambient noise levels would be due to the use of construction equipment during each phase of construction of the proposed project. Permanent increases in ambient noise levels would be due to operation of project components such as roof-mounted HVAC units and vehicle trips generated on local roadways. The following impact analysis considers each of these types of noise impacts by topic.

Construction

The Federal Highway Administration (FHWA) prepared the Construction Noise Handbook that includes a national database of construction equipment noise levels. The FHWA uses these reference noise emission levels in the Roadway Construction Noise Model. **Table 5-1, Maximum Construction Equipment Noise,** identifies highest (Lmax) noise levels associated with the quantity and type of common construction equipment. Table 5-1 lists equipment types and quantities indicated by LA Family Housing, the Applicant. Table 5-1 is organized by equipment and describes the noise level for each individual piece of equipment at a 50-foot distance between the equipment and receptor.

Table 5-1
Maximum Construction Equipment Noise

Phase	Equipment [1]	Quantity	Type	Lmax @ 50 ft (dBA,) [2]
Demolition	Concrete Saw	1	Stationary	90
	Rubber Tired Dozers	1	Mobile	82
	Tractor/Loader/Backhoe	2	Mobile	87
Site Preparation	Grader	1	Mobile	85
	Tractor/Loader/Backhoe	1	Mobile	84
Grading	Concrete Saws	1	Stationary	76
	Rubber Tired Dozers	1	Mobile	82
	Tractor/Loader/Backhoe	2	Mobile	87
	Excavator	1	Mobile	81
Building Construction	Crane	1	Mobile	79
	Forklifts[3]	2	Mobile	78
	Tractors/Loaders/Backhoes	2	Mobile	87
Paving	Cement Mixers	4	Mobile	85
	Paver	1	Mobile	85
	Rollers	1	Mobile	80
	Tractors/Loaders/Backhoes	1	Mobile	84
Architectural Coating	Air Compressor	1	Stationary	78

[1] CalEEMod Version.2016.3.2.
[2] Source: FHWA, Construction Noise Handbook, 2006, Ch. 9, Construction Equipment Noise Levels and Ranges. For equipment quantities shown in column three that are more than one, the Lmax in in column five provides the expected noise level from the simultaneous use of the quantity of equipment specified in column three.
[3] Typical Construction Equipment Noise Levels, Sand Hill Wind Project EIR, Pg. 3.10-18.

As shown in Table 5-1, the equipment that could generate the highest sound pressure level is a concrete saw with a sound level (Lmax) of 90 dB(A). Construction proceeds in phases such as demolition, site preparation, rough grading, final grading, and vertical construction of the building, each phase involving the use of different types of construction equipment. Therefore, during any particular phase of construction, contractors would use only the types of equipment needed (see Table 5-1) rather than using all the equipment throughout all phases. As shown in Table 5-1, during the paving phase, the effect of four cement mixers operating simultaneously could generate a combined noise level of 85 dB(A) as a

"worst case" scenario involving simultaneous use of four cement mixers in the exact same location.[2] Cement mixers are typically spread around a construction site during paving, resulting in a noise level lower than 85 dB(A).

Acoustical Usage Factor Methodology

The FHWA Construction Noise Handbook includes a national database of construction equipment reference noise emissions levels. The database provides an acoustical usage factor to estimate the fraction of time each piece of equipment is operating at full power during construction activity. The acoustical usage factor (U.F.) is a key input used to calculate average sound levels over time expressed as Leq. **Table 5-2, Acoustical Usage Factor and Leq Calculations,** adjusts the highest (Lmax) sound pressure levels from Table 5-1 for the U.F. published in the FHWA Construction Noise Handbook. The sound level prediction equation is expressed as follows for the hourly average sound level (Leq) at distance D between the source and receiver.

$$Leq = Lmax @ 50' - 20 \bullet \log (D/50') + 10 \bullet \log (U.F./100) - I.L.$$

Where:

Lmax @ 50' is the published reference noise level at 50 feet
U.F. is the acoustical usage factor for full power operation per hour
I.L. is the insertion loss for intervening barriers

Table 5-2
Acoustical Usage Factor and Leq Calculations

Equipment (Quantity)	Lmax @ 50 ft. (dB) [2]	U.F. [1, 2]	U.F. Calculation	Reduction	Hourly Leq (dBA)
Concrete Saw	90	20%	10 • log (20/100)	-6.99	83
Rubber Tired Dozers	82	40%	10 • log (40/100)	-3.98	78
Tractor/Loader/Backhoe (2)	87	40%	10 • log (40/100)	-3.98	83
Grader	85	40%	10 • log (40/100)	-3.98	81
Excavator	81	40%	10 • log (40/100)	-3.98	77
Crane	81	16%	10 • log (16/100)	-7.96	73
Forklifts[3] (2)	78	50%*	10 • log (50/100)	-3.01	75
Cement Mixers (4)	85	40%	10 • log (40/100)	-3.98	81
Pavers	85	50%	10 • log (50/100)	-3.01	82
Rollers	80	20%	10 • log (20/100)	-6.99	73
Air Compressor	78	40%	10 • log (40/100)	-3.98	74

[1] Usage Factor (U.F.) is the portion of time equipment is operating at full power during construction
[2] Data Source: Federal Highway Administration, Construction Noise Handbook, Chapter 9, Construction Equipment Noise Levels and Ranges, accessed August 28, 2018. Noise levels (Lmax @ 50 feet dB) are calculated based on the maximum number of each type of equipment to be used (shown in parenthesis in column one), assuming as a worst-case that they operate simultaneously in the same location.
[2] Based on an eight-hour work day.
[3] Typical Construction Equipment Noise Levels, Sand Hill Wind Project EIR, Pg. 3.10-18.
* Reasonable assumption based on comparable U.F. in Construction Noise Handbook.

[2] Given that decibels are logarithmic units, sound levels cannot be added by ordinary arithmetic means. The sound pressure level from two equal sources is 3 dB greater than the sound pressure level of just one source.

As shown in Table 5-2, based on the FHWA acoustical usage factors for the fraction of time each piece of equipment is operating at full power during construction activity, the loudest piece of equipment would be a concrete saw operating at 83 dBA at a distance of 50 feet from the source. This would exceed the construction noise threshold of 75 dBA at a distance of 50 feet specified in LAMC Section 112.05.

As explained in the FHWA Highway Traffic Noise Analysis and Abatement Policy, sound intensity decreases in proportion with the square of the distance from the source. Generally, sound levels for a point source will decrease or attenuate by 6 dBA for each doubling of distance. Sound levels for a highway line source vary differently with distance, because sound pressure waves are propagated all along the line and overlap at the point of measurement. A long, closely spaced continuous line of vehicles along a roadway becomes a line source and generally produces a 3 dBA decrease in sound level for each doubling of distance. However, experimental evidence has shown that where sound from a highway propagates close to "soft" ground (e.g., plowed farmland, grass, crops, etc.), the most suitable dropoff rate to use is not 3 dBA but rather 4.5 dBA per distance doubling. This 4.5 dBA dropoff rate is usually used in traffic noise analyses.

The predicted sound pressure levels shown in Table 5-1 and Table 5-2 are based on reference levels associated with a distance of 50 feet from the project site boundary as shown in **Figure 2, Construction Noise Map**. Construction noise levels would be attenuated by distance due to spreading loss. The project site is surrounded by existing urban uses with a setback of approximately five feet from the limit of construction equipment activity, with the exception of the existing residential building located at 730 S. Oxford Ave 70 feet to the east of the proposed project site.

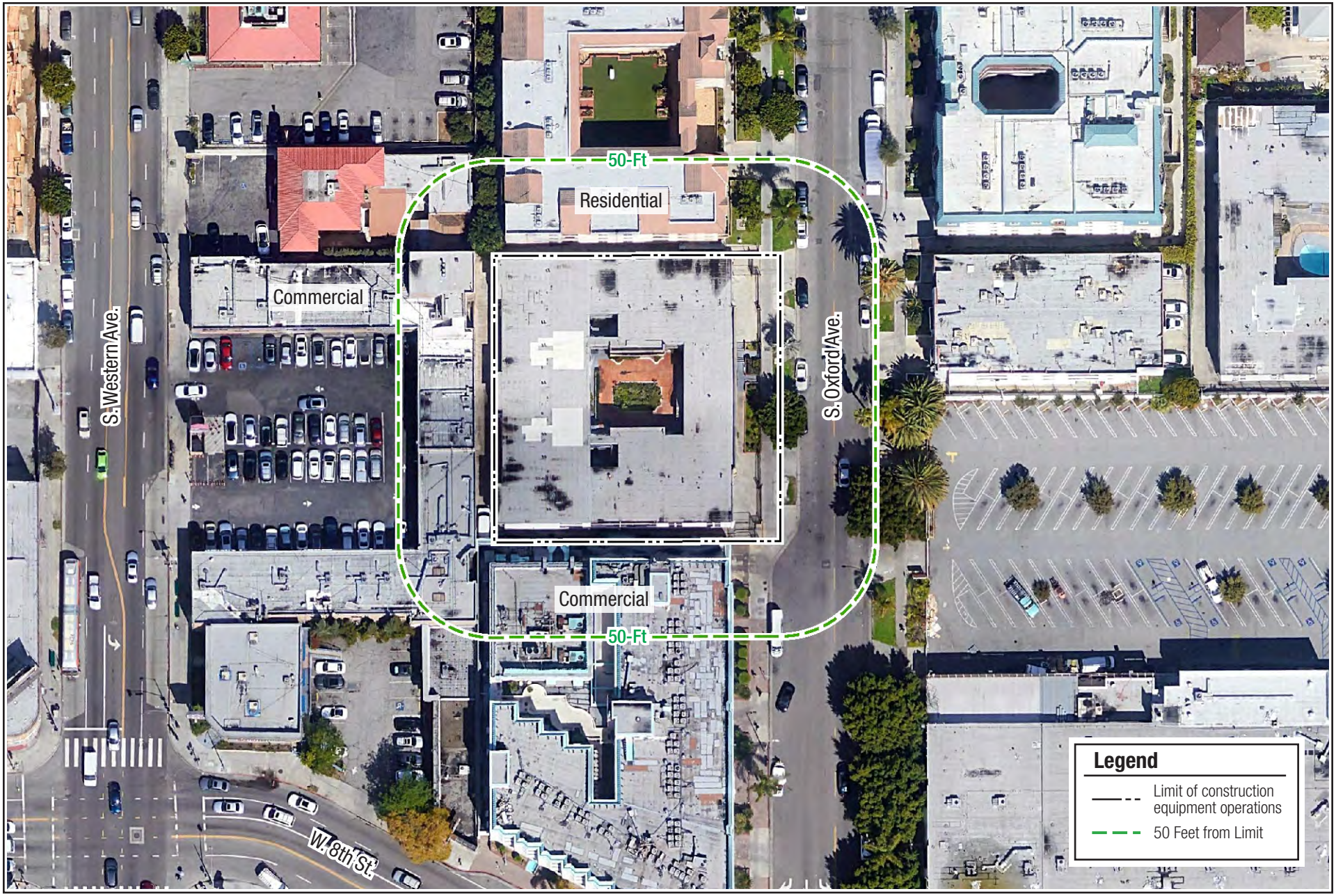
Sound Pressure Level Attenuation Methodology

The following formula is used to calculate the sound pressure level *L* in dB depending on distance *r* based on a reference value L_1, where:

L2 = sound pressure level at a given distance
L1 = reference sound pressure level
r1 = reference distance of 50 feet
r2 = given distance

$$L_2 = L_1 \mid 20 \bullet \log (r_1/r_2) \mid$$

The physical distance between the project site and surrounding noise sensitive uses is not sufficient to attenuate reference noise levels associated with 50 feet from the source to less than the 75 dBA threshold at this receptor or the receptors surrounding the project (LAMC Section 112.05). **Table 5-3, Maximum Construction Equipment Noise - Regulatory Compliance**, shows the effect of standard construction noise reduction techniques in reducing noise levels at a distance of 50 feet from the source (LAMC Section 112.05). Standard construction noise reduction techniques that would be used in an urban setting such as this project site include the use of industrial grade mufflers on mobile equipment or sound transmission obscuring products, such as barriers or curtains, that can be used to form an enclosure around stationary equipment.



Source: GoogleEarth Pro, Mar. 14, 2018.

737 S. OXFORD AVENUE

envicom

Construction Noise Map

FEET 0 35 70

FIGURE 2

Table 5-3
Maximum Construction Equipment Noise – Regulatory Compliance

Equipment	Type	Hourly Leq at 50 feet (dBA)	Required Reduction for 75 dBA	LAMC Compliance Measure	Reduced Lmax at 50 Feet (dBA)
Concrete Saw	Stationary	83	8	Enclosure	73
Rubber Tired Dozers	Mobile	78	3	Industrial Muffler	63
Tractor/Loader/Backhoe	Mobile	83	5	Industrial Muffler	68
Grader	Mobile	81	6	Industrial Muffler	66
Excavator	Mobile	77	2	Industrial Muffler	62
Crane	Mobile	73	0	N/A	73
Forklifts	Mobile	75	0	N/A	75
Cement Mixers	Mobile	81	0	Industrial Muffler	66
Pavers	Mobile	82	7	Industrial Muffler	67
Rollers	Mobile	73	0	N/A	73
Air Compressor	Stationary	74	0	N/A	74
Source: FHWA, Construction Noise Handbook, 2006, Ch. 9, Construction Equipment Noise Levels and Ranges. Typical Construction Equipment Noise Levels, Sand Hill Wind Project EIR, Pg. 3.10-18.					

As shown in Table 5-3, regulatory compliance with LAMC Section 112.05 requirements would reduce the construction noise levels from the equipment types needed for project construction to less than 75 dBA at 50 feet through industrial-grade mufflers on mobile equipment and enclosures formed by sound transmission obscuring products placed around stationary equipment. Product specification sheets documenting the reasonably expected effectiveness in reducing the sound pressure level of mufflers and enclosures formed by sound transmission obscuring products are in **Appendix A**.

Operation

Long-term operational noise impacts from residential uses result primarily from vehicular noise on area roadways. The LAMC provides noise standards for operational noise impacts in Chapter 3.0, Regulatory Setting. For the purpose of evaluating operational noise impacts, a project would be considered to exceed noise ordinance standards if the new source of operational noise would increase the ambient noise level on another occupied property by more than 5 dBA (LAMC Section 112.01 and 112.02.).

The project would introduce stationary noise sources such as roof-mounted Heating, Ventilation, and Air Conditioning (HVAC) units that would be required to comply with the City's noise ordinance standards. LAMC Section 112.02, prohibits any HVAC unit from exceeding the ambient noise level by more than 5 dBA. The attenuation for the use of the proposed HVAC units was calculated using the same formula used to calculate the sound pressure level L in dB depending on distance r based on a reference value.

$$L_2 = L_1 - \left[20 \cdot \log\left(\frac{r_1}{r_2}\right)\right]$$

Where:

L2 = sound pressure level at a given distance
L1= reference sound pressure level
r1 = reference distance of 10 feet
r2 = given distance

The attenuation calculations provided in **Table 5-4, Attenuation Calculations for Estimated Operational HVAC Noise,** were based on a reference sound pressure level of 64.7 Leq (L_1) measured at a distance of 10 ft (r_1) from the source.[3]

Table 5-4
Attenuation Calculations for Estimated Operational HVAC Noise

Sensitive Receptor	Leq (L_1) at 10 ft. [a]	Distance (r_2) (ft.) [b]	Attenuation Calculation	HVAC Leq [c]
Residential and Commercial uses	64.7	25	L_2 = 64.7 dB + [20 • log (10ft/25ft)] L_2 = 64.7 dB + [20 • log (0.4ft)] L_2 = 64.7 dB + [20 • -0.397] L_2 = 64.7 dB + [-7.96] L_2 = 56.74 dB at 50 ft.	51.74

[a] Reference measurement of a Eubank HVAC unit (Model# W24CF05B1R11B). Noise Impact Analysis for Vista Towers, Eilar Associates, Acoustical & Environmental Consulting, October 3, 2007.
[b] Exact location of HVAC units is unknown; therefore, this study reasonably assumes a distance of 25 feet from the proposed roof-mounted HVAC equipment to the property line of the receptors surrounding the property to the north, south, and west (Oxford Ave is to the east) based on an overlay of the Roof Plan on aerial photo imagery.
[c] Applies an insertion loss of 5 dB for the HVAC screening or parapet around roof perimeter.

As shown in Table 5-4, the estimated operative sound pressure level from the HVAC unit would be 51.74 Leq after attenuating for distance and insertion loss[4] due screening and a roof parapet.

Decibel Addition for Ambient Noise Increase

Given that decibels are expressed in logarithmic units, they cannot be added or subtracted arithmetically. The following formula was used to convert the decibels from logarithmic units to linear units for addition of the decibels and to calculate the increase in ambient noise.

$$L = 10 \log_{10} \left(\sum_{i=1}^{n} 10^{(L_i / 10)} \right)$$

[3] Reference noise level measurement of an existing Eubank HVAC model W24CF05B1R11B. Noise Impact Analysis for Vista Towers, Eilar Associates, Acoustical & Environmental Consulting, October 3, 2007.
[4] Insertion loss is a reduction in the noise level due to an intervening physical barrier blocking transmission.

Where:

L = existing ambient noise level plus construction or operational noise
n = number of individual noise measurements being summed
L_i = reference noise level or existing ambient noise level

Using the HVAC noise level from Table 5-4, **Table 5-5, Decibel Addition Calculations for Ambient Noise Increase,** provides the decibel addition calculations used to find the increase in the ambient noise level due to the HVAC use in project operations.

Table 5-5
Decibel Addition Calculation for Ambient Noise Increase

Presumed Ambient Noise Level	HVAC Leq [a]	Decibel Addition Calculation (dB)
50	51.74	$10 \bullet \text{Log}_{10} (10^{5} + 10^{5.174}) = 54$
[a] LAMC Section 111.03 establishes a presumed ambient noise levels of 50 dBA for the R3 zone.		

As shown in Table 5-5, the addition of the HVAC unit operation to the ambient Leq would result in an increase of 4 dB in ambient noise 25 feet from the HVAC unit. Given these roof-mounted HVAC units would be shielded by a roof parapet and built to manufacturer's standards, this project feature would not increase in ambient noise levels on any other occupied property by more than five dBA, provided the HVAC units are screened or located behind a roof parapet and located at least 25 feet from the property line.

Upon completion, project-generated vehicle trips would cause an incremental increase in noise levels on local streets throughout the project area. When considering the combined effects of operational noise sources, noise levels cannot be added by arithmetic means because decibels are expressed in logarithmic units. Doubling the noise source would produce only a three (3) dB increase in the sound pressure level.[5] Therefore, a doubling of traffic volume is required to result in a three (3) dBA increase in noise, the point at which changes are barely perceptible to the human ear. Based on Institute of Transportation Engineers (ITE) generation rates, the project would generate an estimated 459 total daily vehicle trips, a net increase of 239 trips above those trips resulting from the existing land use for noise impact analysis purposes.[6] Based on Los Angeles Department of Transportation 24-hour traffic volume data for the 8th Street and Oxford Ave, the intersection nearest to the project site, there were of a total of 10,222 daily north or westbound trips on 8th Street.[7] As stated, a doubling of traffic is required to result in a three (3) dBA increase in noise. A net increase of 239 daily trips resulting from the project to the existing 10,222 daily vehicle trips on 8th Street would less than double the existing traffic volume; therefore, the proposed project would not result in a 3 dBA increase from operational traffic noise.

[5] U.S. Dept. of Transportation, Federal Highway Administration, Highway Traffic Noise Analysis and Abatement Policy and Guidance, https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm (accessed May 9, 2018).
[6] Los Angeles Department of Transportation Referral Form, Weston Pringle, 1/16/2019.
[7] City of Los Angeles, Department of Transportation, 24 Hours Traffic Volume, 8th ST W/O OXFORD AV, 07/27/2012. Accessed on NavigateLA (March 1, 2019).

Project operations would include the use of lawn mowers, backpack blowers, edgers, and landscape maintenance equipment necessary for site upkeep and operations. Contractors would reasonably be expected to conduct routine landscape maintenance during daytime hours, therefore avoiding the period when such equipment noise is restricted between 10:00 PM and 7:00 AM specified by LAMC Section 112.04.

5.4 Excessive Groundborne Vibration Impacts

Construction activities generate groundborne vibration when heavy equipment travels over unpaved surfaces or engages in soil movement; however, the ground surface dampens ground-borne vibration over a short distance. The reference vibration levels at 25 feet between the source and receptor shown in Table 5-6, from the Federal Transit Administration Noise and Vibration Impact Assessment report, may be used in the following formula to calculate PPV at a given distance.

PPVdistance = PPVref*(25/D)^1.5

Where:

PPVdistance = the peak particle velocity in inches/second of the equipment adjusted for distance,
PPVref = the reference vibration level in inches/second at 25 feet, and
D = the distance from the equipment to the receiver.

The predicted vibration levels generated by various types of construction equipment are provided in terms of PPV in (in/sec) given in **Table 5-6, Estimated Groundborne Vibration Levels During Construction**.

Table 5-6
Estimated Groundborne Vibration Levels During Construction

Equipment	PPV at 15 ft (in/sec)	PPV at 25 ft (in/sec)	PPV at 50 ft (in/sec)	PPV at 60 ft (in/sec)	PPV at 75 ft (in/sec)	PPV at 100 ft (in/sec)
Large Bulldozer	0.191	0.089	0.031	0.024	0.017	0.011
Loaded trucks	0.152	0.076	0.027	0.020	0.015	0.010
Jackhammer	0.070	0.035	0.012	0.009	0.007	0.004
Small Bulldozer	0.006	0.003	0.001	0.001	<0.001	<0.000
Data Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006.						

As shown in Table 5-6, ground surface dampens ground-borne vibration over a short distance. The threshold of significance at which ground-borne vibration would be strongly perceptible to humans for intermittent sources is 0.1 PPV in/sec and could cause structural damage in older residential structures is 0.3 PPV in/sec. The closest sensitive use, the existing Suncrest Apartments, were built in 1987 and are located approximately five feet from the edge of the project site boundary.

Based on the size of the project site and the expected construction equipment list, the equipment would consist of small bulldozers. At five feet, the predicted vibration levels generated by a small bulldozer

would be 0.033 PPV, below levels that could cause a strongly perceptible human response (i.e., 0.1 PPV in/sec) or create structural damage in older residential buildings (i.e., 0.3 PPV in/sec). Therefore, groundborne vibration impacts due to project construction would be below applicable thresholds of significance for groundborne vibration.

As shown in the preceding analysis, the use of small construction equipment would result in groundborne vibration levels below the applicable thresholds of significance for human response or structural damage. After construction is complete, and the proposed multi-family residential building is occupied, project operations would be similar to surrounding uses and would not include any sources of substantial groundborne vibration. Therefore, groundborne vibration from project operations would be further below applicable thresholds.

5.5 Location Within Two Miles of a Public Airport Noise Impacts

A project located within two miles of a public airport or public use airport may result in a significant impact if a project would the project expose people residing or working in the project area to excessive noise levels. The project site is not located within two miles of a public airport or public use airport Therefore, the project would not result in the exposure of residents or those working in the project area to excessive noise levels.

6.0 MEASURES TO REDUCE IMPACTS

6.1 Noise

Impacts related to operational noise would be below applicable thresholds of significance, provided that the project operates consistent with the reasonable assumptions provided herein. Regulatory compliance measures for compliance with the Noise Ordinance and LAMC requirements (Section 112.05) for mufflers and shielding would reduce construction equipment noise to less than 75 dBA at 50 feet from the limit of construction activity as required. Furthermore, the LAMC (Section 41.40(a) and (c)) restricts the hours construction activity to Monday through Friday between 7:00 a.m. to 9:00 p.m. Between 8:00 a.m. to 6:00 p.m. Saturdays or national holidays, and no construction on Sundays, except for individual homeowners engaged in the repair of a single family dwelling.

6.2 Groundborne Vibration

Impacts related to construction groundborne vibration and operational groundborne vibration would be below applicable thresholds of significance, provided that construction proceeds consistent with the reasonable assumptions provided herein.

7.0 REFERENCES

California Department of Transportation, Transportation and Construction Vibration Guidance Manual, Report No. CT-HWANP-RT-13-069.25.3, September 2013.

City of Los Angeles, Department of Transportation, 24 Hours Traffic Volume, 8th ST W/O OXFORD AV, 07/27/2012.

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City of Los Angeles, Department of City Planning, General Plan, Noise Element, City Plan Case No. 97-0085, Adopted by the City Council, February 3, 1999.

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U.S. Department of Transportation, Research and Innovative Technology Administration, Construction Noise Handbook, Final Report, Report No. FHWA-HEP-06-015, August 2006.

U.S. Dept. of Transportation, Federal Highway Administration, Highway Traffic Noise Analysis and Abatement Policy and Guidance, https://www.fhwa.dot.gov/environMent/noise/regulations_ and_ guidance/polguide/polguide02.cfm

APPENDIX A

Noise Study
Product Specification Sheets

Acoustical Surfaces, Inc.

SOUNDPROOFING, ACOUSTICS, NOISE & VIBRATION CONTROL SPECIALISTS

123 Columbia Court North • Suite 201 • Chaska, MN 55318

(952) 448-5300 • Fax (952) 448-2613 • (800) 448-0121

Email: sales@acousticalsurfaces.com

Visit our Website: www.acousticalsurfaces.com

We Identify and S.T.O.P. Your Noise Problems

Echo Barrier™

The Industry's First Reusable, Indoor/ Outdoor Noise Barrier/Absorber

- Superior acoustic performance
- Industrial durability
- Simple and quick installation system
- Lightweight for easy handling
- Unique roll-up design for compact storage and transportation
- Double or triple up for noise 'hot spots'
- Ability to add branding or messages
- Range of accessories available
- Weatherproof – absorbs sound but not water
- Fire retardant
- 1 person can do the job of 2 or 3 people

Why is it all too often we see construction sites with fencing but no regard for sound issues created from the construction that is taking place? This is due to the fact that there has not been an efficient means of treating this type of noise that was cost effective ***until now.***

Echo Barrier temporary fencing is a reusable, outdoor noise barrier. Designed to fit on all types of temporary fencing. Echo Barrier absorbs sound while remaining quick to install, light to carry and tough to last.

BENEFITS: Echo Barrier can help reduce noise complaints, enhance your company reputation, extend site operating hours, reduce project timescales & costs, and improve working conditions.

APPLICATIONS: Echo Barrier works great for construction & demolition sites; rail maintenance & replacement; music, sports and other public events; road construction; utility/maintenance sites; loading and unloading areas; outdoor gun ranges.

DIMENSIONS: 6.56' × 4.49'.

WEIGHT: 13 lbs.

ACOUSTIC PERFORMANCE: 10-20dB noise reduction (greater if barrier is doubled up).

INSTALLATION: The Echo Barrier is easily installed using our quick hook system and specially designed elastic ties.

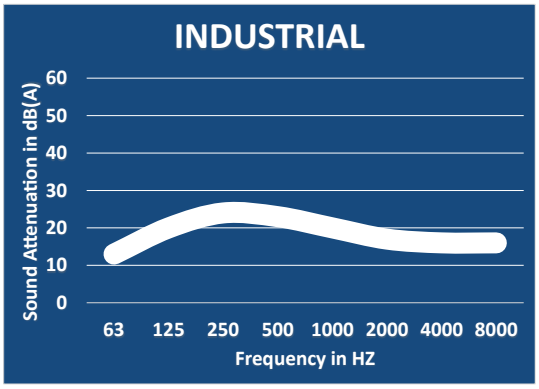
Echo Barrier Transmission Loss Field Data							
	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz
Single Layer	6	12	16	23	28	30	30
Double Layer	7	19	24	28	32	31	32

NETT TECHNOLOGIES INC.
www.nettinc.com sales@nettinc.com +1 (905) 672-5453

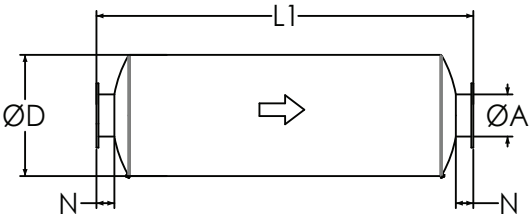
Industrial Grade Silencers

Model NTIN-C (Cylindrical), 15-20 dBA

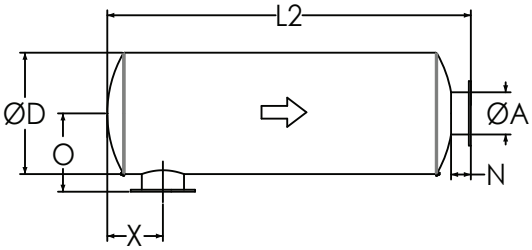
TYPICAL ATTENUATION CURVE



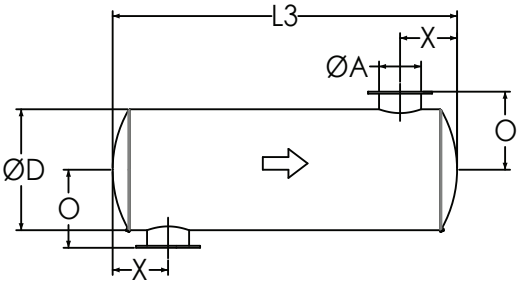
TYPICAL CONFIGURATIONS



END IN END OUT (EI-EO)



SIDE IN END OUT (SI-EO)



SIDE IN SIDE OUT (SI-SO)

Nett Technologies' Industrial Grade Silencers are designed to achieve maximum performance with the least amount of backpressure.
The silencers are Reactive Silencers and are typically used for reciprocating or positive displacement engines where noise level regulations are low.

FEATURES & BENEFITS

- Over 25 years of excellence in manufacturing noise and emission control solutions
- Compact modular designs providing ease of installations, less weight and less foot-print
- Responsive lead time for both standard and custom designs to meet your needs
- Customized engineered systems solutions to meet challenging integration and engine requirements

Contact Nett Technologies with your projects design requirements and specifications for optimized noise control solutions.

OPTIONS

- Versatile connections including ANSI pattern flanges, NPT, slip-on, engine flange, schedule 40 and others
- Aluminized Steel, Stainless Steel 304 or 316 construction
- Horizontal or vertical mounting brackets and lifting lugs

ACCESSORIES

- Hardware Kits
- Flexible connectors and expansion joints
- Elbows
- Thimbles
- Raincaps
- Thermal insulation: integrated or with thermal insulation blankets
- Please see our accessories catalog for a complete listing

PRODUCT DIMENSIONS (in)

Model*	A	D	L1	L2	L3	X**	X	N	O
	Outlet	Dia	EI-EO	SI-EO	SI-SO	Min	Max	Nipple	O
NTIN-C1	1	4	20	18	16	3	7	2	4
NTIN-C1.5	1.5	6	22	20	18	3	8	2	5
NTIN-C2	2	6	22	19	16	3	8	3	6
NTIN-C2.5	2.5	6	24	21	18	4	9	3	6
NTIN-C3	3	8	26	23	20	5	10	3	7
NTIN-C3.5	3.5	9	28	25	22	5	11	3	8
NTIN-C4	4	10	32	29	26	5	12	3	8
NTIN-C5	5	12	36	33	30	6	14	3	9
NTIN-C6	6	14	40	36	32	7	16	4	11
NTIN-C8	8	16	50	46	42	8	21	4	12
NTIN-C10	10	20	52	48	44	11	21	4	14
NTIN-C12	12	24	62	58	54	12	26	4	16
NTIN-C14	14	30	74	69	64	15	31	5	20
NTIN-C16	16	36	82	77	72	18	35	5	23
NTIN-C18	18	40	94	89	84	18	42	5	25
NTIN-C20	20	40	110	105	100	19	52	5	25
NTIN-C22	22	48	118	113	108	22	56	5	29
NTIN-C24	24	48	130	125	120	24	62	5	29

* Other models and custom designs are available upon request. Dimensions subject to change without notice. All silencers are equipped with drain ports on inlet side. The silencer is all welded construction and coated with high heat black paint for maximum durability.

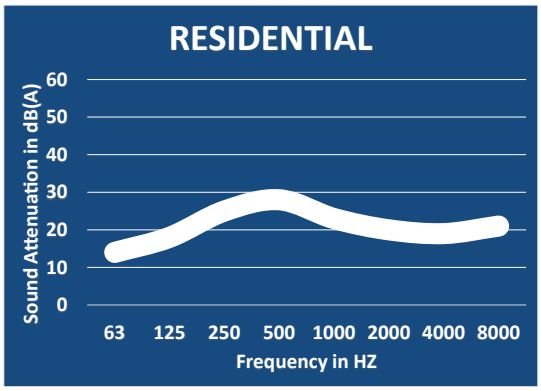
** Standard inlet/outlet position.

NETT TECHNOLOGIES INC.
www.nettinc.com sales@nettinc.com +1 (905) 672-5453

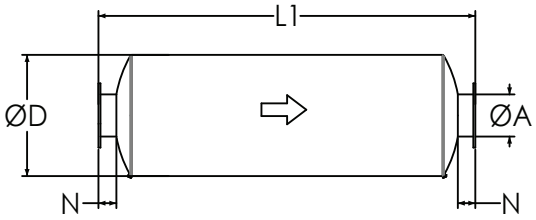
Residential Grade Silencers

Model NTRS-C (Cylindrical), 20-25 dBA

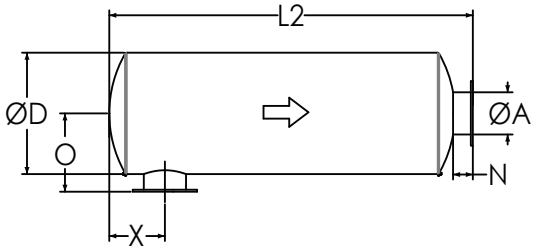
TYPICAL ATTENUATION CURVE



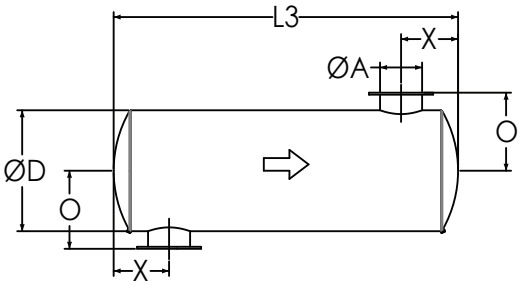
TYPICAL CONFIGURATIONS



END IN END OUT (EI-EO)



SIDE IN END OUT (SI-EO)



SIDE IN SIDE OUT (SI-SO)

Nett Technologies' Residential Grade Silencers are designed to achieve maximum performance with the least amount of backpressure. The silencers are Reactive Silencers and are typically used for reciprocating or positive displacement engines where noise level regulations are medium-low.

FEATURES & BENEFITS

- Over 25 years of excellence in manufacturing noise and emission control solutions
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- Responsive lead time for both standard and custom designs to meet your needs
- Customized engineered systems solutions to meet challenging integration and engine requirements

Contact Nett Technologies with your projects design requirements and specifications for optimized noise control solutions.

OPTIONS

- Versatile connections including ANSI pattern flanges, NPT, slip-on, engine flange, schedule 40 and others
- Aluminized Steel, Stainless Steel 304 or 316 construction
- Horizontal or vertical mounting brackets and lifting lugs

ACCESSORIES

- Hardware Kits
- Flexible connectors and expansion joints
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NTRS-C1.5	1.5	6	28	26	24	3	12	2	5
NTRS-C2	2	6	28	25	22	4	12	3	6
NTRS-C2.5	2.5	6	32	29	26	4	14	3	6
NTRS-C3	3	6	34	31	28	5	15	3	6
NTRS-C3.5	3.5	9	36	33	30	5	16	3	8
NTRS-C4	4	10	40	37	34	5	17	3	8
NTRS-C5	5	12	42	39	36	6	18	3	9
NTRS-C6	6	14	44	40	36	7	19	4	11
NTRS-C8	8	16	56	52	48	9	24	4	12
NTRS-C10	10	20	58	54	50	11	24	4	14
NTRS-C12	12	24	70	66	62	13	31	4	16
NTRS-C14	14	30	80	75	70	17	35	5	20
NTRS-C16	16	36	90	85	80	17	40	5	23
NTRS-C18	18	40	102	97	92	18	47	5	25
NTRS-C20	20	42	108	103	98	21	50	5	26
NTRS-C22	22	48	116	111	106	23	54	5	29
NTRS-C24	24	48	130	125	120	26	61	5	29

* Other models and custom designs are available upon request. Dimensions subject to change without notice. All silencers are equipped with drain ports on inlet side. The silencer is all welded construction and coated with high heat black paint for maximum durability.

** Standard inlet/outlet position.

ATTACHMENT C
Air Quality Impact Analysis

AIR QUALITY IMPACT ANALYSIS

737 S. Oxford Avenue Residential Project
City of Los Angeles

Project # 29-990-101

Prepared for:

CORBEL ARCHITECTS, INC.
3450 Wilshire Boulevard, Suite1000
Los Angeles, CA 90010

Prepared by:

ENVICOM CORPORATION
4165 E. Thousand Oaks Boulevard, Suite 290
Westlake Village, CA 91362

September 6, 2019

SECTION

TABLES

FIGURE

APPENDIX

1.0 INTRODUCTION

The purpose of this Air Quality Impact Analysis is to identify, describe, and evaluate the significance of potential air quality impacts resulting from the construction and operation of a proposed residential development in the City of Los Angeles.

2.0 ATMOSPHERIC SETTING

The proposed project would be located at 731 and 737 South (S.) Oxford Avenue (project site), in the Wilshire Community Plan Area of the City of Los Angeles and within the South Coast Air Basin (air basin). The air basin is bounded by the Pacific Ocean to the west, the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and San Diego County to the south.

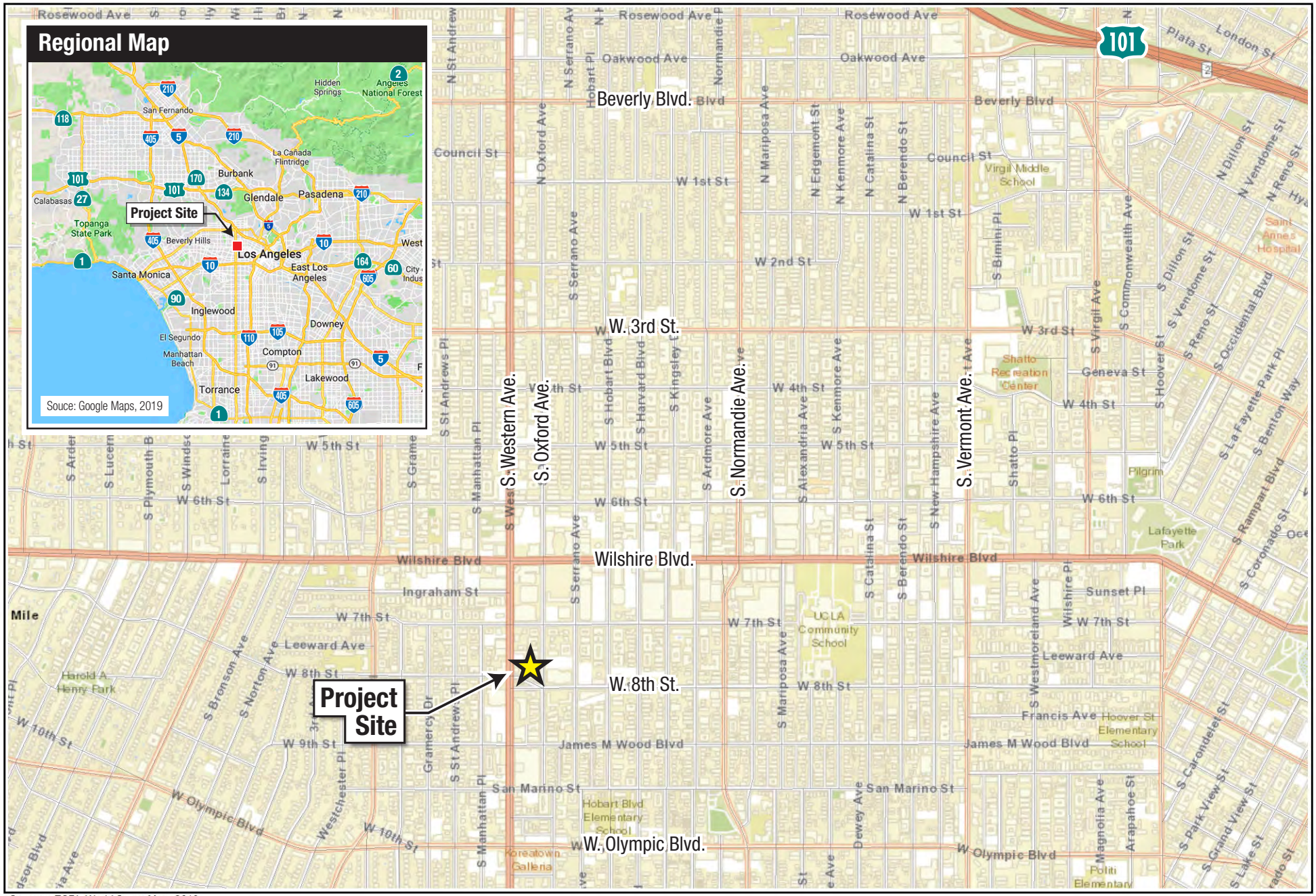
In addition to being a metropolitan area with a high level of human activity, the topography and climate of Southern California combine to produce unhealthful air quality in the air basin. Low temperature inversions, light winds, shallow vertical mixing, and extensive sunlight, in combination with topographical features such as adjacent mountain ranges that hinder dispersion of air pollutants, can result in degraded air quality within the air basin.

3.0 PROPOSED DEVELOPMENT

The proposed project would develop an infill site, as shown in **Figure 1, Vicinity Map**. The project would include removal of an existing 30-unit apartment building consisting of a three-story, 25,186-square foot structure, and would construct a 92-unit, 7-story residential structure. The proposed building would consist of 87,400 square feet of residential use space, with first-floor and two basement levels of garage parking for 100 vehicles to serve the project. Common area amenities within the project would include 61 long-term bicycle storage spaces, a bike repair room, community room, gym, courtyard, and roof deck. The proposed project would occupy an approximately 0.52-acre site.

Adjacent land uses to the project site consist of multi-family residences to the north and east, a parking lot to the east, a hotel to the south, and commercial uses to the west. The project site is located within a Transit Priority Area pursuant to Senate Bill 743. Public transit facilities within approximately 0.25 miles of the project site include two subway stations for the Metro Purple Line (Wilshire/Western, and Wilshire/Normandie Stations), and several bus stops serviced by a variety of local and regional carriers. The two nearest bus stops are located directly across 8th Street and Harvard Boulevard from the project site, which are served by Metro's bus route 66. Additionally, an existing bus stop located approximately 700 feet south of the project site at the intersection of James M. Wood Boulevard and Hobart Boulevard is served by Los Angeles Department of Transportation DASH Wilshire Center/Koreatown bus line.

Development of the project would require demolition of the existing building and construction of the proposed building. Grading of the project site would require the excavation and export of approximately 10,850 cubic yards of soil for development of the proposed subterranean parking.



Sources: ESRI, World Street Map, 2016.

737 S. OXFORD AVENUE

envicom

Regional Location Map

0 750 1,500 Feet

FIGURE 1

4.0 AIR QUALITY SETTING

Ambient Air Quality Standards

National and State ambient air quality standards (AAQS),[1] shown in **Table 1**, **Ambient Air Quality Standards,** are the air quality levels that are considered safe, with an adequate margin of safety, to protect the public health and welfare of "sensitive receptors," which include the elderly, young children, the acutely and chronically ill (e.g., those with cardio-respiratory disease, including asthma), and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed. Recent research has shown, however, that chronic exposure to ozone (O3), the primary ingredient in photochemical smog, may lead to adverse respiratory health, even at concentrations close to the ambient standard. Sources and health effects of various pollutants are shown in **Table 2, Health Effects of Major Criteria Pollutants.**

[1] California Air Resources Board. California and National Ambient Air Quality Standards. Available at: https://www.arb.ca.gov/research/aaqs/aaqs2.pdf?_ga=2.111850244.1417595818.1550763932-1724706578.1550763932. Accessed on February 21, 2019.

Table 1
Ambient Air Quality Standards

Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards [1]		National Standards [2]		
		Concentration [3]	Method [4]	Primary [3,5]	Secondary [3,6]	Method [7]
Ozone (O_3)[8]	1 Hour	0.09 ppm (180 µg/m³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m³)		0.070 ppm (137 µg/m³)		
Respirable Particulate Matter (PM10)[9]	24 Hour	50 µg/m³	Gravimetric or Beta Attenuation	150 µg/m³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m³		—		
Fine Particulate Matter (PM2.5)[9]	24 Hour	—	—	35 µg/m³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m³	Gravimetric or Beta Attenuation	12.0 µg/m³	15 µg/m³	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m³)		9 ppm (10 mg/m³)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m³)		—	—	
Nitrogen Dioxide (NO_2)[10]	1 Hour	0.18 ppm (339 µg/m³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m³)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m³)		0.053 ppm (100 µg/m³)	Same as Primary Standard	
Sulfur Dioxide (SO_2)[11]	1 Hour	0.25 ppm (655 µg/m³)	Ultraviolet Fluorescence	75 ppb (196 µg/m³)	—	Ultraviolet Flourescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m³)	
	24 Hour	0.04 ppm (105 µg/m³)		0.14 ppm (for certain areas)[11]	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas)[11]	—	
Lead[12,13]	30 Day Average	1.5 µg/m³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m³ (for certain areas)[12]	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m³		
Visibility Reducing Particles[14]	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24 Hour	25 µg/m³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m³)	Ultraviolet Fluorescence			
Vinyl Chloride[12]	24 Hour	0.01 ppm (26 µg/m³)	Gas Chromatography			

See footnotes on next page ...

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (5/4/16)

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 $\mu g/m^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.

3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.

5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.

8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.

9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from 15 $\mu g/m^3$ to 12.0 $\mu g/m^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at 35 $\mu g/m^3$, as was the annual secondary standard of 15 $\mu g/m^3$. The existing 24-hour PM10 standards (primary and secondary) of 150 $\mu g/m^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

11. On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

    Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 $\mu g/m^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

For more information please call ARB-PIO at (916) 322-2990 **California Air Resources Board (5/4/16)**

Table 2
Health Effects of Major Criteria Pollutants

Pollutants	Examples of Sources	Health Effects
Particulate Matter (PM-2.5, PM-10)	• Cars and trucks (especially diesels) • Fireplaces, woodstoves • Windblown dust from roadways, agriculture and construction	• Hospitalizations for worsened heart diseases • Emergency room visits for asthma • Premature death
Ozone (O_3)	• Precursor sources*: motor vehicles, industrial emissions, and consumer products	• Cough, chest tightness • Difficulty taking a deep breath • Worsened asthma symptoms • Lung inflammation
Carbon Monoxide (CO)	• Any source that burns fuel such as cars, trucks, construction and farming equipment, and residential heaters and stoves	• Chest pain in heart patients ** • Headaches, nausea ** • Reduced mental alertness ** • Death at very high levels **
Nitrogen Dioxide (NO_2)	• See carbon monoxide sources	• Increased response to allergens

Source: California Air Resources Board, ARB Fact Sheet: Air Pollution and Health, webpage (reviewed December 2, 2009), accessed at https://www.arb.ca.gov/research/health/fs/fs1/fs1.htm March 1, 2017.
* Ozone is not generated directly by these sources. Rather chemicals emitted by these precursor sources react with sunlight to form ozone in the atmosphere.
** Health effects from CO exposures occur at levels considerably higher than ambient.

Baseline Air Quality

Existing levels of ambient air quality and historical trends and projections in the project area are documented from measurements made by the South Coast Air Quality Management District (SCAQMD), which is the agency that is responsible for regulating stationary sources of emissions in the air basin. SCAQMD's central Los Angeles (downtown) air monitoring station (Station 087) is the nearest air monitoring station to the project site; therefore, monitoring data recorded at that station for regional air pollutants, such as O_3, carbon monoxide (CO), nitrogen oxides (NOx), and 10-micron diameter or less particulate matter (PM-10 and PM-2.5) are most representative of the air quality in the project area. **Table 3, Project Area Air Quality Monitoring Summary 2013-2017** provides data from this monitoring station for the previous five years (2013-2017) for which this data is available from the SCAQMD website.[2] The air quality data and trends in the project vicinity, as documented in Table 3, are summarized below:

1. From 2013 -2017, O_3 levels exceeded the 1-hour State standard 13 days, the Federal 8-hour standard 12 days, and the 8-hour state O_3 standard 31 days.
2. PM-10 levels exceeded the State 24-hour standard approximately 8.6 percent of all days monitored from 2013-2017. The National 24-hour PM-10 standard was not exceeded in the same period.
3. PM-2.5 levels exceeded the current National 24-hour standard approximately 1.2 percent of all days monitored from 2013-2017.
4. CO and NOx levels have not exceeded National or State standards in the previous five years of monitoring data (2013-2017).

[2] South Coast Air Quality Management District, Historical Data By Year, Available at http://yourstory.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year. Accessed February 21, 2019.

Table 3
Project Area Air Quality Monitoring Summary 2013-2017

Pollutant/Standard	2013	2014	2015	2016	2017
Ozone					
Number of Days Standards Exceeded					
1-Hour > 0.09 ppm (S)	0	3	2	2	6
8-Hour > 0.07 ppm (S)	0	7	6	4	14
8- Hour > 0.075 ppm (F)	0	2	0	1	9
Maximum Observed Concentration					
Max. 1-Hour Conc. (ppm)	0.081	0.113	0.104	0.103	0.116
Max. 8-Hour Conc. (ppm)	0.069	0.094	0.074	0.078	0.086
Carbon Monoxide					
Number of Days Standards Exceeded					
8-Hour > 9.0 ppm (S, F)	0	0	0	0	0
Maximum Observed Concentration					
Max 8-Hour Conc. (ppm)	2.0	3.0	1.8	1.4	1.9
Nitrogen Dioxide					
Number of Days Standards Exceeded					
1-Hour > 0.18 ppm (S)	0	0	0	0	0
Maximum Observed Concentration					
Max. 1-Hour Conc. (ppm)	0.063	0.082	0.079	0.065	80.6
Inhalable Particulates (PM-10)					
Number of Days Standards Exceeded/Days Monitored					
24-Hour > 50 $\mu g/m^3$ (S)	1/60	32/359	26/336	18/277	41/340
24-Hour > 150 $\mu g/m^3$ (F)	0/60	0/359	0/336	0/277	0/340
Maximum Observed Concentration					
Max. 24-Hr. Conc. ($\mu g/m^3$)	57	87	88	67	96
Ultra-Fine Particulates (PM-2.5)					
Number of Days Standards Exceeded/Days Monitored					
24-Hour > 35 $\mu g/m^3$ (F)	1/344	6/341	7/342	2/357	5/358
Maximum Observed Concentration					
Max. 24-Hr. Conc. ($\mu g/m^3$)	43.1	59.9	56.4	44.4	49.2

Source: SCAQMD central Los Angeles Monitoring Station Reports, available at http://www.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year.

Air Quality Planning

In the air basin, the agencies designated to develop the regional Air Quality Management Plan (AQMP) are the SCAQMD and the Southern California Association of Governments (SCAG). The 2016 Air Quality Management Plan (AQMP) is a regional blueprint for achieving air quality standards and healthful air, and it represents a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures. According to the AQMP, the principal contributor to air quality challenges in the air basin is mobile source emissions.

Primary Pollutants

Primary pollutants are those that are emitted in their already unhealthful form. CO is an example of such a pollutant, which can have effects at a very localized level, near an individual source of emissions or a collection of sources, such as a crowded intersection or parking lot. Many particulates, especially fugitive dust emissions, are also primary pollutants. Because of the non-attainment status of the SCAB for PM-10, SCAQMD Rule 403 requires construction projects to implement an aggressive dust control program.

Secondary Pollutants

Secondary pollutants are those that transform over time from more benign components directly emitted from a source(s) to a more unhealthful contaminant. O_3 is an example of a secondary pollutant, which is created through chemical reactions involving primary precursors (reactive organic gases, or ROG, and NOx) and sunlight.

Emissions Forecasts

The most current regional emissions forecast[3] for O_3 precursors (ROG and NOx) and for CO and PM are shown in **Table 4, South Coast Air Basin Emissions Forecasts (Emissions in tons/day)**. Substantial reductions in emissions of ROG, NOx and CO are forecast to continue throughout the next several decades. Emissions of PM-10 and PM-2.5 are forecast to slightly increase unless new particulate control programs are implemented.

Table 4
South Coast Air Basin Emissions Forecasts (Emissions in tons/day)

Pollutant	2015[a]	2020[b]	2025[b]	2030[b]
Nitrogen Oxide (NOx)	357	289	266	257
Volatile Organic Compounds (VOCs)	400	393	393	391
PM-10	161	165	170	172
PM-2.5	67	68	70	71

Source: California Air Resources Board, 2013 Almanac of Air Quality.
[a] 2015 Base Year.
[b] With current emissions reduction programs and adopted growth forecasts.

5.0 AIR QUALITY IMPACTS

Significance Criteria

State CEQA Guidelines

Air quality impacts of a project are considered significant if they cause clean air standards to be violated where they are currently met, or if they substantially contribute to an existing violation of standards. Substantial emissions of air contaminants for which there is no safe exposure, or nuisance emissions such as dust or odors, that are generated by a project, would also be considered significant impacts.

[3] California Air Resources Board, Almanac 2013 (Chapter 4: Trends and Forecasts, Available at https://www.arb.ca.gov/aqd/almanac/almanac.htm, Accessed on February 21, 2019.

As set forth in Appendix G, Environmental Checklist, of the State CEQA Guidelines, a project could have a potentially significant impact if it would:

a. Conflict with or obstruct implementation of the applicable air quality plan;
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard;
c. Expose sensitive receptors to substantial pollutant concentrations; and/or
d. Result in other emissions such as those leading to odors adversely affecting a substantial number of people.

SCAQMD Emissions Thresholds

While conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use designations could indicate conformance with the current AQMP, the air quality impact significance for the proposed project has been analyzed on a project-specific basis to determine consistency with SCAQMD project impact evaluation thresholds. As the amount of a secondary pollutant that may result from a project cannot be quantified by direct measurement of its emissions from a source, the SCAQMD has designated significant emissions levels of precursor components as surrogates for evaluating whether a project's emissions could result in significant regional air quality impacts associated with secondary pollutants. Projects with daily emissions that exceed any of the following emission thresholds shown in **Table 5, SCAQMD CEQA Daily Emissions Thresholds**, are recommended by the SCAQMD to be considered significant under CEQA.

Table 5
SCAQMD CEQA Daily Emissions Thresholds

Pollutant	Construction	Operations
ROG	75	55
NO_X	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SO_X	150	150
Source: SCAQMD CEQA Air Quality Significance Thresholds. Revision March 2015.		

Existing Land Use Emissions

The project site is currently occupied by a 30-unit multi-family housing structure that would be removed by the project. As the proposed project would introduce a total of 92 dwelling units, a net increase of 62 dwelling units would result. However, due to the relatively small scale of the proposed project, potential long-term emissions have been evaluated based on the entirety of the proposed project for a conservative analysis, without consideration of "credit" for the removal of existing uses. As such, actual net increases in emissions of air pollutants resulting from the project would be less than the total emissions that are estimated below.

Sensitive Receptors

Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called "sensitive receptors." Sensitive receptors include the elderly, young children, the acutely and chronically ill (e.g., those with cardio-respiratory disease, including asthma), and persons engaged in strenuous work or exercise. For this project, nearby residences are considered to be

sensitive uses, because they may be occupied for extended periods, and residents may be outdoors when exposure is highest.

Construction Activity Impacts

Dust is typically the primary concern during the construction of projects that would involve land clearing and grading. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Emission rates vary as a function of many parameters (including soil silt, soil moisture, wind speed, area disturbed, number of vehicles, and depth of disturbance or excavation).

The California Emissions Estimator Model® (CalEEMod) is a Statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The model was developed for the California Air Pollution Officers Association (CAPCOA) in collaboration with the California Air Districts.

The proposed project's estimated construction emissions were modeled using CalEEMod Version 2016.3.2 to identify maximum daily emissions for each pollutant during project construction. The output reports from CalEEMod are included as **Appendix A** to this report. Construction emissions were modeled based on the size of the project site, the size of the existing structure to be removed (demolition), and the estimated soil excavation and export, as well as the proposed building's square footage, number of units, and parking spaces. A conceptual construction equipment fleet list and approximate duration of each construction phase is shown in **Table 6, Conceptual Construction Equipment Fleet**. The construction phase durations used in the model may be shorter than actually required, which provides a conservative analysis, as longer durations would result in reducing the maximum daily emission rates on which the significance of impacts is based. The project's maximum daily construction emissions as calculated by CalEEMod are listed in **Table 7, Maximum Daily Construction Emissions (pounds/day)**.

All construction grading projects in the City of Los Angeles must comply with the requirements of SCAQMD Rule 403, Fugitive Dust, which requires the implementation of Best Available Control Measures (BACM) for all fugitive dust sources. SCAQMD Rule 403, Control Measure 08-2 states that during earth moving activities, projects are required to "Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction." Therefore, pursuant to SCAQMD Rule 403, the project would be required to implement adequate watering of exposed surfaces during grading. As seen in Table 7, peak daily construction activity emissions of criteria air pollutants are estimated to be far below the SCAQMD thresholds of significance. Therefore, construction period air quality impacts of the project would be less than significant.

Table 6
Conceptual Construction Equipment Fleet

Phase Name and Duration	Equipment
Demolition (10 days)	1 Concrete/Industrial Saw
	1 Rubber-tired Dozer
	2 Loader/Backhoes
Grading (15 days)	1 Concrete/Industrial Saw
	1 Excavator
	1 Rubber tired dozer
	2 Loader/Backhoe
Construction (100 days)	1 Crane
	2 Forklift
	2 Loader/Backhoe
Paving (5 days)	4 cement/mortar mixer
	1 Paver
	1 Roller
	1 Loader/Backhoe
Architectural Coating (15 days)	1 Air Compressor

Table 7
Maximum Daily Construction Emissions (pounds/day)

	ROG	NO_X	CO	SO_2	PM-10	PM-2.5
Maximum Daily Construction Emissions	37.5	39.4	17.8	0.09	7.6	2.5
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact? Yes/No	No	No	No	No	No	No
Source: CalEEMod output, September 3, 2019.						

Localized Significance Thresholds Analysis

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to the SCAQMD Governing Board's Environmental Justice Enhancement Initiative 1-4, and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005. LSTs are only applicable to the following criteria pollutants: NO_X, CO, PM-10, and PM-2.5. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable Federal or State ambient air quality standard, and they are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

Use of an LST analysis for a project is optional. For the proposed project, the primary source of possible LST impact would be construction activity, based on the maximum onsite daily emissions estimated by CalEEMod. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours, such as a residence, hospital, or convalescent facility.

SCAQMD's LST screening tables provide thresholds for 25, 50, 100, 200 and 500-meter source-receptor distances. Due to existing residences located within 25 meters of the project boundary, the 25-meter thresholds were considered for this project. LST pollutant screening level concentration data is currently published for 1, 2 and 5-acre sites. For this project, thresholds for a 1-acre site were used. This evaluation is based on estimated onsite daily construction emissions for the phase and year representing the highest daily emissions. Daily averages would be lower than the reported maximum amounts.

Table 8, Local Significance Thresholds (LST) and Peak Daily Onsite Emissions (pounds/day) shows the relevant thresholds and the estimated peak daily onsite emissions during the construction phases that would generate the highest level of onsite emissions for each pollutant evaluated for LST impacts.[4] As previously described, the project would be required to implement adequate watering of exposed surfaces during grading to reduce dust emissions to comply with SCAQMD Rule 403, Fugitive Dust. As seen in Table 8, the peak onsite emissions during construction would not exceed the applicable SCAQMD LSTs, and as such, potential LST impacts would be less than significant.

Table 8
Local Significance Thresholds
and Peak Daily Onsite Emissions (pounds/day)

LST 1.0 acre/25 meters Central LA	**NO_X**	**CO**	**PM-10**	**PM-2.5**
LST Threshold	74	680	5	3
Peak Onsite Daily Emissions	11	11	1	0.8
Significant Impact? Yes/No	No	No	No	No
Source: CalEEMod output, September 3, 2019.				

Asbestos and Lead Based Paint

Due to the date of construction of the existing building, it is possible that demolition workers may encounter asbestos containing materials (ACM) and/or lead based paint (LBP). Regulatory requirements for the appropriate testing and appropriate abatement and disposal of ACM or LBP material if present are provided in SCAQMD Rule 1403 and the California Occupational Safety and Health Administration's (Cal/OSHA's) regulations (including, but not limited to, the California Occupational Safety and Health Act and Title 8 of the California Code of Regulations, respectively.

Operational Impacts

During operations, the proposed land uses would result in air quality emissions of criteria pollutants from area sources, energy sources, and mobile sources. The SCAQMD thresholds for air quality impacts from operations are shown above in Table 4. The project's trip generation was adjusted in the CalEEMod model based on the proposed total new daily trips of 459 as indicated in the project's Department of Transportation Referral Form dated January 16, 2019. As an infill development, the proposed project's operational emissions would be somewhat offset by the removal of the existing land use on the project site, including current trip generation of the existing use. For a conservative evaluation, CalEEMod was used to estimate emissions without taking credit for the net reduction in daily trips.[5] Operations of the

[4] Offsite construction emissions, such as export hauling, are not evaluated for local significance at receptors adjacent to the site.
[5] No modeling was conducted to evaluate the net difference in emissions to consider removal of the existing residential use, which would result in even lower operational emissions than those shown in Table 9.

proposed development would not be anticipated to exceed SCAQMD significance thresholds for criteria pollutants as shown in **Table 9, Maximum Daily Operations Emissions (pounds/day)**. As seen in Table 9, the project's total operational emissions would be far below SCAQMD thresholds even without credit removal of existing uses on the project site. Therefore, operational impacts of the project would be less than significant.

Table 9
Maximum Daily Operations Emissions (pounds/day)

Emissions Sources	ROG	NO_X	CO	SO_2	PM-10	PM-2.5
Area	2.13	0.09	7.63	<0.01	0.04	0.04
Energy	0.03	0.21	0.09	<0.01	0.02	0.02
Mobile [a]	0.94	4.67	12.62	0.04	3.38	0.93
Total	**3.10**	**4.97**	**20.34**	**0.04**	**3.44**	**0.99**
SCAQMD Thresholds	55	55	550	150	150	55
Significant Impact? Y/N	No	No	No	No	No	No

Source: CalEEMod output, September 3, 2019.
[a] Gross emissions. Net change in emissions would be less.

Toxic Air Contaminants

Exhaust particulates emitted from diesel powered equipment contains carcinogenic compounds, or toxic air contaminants (TACs). As residential projects do not generate a substantial quantity of diesel truck trips during operations, any measurable diesel TAC emissions from the project would occur for only a brief period during construction activities that would require onsite use of heavy-duty equipment. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. The SCAQMD does not generally require the analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe rather than a relatively brief construction period, due to the lack of health risk associated with such a brief exposure. As such, potential impacts of the project due to emissions of toxic air contaminants would be less than significant.

Odor Impacts

As stated above, a significant impact may occur if a project would create objectionable odors affecting a substantial number of people. However, objectionable odors are typically associated with manufacturing, industrial, or sewage treatment processes, while the project involves a residential development. Nevertheless, the SCAQMD's rules for odor compliance are mandated under the California Health and Safety Code, Section 41700, and they are also addressed in SCAQMD Rule 402. This rule on Public Nuisance states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals." During construction and operation of the project, trash receptacles would be provided and covered and properly maintained in order to control odors, as required by law. Therefore, odor impacts of the project during construction and operation would be less than significant.

Appendix A

CalEEMod Version 2016.3.2
Computer Model Output

737 S. Oxford Ave.

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	100.00	Space	0.00	40,000.00	0
Apartments Mid Rise	92.00	Dwelling Unit	0.52	87,400.00	263

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

737 S. Oxford Ave. - Los Angeles-South Coast County, Winter

Project Characteristics -

Land Use - 0.52 ac. lot. 92units, 87,400 sf res. 100 parking spaces.

Construction Phase - demo 10 days, site prep 0 days. grading 15 days. building 100 days, paving 5 days. Coating 15 days

Off-road Equipment - one excavator.

Demolition - 25,186 sf demo

Grading - 10,850 cy export

Woodstoves - no hearths

Construction Off-road Equipment Mitigation -

Off-road Equipment -

Off-road Equipment - No Site Prep Phase

Off-road Equipment - 2 forklifts

Off-road Equipment -

Off-road Equipment -

Vehicle Trips - Proposed Trips per DOT Trip Generation Calculation 459/day = 4.99 trips/unit/day avg.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	15.00
tblConstructionPhase	NumDays	2.00	15.00
tblConstructionPhase	NumDays	1.00	0.00
tblConstructionPhase	PhaseEndDate	5/20/2020	6/19/2020
tblConstructionPhase	PhaseEndDate	5/6/2020	5/22/2020
tblConstructionPhase	PhaseEndDate	12/18/2019	1/3/2020
tblConstructionPhase	PhaseEndDate	5/13/2020	5/29/2020
tblConstructionPhase	PhaseEndDate	12/16/2019	12/13/2019
tblConstructionPhase	PhaseStartDate	5/14/2020	6/1/2020
tblConstructionPhase	PhaseStartDate	12/19/2019	1/6/2020
tblConstructionPhase	PhaseStartDate	12/17/2019	12/16/2019

tblConstructionPhase	PhaseStartDate	5/7/2020	5/25/2020
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	78.20	0.00
tblFireplaces	NumberNoFireplace	9.20	0.00
tblFireplaces	NumberWood	4.60	0.00
tblGrading	AcresOfGrading	0.00	0.50
tblGrading	AcresOfGrading	0.00	0.50
tblGrading	MaterialExported	0.00	10,850.00
tblLandUse	LandUseSquareFeet	92,000.00	87,400.00
tblLandUse	LotAcreage	0.90	0.00
tblLandUse	LotAcreage	2.42	0.52
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblVehicleTrips	ST_TR	6.39	4.99
tblVehicleTrips	SU_TR	5.86	4.99
tblVehicleTrips	WD_TR	6.65	4.99
tblWoodstoves	NumberCatalytic	4.60	0.00
tblWoodstoves	NumberNoncatalytic	4.60	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.1578	39.4095	17.8488	0.0897	2.8946	0.7718	3.6664	0.9751	0.7322	1.7073	0.0000	9,504.4564	9,504.4564	0.9475	0.0000	9,528.1431
2020	37.5296	36.6748	17.5495	0.0888	7.3766	0.6701	8.0467	2.0752	0.6354	2.7107	0.0000	9,397.3093	9,397.3093	0.9298	0.0000	9,420.5531
Maximum	**37.5296**	**39.4095**	**17.8488**	**0.0897**	**7.3766**	**0.7718**	**8.0467**	**2.0752**	**0.7322**	**2.7107**	**0.0000**	**9,504.4564**	**9,504.4564**	**0.9475**	**0.0000**	**9,528.1431**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.1578	39.4095	17.8488	0.0897	2.4161	0.7718	3.1879	0.7386	0.7322	1.4709	0.0000	9,504.4564	9,504.4564	0.9475	0.0000	9,528.1431
2020	37.5296	36.6748	17.5495	0.0888	6.8981	0.6701	7.5682	1.8388	0.6354	2.4742	0.0000	9,397.3093	9,397.3093	0.9298	0.0000	9,420.5531
Maximum	**37.5296**	**39.4095**	**17.8488**	**0.0897**	**6.8981**	**0.7718**	**7.5682**	**1.8388**	**0.7322**	**2.4742**	**0.0000**	**9,504.4564**	**9,504.4564**	**0.9475**	**0.0000**	**9,528.1431**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**9.32**	**0.00**	**8.17**	**15.51**	**0.00**	**10.71**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.1304	0.0882	7.6256	4.0000e-004		0.0419	0.0419		0.0419	0.0419	0.0000	13.6887	13.6887	0.0134	0.0000	14.0233
Energy	0.0251	0.2141	0.0911	1.3700e-003		0.0173	0.0173		0.0173	0.0173		273.3146	273.3146	5.2400e-003	5.0100e-003	274.9388
Mobile	0.9395	4.6671	12.6203	0.0411	3.3359	0.0433	3.3792	0.8928	0.0406	0.9334		4,178.3763	4,178.3763	0.2368		4,184.2953
Total	**3.0950**	**4.9694**	**20.3370**	**0.0429**	**3.3359**	**0.1025**	**3.4384**	**0.8928**	**0.0998**	**0.9927**	**0.0000**	**4,465.3796**	**4,465.3796**	**0.2554**	**5.0100e-003**	**4,473.2574**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.1304	0.0882	7.6256	4.0000e-004		0.0419	0.0419		0.0419	0.0419	0.0000	13.6887	13.6887	0.0134	0.0000	14.0233
Energy	0.0251	0.2141	0.0911	1.3700e-003		0.0173	0.0173		0.0173	0.0173		273.3146	273.3146	5.2400e-003	5.0100e-003	274.9388
Mobile	0.9395	4.6671	12.6203	0.0411	3.3359	0.0433	3.3792	0.8928	0.0406	0.9334		4,178.3763	4,178.3763	0.2368		4,184.2953
Total	**3.0950**	**4.9694**	**20.3370**	**0.0429**	**3.3359**	**0.1025**	**3.4384**	**0.8928**	**0.0998**	**0.9927**	**0.0000**	**4,465.3796**	**4,465.3796**	**0.2554**	**5.0100e-003**	**4,473.2574**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	12/2/2019	12/13/2019	5	10	
2	Site Preparation	Site Preparation	12/14/2019	12/13/2019	5	0	
3	Grading	Grading	12/16/2019	1/3/2020	5	15	
4	Building Construction	Building Construction	1/6/2020	5/22/2020	5	100	
5	Paving	Paving	5/25/2020	5/29/2020	5	5	
6	Architectural Coating	Architectural Coating	6/1/2020	6/19/2020	5	15	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0.5

Acres of Paving: 0

Residential Indoor: 176,985; Residential Outdoor: 58,995; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 2,400 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	115.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	1,356.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	83.00	16.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	17.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.4792	0.0000	2.4792	0.3754	0.0000	0.3754			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125		1,159.6570	1,159.6570	0.2211		1,165.1847
Total	**0.9530**	**8.6039**	**7.6917**	**0.0120**	**2.4792**	**0.5371**	**3.0163**	**0.3754**	**0.5125**	**0.8878**		**1,159.6570**	**1,159.6570**	**0.2211**		**1,165.1847**

3.2 Demolition - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1108	3.5693	0.8017	9.0300e-003	0.2011	0.0132	0.2142	0.0551	0.0126	0.0677		977.3271	977.3271	0.0711		979.1041
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0554	0.0407	0.4425	1.1500e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		114.2131	114.2131	3.9300e-003		114.3113
Total	**0.1662**	**3.6099**	**1.2442**	**0.0102**	**0.3128**	**0.0141**	**0.3270**	**0.0848**	**0.0135**	**0.0982**		**1,091.5402**	**1,091.5402**	**0.0750**		**1,093.4154**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1156	0.0000	1.1156	0.1689	0.0000	0.1689			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847
Total	**0.9530**	**8.6039**	**7.6917**	**0.0120**	**1.1156**	**0.5371**	**1.6527**	**0.1689**	**0.5125**	**0.6814**	**0.0000**	**1,159.6570**	**1,159.6570**	**0.2211**		**1,165.1847**

3.2 Demolition - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1108	3.5693	0.8017	9.0300e-003	0.2011	0.0132	0.2142	0.0551	0.0126	0.0677		977.3271	977.3271	0.0711		979.1041
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0554	0.0407	0.4425	1.1500e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		114.2131	114.2131	3.9300e-003		114.3113
Total	**0.1662**	**3.6099**	**1.2442**	**0.0102**	**0.3128**	**0.0141**	**0.3270**	**0.0848**	**0.0135**	**0.0982**		**1,091.5402**	**1,091.5402**	**0.0750**		**1,093.4154**

3.3 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.3 Site Preparation - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.3 Site Preparation - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.4 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.8699	0.0000	0.8699	0.4300	0.0000	0.4300			0.0000			0.0000
Off-Road	1.2151	11.2992	10.9713	0.0172		0.6671	0.6671		0.6321	0.6321		1,673.3382	1,673.3382	0.3836		1,682.9289
Total	**1.2151**	**11.2992**	**10.9713**	**0.0172**	**0.8699**	**0.6671**	**1.5370**	**0.4300**	**0.6321**	**1.0620**		**1,673.3382**	**1,673.3382**	**0.3836**		**1,682.9289**

3.4 Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.8708	28.0574	6.3023	0.0710	1.8793	0.1035	1.9828	0.5066	0.0990	0.6056		7,682.6411	7,682.6411	0.5587		7,696.6095
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0720	0.0529	0.5752	1.4900e-003	0.1453	1.2500e-003	0.1466	0.0385	1.1500e-003	0.0397		148.4770	148.4770	5.1100e-003		148.6047
Total	**0.9428**	**28.1103**	**6.8775**	**0.0725**	**2.0246**	**0.1048**	**2.1294**	**0.5451**	**0.1002**	**0.6453**		**7,831.1181**	**7,831.1181**	**0.5638**		**7,845.2142**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3915	0.0000	0.3915	0.1935	0.0000	0.1935			0.0000			0.0000
Off-Road	1.2151	11.2992	10.9713	0.0172		0.6671	0.6671		0.6321	0.6321	0.0000	1,673.3382	1,673.3382	0.3836		1,682.9289
Total	**1.2151**	**11.2992**	**10.9713**	**0.0172**	**0.3915**	**0.6671**	**1.0585**	**0.1935**	**0.6321**	**0.8256**	**0.0000**	**1,673.3382**	**1,673.3382**	**0.3836**		**1,682.9289**

3.4 Grading - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.8708	28.0574	6.3023	0.0710	1.8793	0.1035	1.9828	0.5066	0.0990	0.6056		7,682.6411	7,682.6411	0.5587		7,696.6095
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0720	0.0529	0.5752	1.4900e-003	0.1453	1.2500e-003	0.1466	0.0385	1.1500e-003	0.0397		148.4770	148.4770	5.1100e-003		148.6047
Total	**0.9428**	**28.1103**	**6.8775**	**0.0725**	**2.0246**	**0.1048**	**2.1294**	**0.5451**	**0.1002**	**0.6453**		**7,831.1181**	**7,831.1181**	**0.5638**		**7,845.2142**

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.8699	0.0000	0.8699	0.4300	0.0000	0.4300			0.0000			0.0000
Off-Road	1.1136	10.2976	10.9067	0.0172		0.5847	0.5847		0.5537	0.5537		1,649.8542	1,649.8542	0.3795		1,659.3407
Total	**1.1136**	**10.2976**	**10.9067**	**0.0172**	**0.8699**	**0.5847**	**1.4546**	**0.4300**	**0.5537**	**0.9837**		**1,649.8542**	**1,649.8542**	**0.3795**		**1,659.3407**

3.4 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.8088	26.3301	6.1215	0.0702	6.3614	0.0842	6.4456	1.6067	0.0806	1.6873		7,603.4904	7,603.4904	0.5458		7,617.1343
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0664	0.0471	0.5213	1.4500e-003	0.1453	1.2100e-003	0.1465	0.0385	1.1200e-003	0.0397		143.9647	143.9647	4.5400e-003		144.0781
Total	**0.8753**	**26.3773**	**6.6428**	**0.0716**	**6.5067**	**0.0855**	**6.5921**	**1.6453**	**0.0817**	**1.7270**		**7,747.4550**	**7,747.4550**	**0.5503**		**7,761.2124**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3915	0.0000	0.3915	0.1935	0.0000	0.1935			0.0000			0.0000
Off-Road	1.1136	10.2976	10.9067	0.0172		0.5847	0.5847		0.5537	0.5537	0.0000	1,649.8542	1,649.8542	0.3795		1,659.3407
Total	**1.1136**	**10.2976**	**10.9067**	**0.0172**	**0.3915**	**0.5847**	**0.9761**	**0.1935**	**0.5537**	**0.7472**	**0.0000**	**1,649.8542**	**1,649.8542**	**0.3795**		**1,659.3407**

3.4 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.8088	26.3301	6.1215	0.0702	6.3614	0.0842	6.4456	1.6067	0.0806	1.6873		7,603.4904	7,603.4904	0.5458		7,617.1343
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0664	0.0471	0.5213	1.4500e-003	0.1453	1.2100e-003	0.1465	0.0385	1.1200e-003	0.0397		143.9647	143.9647	4.5400e-003		144.0781
Total	**0.8753**	**26.3773**	**6.6428**	**0.0716**	**6.5067**	**0.0855**	**6.5921**	**1.6453**	**0.0817**	**1.7270**		**7,747.4550**	**7,747.4550**	**0.5503**		**7,761.2124**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806		1,102.9781	1,102.9781	0.3567		1,111.8962
Total	**0.8617**	**8.8523**	**7.3875**	**0.0114**		**0.5224**	**0.5224**		**0.4806**	**0.4806**		**1,102.9781**	**1,102.9781**	**0.3567**		**1,111.8962**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0595	1.7016	0.4918	4.0400e-003	0.1024	8.1400e-003	0.1106	0.0295	7.7800e-003	0.0373		431.1185	431.1185	0.0288		431.8392
Worker	0.4242	0.3009	3.3284	9.2300e-003	0.9277	7.7600e-003	0.9355	0.2460	7.1400e-003	0.2532		919.1589	919.1589	0.0290		919.8832
Total	**0.4836**	**2.0025**	**3.8202**	**0.0133**	**1.0302**	**0.0159**	**1.0461**	**0.2755**	**0.0149**	**0.2905**		**1,350.2774**	**1,350.2774**	**0.0578**		**1,351.7224**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.9781	1,102.9781	0.3567		1,111.8962
Total	**0.8617**	**8.8523**	**7.3875**	**0.0114**		**0.5224**	**0.5224**		**0.4806**	**0.4806**	**0.0000**	**1,102.9781**	**1,102.9781**	**0.3567**		**1,111.8962**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0595	1.7016	0.4918	4.0400e-003	0.1024	8.1400e-003	0.1106	0.0295	7.7800e-003	0.0373		431.1185	431.1185	0.0288		431.8392
Worker	0.4242	0.3009	3.3284	9.2300e-003	0.9277	7.7600e-003	0.9355	0.2460	7.1400e-003	0.2532		919.1589	919.1589	0.0290		919.8832
Total	**0.4836**	**2.0025**	**3.8202**	**0.0133**	**1.0302**	**0.0159**	**1.0461**	**0.2755**	**0.0149**	**0.2905**		**1,350.2774**	**1,350.2774**	**0.0578**		**1,351.7224**

3.6 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669		1,035.3926	1,035.3926	0.3016		1,042.9323
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.7716**	**7.2266**	**7.1128**	**0.0113**		**0.3950**	**0.3950**		**0.3669**	**0.3669**		**1,035.3926**	**1,035.3926**	**0.3016**		**1,042.9323**

3.6 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0920	0.0652	0.7218	2.0000e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		199.3357	199.3357	6.2800e-003		199.4927
Total	**0.0920**	**0.0652**	**0.7218**	**2.0000e-003**	**0.2012**	**1.6800e-003**	**0.2029**	**0.0534**	**1.5500e-003**	**0.0549**		**199.3357**	**199.3357**	**6.2800e-003**		**199.4927**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	0.0000	1,035.3926	1,035.3926	0.3016		1,042.9323
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.7716**	**7.2266**	**7.1128**	**0.0113**		**0.3950**	**0.3950**		**0.3669**	**0.3669**	**0.0000**	**1,035.3926**	**1,035.3926**	**0.3016**		**1,042.9323**

3.6 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0920	0.0652	0.7218	2.0000e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		199.3357	199.3357	6.2800e-003		199.4927
Total	**0.0920**	**0.0652**	**0.7218**	**2.0000e-003**	**0.2012**	**1.6800e-003**	**0.2029**	**0.0534**	**1.5500e-003**	**0.0549**		**199.3357**	**199.3357**	**6.2800e-003**		**199.4927**

3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	37.2005					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
Total	**37.4427**	**1.6838**	**1.8314**	**2.9700e-003**		**0.1109**	**0.1109**		**0.1109**	**0.1109**		**281.4481**	**281.4481**	**0.0218**		**281.9928**

3.7 Architectural Coating - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0869	0.0616	0.6817	1.8900e-003	0.1900	1.5900e-003	0.1916	0.0504	1.4600e-003	0.0519		188.2615	188.2615	5.9300e-003		188.4098
Total	**0.0869**	**0.0616**	**0.6817**	**1.8900e-003**	**0.1900**	**1.5900e-003**	**0.1916**	**0.0504**	**1.4600e-003**	**0.0519**		**188.2615**	**188.2615**	**5.9300e-003**		**188.4098**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	37.2005					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
Total	**37.4427**	**1.6838**	**1.8314**	**2.9700e-003**		**0.1109**	**0.1109**		**0.1109**	**0.1109**	**0.0000**	**281.4481**	**281.4481**	**0.0218**		**281.9928**

3.7 Architectural Coating - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0869	0.0616	0.6817	1.8900e-003	0.1900	1.5900e-003	0.1916	0.0504	1.4600e-003	0.0519		188.2615	188.2615	5.9300e-003		188.4098
Total	**0.0869**	**0.0616**	**0.6817**	**1.8900e-003**	**0.1900**	**1.5900e-003**	**0.1916**	**0.0504**	**1.4600e-003**	**0.0519**		**188.2615**	**188.2615**	**5.9300e-003**		**188.4098**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9395	4.6671	12.6203	0.0411	3.3359	0.0433	3.3792	0.8928	0.0406	0.9334		4,178.3763	4,178.3763	0.2368		4,184.2953
Unmitigated	0.9395	4.6671	12.6203	0.0411	3.3359	0.0433	3.3792	0.8928	0.0406	0.9334		4,178.3763	4,178.3763	0.2368		4,184.2953

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	459.08	459.08	459.08	1,568,746	1,568,746
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	459.08	459.08	459.08	1,568,746	1,568,746

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
Enclosed Parking with Elevator	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0251	0.2141	0.0911	1.3700e-003		0.0173	0.0173		0.0173	0.0173		273.3146	273.3146	5.2400e-003	5.0100e-003	274.9388
NaturalGas Unmitigated	0.0251	0.2141	0.0911	1.3700e-003		0.0173	0.0173		0.0173	0.0173		273.3146	273.3146	5.2400e-003	5.0100e-003	274.9388

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2323.17	0.0251	0.2141	0.0911	1.3700e-003		0.0173	0.0173		0.0173	0.0173		273.3146	273.3146	5.2400e-003	5.0100e-003	274.9388
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0251**	**0.2141**	**0.0911**	**1.3700e-003**		**0.0173**	**0.0173**		**0.0173**	**0.0173**		**273.3146**	**273.3146**	**5.2400e-003**	**5.0100e-003**	**274.9388**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2.32317	0.0251	0.2141	0.0911	1.3700e-003		0.0173	0.0173		0.0173	0.0173		273.3146	273.3146	5.2400e-003	5.0100e-003	274.9388
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0251**	**0.2141**	**0.0911**	**1.3700e-003**		**0.0173**	**0.0173**		**0.0173**	**0.0173**		**273.3146**	**273.3146**	**5.2400e-003**	**5.0100e-003**	**274.9388**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.1304	0.0882	7.6256	4.0000e-004		0.0419	0.0419		0.0419	0.0419	0.0000	13.6887	13.6887	0.0134	0.0000	14.0233
Unmitigated	2.1304	0.0882	7.6256	4.0000e-004		0.0419	0.0419		0.0419	0.0419	0.0000	13.6887	13.6887	0.0134	0.0000	14.0233

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1529					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7447					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2329	0.0882	7.6256	4.0000e-004		0.0419	0.0419		0.0419	0.0419		13.6887	13.6887	0.0134		14.0233
Total	**2.1304**	**0.0882**	**7.6256**	**4.0000e-004**		**0.0419**	**0.0419**		**0.0419**	**0.0419**	**0.0000**	**13.6887**	**13.6887**	**0.0134**	**0.0000**	**14.0233**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1529					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7447					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2329	0.0882	7.6256	4.0000e-004		0.0419	0.0419		0.0419	0.0419		13.6887	13.6887	0.0134		14.0233
Total	**2.1304**	**0.0882**	**7.6256**	**4.0000e-004**		**0.0419**	**0.0419**		**0.0419**	**0.0419**	**0.0000**	**13.6887**	**13.6887**	**0.0134**	**0.0000**	**14.0233**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

ATTACHMENT D
Phase I Environmental Site Assessment,

WEECO WESTERN ENVIRONMENTAL ENGINEERS CO.

12610 Westminster Ave., Unit C
Santa Ana, CA 92706

(714) 542-2644
Fax: (714) 542-2520

WEECO Project #2018-6749

Phase I Environmental Site Assessment

Project Site
731 & 737 South Oxford Avenue
Los Angeles, California 90005

Prepared for
Mr. Timothy Kwak

April 20, 2018

Prepared by _____
Han sol Yoo
Project Engineer

Reviewed by _____
James Yoon, REPA
Environmental Professional

PHASE I ENVIRONMENTAL SITE ASSESSMENT
For Property at:

731 & 737 SOUTH OXFORD AVENUE
LOS ANGELES, CALIFORNIA 90005

APRIL 20, 2018

Environmental Professional Certification: I declare that, to best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312.10 (All Appropriate Inquiry).

James Yoon, Environmental Professional
Principal

Standard Certification: I have the specific qualifications based on educations, training and experience to assess a *property* of nature, history and setting of the Subject Property. I have developed and performed the all appropriate inquiries (AAI) in conformance with the standards and practices set forth in 40 CFR part 312.

James Yoon, Environmental Professional
Principal

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Western Environmental Engineers Company (WEECO) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by **Mr. Timothy Kwak.** for the property located at **731 & 737 S. Oxford Avenue, Los Angeles, California (the "subject property")**. The Phase I Environmental Site Assessment is designed to provide **Mr. Timothy Kwak** with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

On April 17, 2018, WEECO investigator (Han sol Yoo) conducted a site investigation of the subject site.

Property Description:

The subject property located at 731 & 737 S. Oxford Avenue, in the City of Los Angeles, is legally described by the assessor's parcel number: 5093-007-017. According to the Los Angeles County, Office of the Assessor, the subject site is an approximately 22,500 square foot lot, and has been developed with one (1) residential building approximately 25,186 square feet in size. The subject building was constructed in 1962, respectively.

The subject property is currently occupied by an apartment building. The subject property consists of one (1) three-story residential building. Onsite operations consists of residential dwellings. In addition to the current structure, the subject property is also improved with a concrete paved parking area on the first floor.

According to available historical sources, prior to 1954, the subject property was occupied by two (2) residential buildings. From 1964 to 2018, the subject property has been occupied by a three-story apartment building.

The immediately surrounding properties consist of residential development (Residential Area / 715-723 S. Oxford Avenue) to the north; commercial development ("Oxford Palace Hotel & Galleria" / 745 S. Oxford Avenue) to the south; residential development and Parking Area (Residential Building and Parking Area / 730-736 S. Oxford Avenue) to the east across Oxford Avenue; and commercial development ("Heyman Center" / 730-740 S. Western Avenue) to the west.

The groundwater depth in the vicinity of the subject site ranges from approximately 11.14 to 16.30 feet bgs (data obtained from GeoTracker from a closed LUST site, 801 S. Western Avenue). The regional groundwater flow is expected to follow the topographic gradient; which is towards the east southeast.

Federal and State Environmental Records Search Databases:

The subject property was not identified in the regulatory database report, as further discussed in Section 5.0.

FINDINGS

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- WEECO did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- WEECO did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- WEECO did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by WEECO, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- WEECO did not identify any environmental issue during the course of this assessment.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

WEECO has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of **731 & 737 S. Oxford Avenue, in the City of Los Angeles, Los Angeles County, California** (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions or environmental issues in connection with the subject property. Based on the conclusions of this assessment, WEECO recommends no further investigation of the subject property at this time.

1.0 INTRODUCTION

Western Environmental Engineers Company (WEECO) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at **731 & 737 S. Oxford Avenue, in the City of Los Angeles, Los Angeles County, California** (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 PURPOSE AND OBJECTIVE

The purpose of this practice is to define good commercial and customary practice for conducting an *environmental site assessment* of a parcel(s) of *commercial real estate* with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products*. As such, this practice is intended to permit a *User (Client, Purchaser, Lender, Owner)* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"): that is, the practice that constitutes "*all appropriate inquiry* into the previous ownership and uses of the *Property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

Another purpose of this *ESA* is to assist the *Client,* in its underwriting of a proposed mortgage loan on the Property, if this *Report* is prepared as a part of a pre-financing environmental due diligence, and to identify *Recognized Environmental Conditions (RECs)* in connection with the Property described in this *Report*.

The ASTM Standard Practice E1527-13 defines *a Recognized Environmental Condition (REC)* as the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (*1*) due to *release to the environment*; (*2*) under conditions indicative of a *release* to the *environment*; or (*3*) under conditions that pose a *material threat* of a future *release* to the *environment*. Conditions determined to be *de minimis* generally do not present a threat to human health or the *environment* and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis conditions* are not *Recognized Environmental Conditions* or *Controlled Recognized Environmental Conditions*. *De minimis conditions* are not *Recognized Environmental Conditions*.

C*ontrolled Recognized Environmental Condition (CREC)* is a *Recognized Environmental Condition* resulting from a past *release* of *hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property use restrictions*, *activity and use limitations*, *institutional controls*, or *engineering controls*).

A Historical Recognized Environmental Condition (HREC) is *a* past *release* of any *hazardous substances* or *petroleum products* that has occurred in connection with the *Property* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the *Property* to any required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).

Referenced Documents for ASTM Standard Practice E1527-13:

- ASTM E2600 Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions
- ASTM E2091 Guide for Use of Activity and Use Limitations, Including Institutional and Engineering Controls
- Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA" or "Superfund"), as amended by Superfund Amendments and Reauthorization
- Act of 1986 ("SARA") and Small Business Liability Relief and Brownfields Revitalization Act of 2002 ("Brownfields Amendments"), 42 U.S.C. §§9601 et seq.
- "All Appropriate Inquiries" Final Rule, 40 C.F.R. Part 312 Chapter 1 EPA, Subchapter J-Superfund, Emergency
- Freedom of Information Act, 5 U.S.C. §552, as amended by Public Law No. 104-231, 110 Stat. 3048
- Emergency Planning and Community Right-To-Know Act of 1986 ("EPCRA"), 42 U.S.C. §§11001et seq.
- Resource Conservation and Recovery Act (also referred to as the Solid Waste Disposal Act), as amended ("RCRA"), 42
  Planning, and Community Right-To-Know Programs, 40 C.F.R Parts 300-399 National Oil and Hazardous Substances Pollution Contingency Plan, 40 C.F.R. Part 300
- OSHA Hazard Communication Regulation, 29 C.F.R. §1910.1200

1.2 SCOPE OF WORK

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. WEECO contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, WEECO researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or

limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 LIMITATION

WEECO warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. WEECO believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, WEECO cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM, include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 7.3.

1.4 USER RELIANCE

Western Environmental Engineer Company (WEECO) has performed a Phase I Environmental Site Assessment for the property located at **731 & 737 S. Oxford Avenue, Los Angeles, California (Subject Property)**. This report has been prepared for the sole use of **Mr. Timothy Kwak (Client).**

An environmental site assessment meeting or exceeding this practice and completed less than one (1) year prior to the date of acquisition is presumed to be valid under this standard. In order to maintain landowner liability protections, the user also has a "continuing obligation to not interfere with activity and use limitations associated with the property," must take "reasonable steps to prevent releases" and must "comply with legal release reporting obligations." Further, it is the goal of this study to identify business risks related to the property associated with environmental conditions. This investigation is not an environmental compliance audit and is not designed to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations.

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

This report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM E-1527-13, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report. The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of WEECO. The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial, and federal government laws and regulations was not included in our contract for services. Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

This report has been prepared for the sole use of **Mr. Timothy Kwak.** The contents should not

be relied upon by any other parties without the express written consent of **Timothy Kwak and WEECO.**

1.5 LIMITING CONDITIONS

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.

- Information relative to deed restrictions and environmental liens, a title search, and a pre-survey questionnaire was not provided by the Report User.

- WEECO was unable to determine the property use at 5-year intervals, which constitutes a data gap. Information concerning historical use of the subject property was unavailable for various time frame intervals. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, WEECO reviewed all standard historical sources and conducted appropriate interviews.

2.0 SITE DESCRIPTION

2.1 SITE LOCATION AND LEGAL DESCRIPTION

The subject site at **731 & 737 S. Oxford Avenue** is a residential property located on the west side of Western Avenue between 7th Street and 8th Street, in the City of Los Angeles, County of Los Angeles within the State of California. According to the Los Angeles County Assessor, the subject property is described as Assessor's Parcel Number (APN): 5093-007-017.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic & Aerial Photo Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 CURRENT PROPERTY USE

The subject property is currently occupied by an apartment building. The subject property consists of one (1) three-story residential building. Onsite operations consists of residential dwellings. In addition to the current structure, the subject property is also improved with a concrete paved parking area on the first floor.

The subject building appears to be constructed of stucco walls, composite roof, and concrete slab floors. The building materials appeared to be in good condition at the time of visual inspection.

The subject property is designated for a residential development by the City of Los Angeles.

The subject property was not identified in the regulatory database report, as further discussed in Section 5.0.

2.3 CURRENT USE OF ADJACENT PROPERTIES

During the Site Reconnaissance, WEECO's field assessor also visually inspected and documented the use of those properties, which adjoin the subject properties. The observations made by Mr. Hansol Yoo of the adjoining properties are as follows:

NORTH

- The property to the north of the subject site is used for a residential purpose (Residential Area / 715-723 S. Oxford Avenue).

EAST

- The properties to the east of the subject site across Oxford Avenue are used for a residential purpose and parking area (Residential Building and Parking Lot / 730-736 S.

Oxford Avenue).

SOUTH

- The property to the south of the subject site is used for a commercial purpose ("Oxford Palace Hotel & Galleria" / 745 S. Oxford Avenue).

WEST

- The property to the west of the subject site is used for a commercial purpose ("Heyman Center" / 730-740 S. Western Avenue).

2.4 PHYSICAL SETTING SOURCES

2.4.1 USGS Topographic Map Review

The United States Geological Survey (USGS) *Hollywood, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA.

USGS topographic map indicates that the subject property and the vicinity had established medium duty and light duty roads in their current configurations. The ground elevation level at the subject site is approximately 200 feet above the mean sea level.

The slope in the general topographic region of the Project appears to be to the south.

The Source of these topographic maps is from the US Department of the Interior, Geological Survey.

The topography of the site area demonstrates a complex elevation contour. The topography of the local area can be useful in recognizing the direction in which surface runoff and groundwater will generally flow. However due to the creation of sewers, drains and other man made water canals, the flow of surface runoff is not necessarily the same as would be expected by the topography. The groundwater of the local area can also differ from the general topography due to a variation of depth of the ground water, the geology of the subsurface soil in the area.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Geology and Hydrogeology

The subject site is in the Los Angeles Forebay Area, located in the northern part of the Central Basin. In general, it is a free groundwater area; however, in the course of this investigation it became evident that the Bellflower aquiclude extends into the southerly portion of the forebay area. The aquiclude extends in this area contains a high percentage of sand, and vertical percolation of water is apparently more rapid here than in other portions of the basin covered by it. Where the Bellflower aquiclude is missing within the forebay area, the aquifers are in direct

hydraulic continuity with the surface.

The Los Angeles Forebay Area is overlain by parts of the La Brea, Los Angeles and Montebello Plains. The known water-bearing sediments extend to a depth of 1600 feet (1440 feet below sea level) and include recent alluvium, the Lakewood formation and the San Pedro formation. Some fresh water also may be present in the Pliocene and Miocene rocks underlying these formations in this area.

Recent alluvium in the Los Angeles Forebay Area is found on the Los Angeles Plain and in the Los Angeles Narrows. It attains a maximum thickness of 160 feet, and includes the western arm of Gaspur aquifer and the parts of the Semi-perched aquifer and Bellflower aquiclude lying west and south of the Los Angeles River.

The Semi-perched aquifer is defined as the area where sand and gravel overlying the Bellflower aquiclude is more than 20 feet in thickness. This semi-perched aquifer is also present in the Lakewood formation just south of the Repetto Hill. Although the aquifer can be defined in well logs, water levels in well indicate that it contains little or no water.

The groundwater depth in the vicinity of the subject site ranges from approximately 11.14 to 16.30 feet bgs (data obtained from GeoTracker from a closed LUST site, 801 S. Western Avenue). The regional groundwater flow is expected to follow the topographic gradient; which is towards the east southeast.

3.0 HISTORICAL INFORMATION

WEECO obtained historical use information about the subject property from a variety of sources.

3.1 HISTORICAL TENANT REPORT REVIEW

WEECO reviewed historical Tenant Report obtained from BBL (Environmental Record Search) on **April 19, 2018** for past names and businesses that were listed for the subject property and adjacent properties.

BBL's Historical Tenant Report was reviewed which identifies the tenants (be it the owner or lessee) of the subject site over the last 50 years. Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 forward. Based on the Historical Tenant Report, from 1956 to 1990, the subject property was occupied by residential. From 1994 to 2000, the subject property had no commercial listings. In 2004, the subject property was listed as having "Alpha Plumbing". From 2006 to 2014, the subject property was occupied by "Alpha Plumbing, and Millennium Card Svc". From 2016 to 2018, the subject property had no commercial listings. Copies of select Historical Tenant Report are included in Appendix C of this report.

In addition to the actual site address the following neighboring addresses have been researched for commercial listings as well:

701 S OXFORD AVE
708 S OXFORD AVE
714 S OXFORD AVE
715 S OXFORD AVE
722 S OXFORD AVE
730 S OXFORD AVE
737 S OXFORD AVE
739 S OXFORD AVE
745 S OXFORD AVE

2018

701 S OXFORD AVE	SOCRATES NIKOPOULOS
731 S OXFORD AVE	**No Commercial Listings**
745 S OXFORD AVE	AUTO GLASS SVC
	C C DIAMONDS
	ELITE GOLF USA
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	U TO SHOP
	WHITE HOUSE LIMOUSINE SVC
	ZEN ART JEWELRY

2016

701 S OXFORD AVE	SOCRATES NIKOPOULOS
715 S OXFORD AVE	DIAMANTE APPAREL INC
722 S OXFORD AVE	TOM JUNG SECURITY INC

731 S OXFORD AVE	**No Commercial Listings**
745 S OXFORD AVE	BACAM COUNSELING
	C C DIAMONDS
	ELITE GOLF USA
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	SHIN CYONG EUN
	U TO SHOP
	WHITE HOUSE LIMOUSINE SVC
	ZEN ART JEWELRY

2014

731 S OXFORD AVE	**No Commercial Listings**
737 S OXFORD AVE	**ALPHA PLUMBING**
	MILLENNIUM CARD SVC
745 S OXFORD AVE	CRESUMER USA INC
	ELEC, ACU
	ELITE GOLF USA
	GIO
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE SVC
	ZEN ART JEWELRY

2012

715 S OXFORD AVE	BUSINESS K5 INVESTMENT
	JMS ELECTRIC
	WIZDEX CORP
722 S OXFORD AVE	GLO DK INC
	J Y CONSTRUCTION MGMT INC
731 S OXFORD AVE	**No Commercial Listings**
737 S OXFORD AVE	**ALPHA PLUMBING**
	MILLENNIUM CARD SVC
745 S OXFORD AVE	ELEC, ACU
	ELITE GOLF USA
	GIO
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	USHOP PLUS
	WHITE HOUSE LIMOUSINE SVC

2010

730 S OXFORD AVE	BEACH TERRACE
731 S OXFORD AVE	**No Commercial Listings**
737 S OXFORD AVE	**ALPHA PLUMBING**
	MILLENNIUM CARD SVC
745 S OXFORD AVE	BNH DESIGN PLUS
	C C DIAMONDS
	ELEC, ACU
	ELITE GOLF USA
	GIO
	OXFORD GOLF & TENNIS

	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE SVC

2008

715 S OXFORD AVE	HOME MAX
730 S OXFORD AVE	BEACH TERRACE
	HABIS 9880
731 S OXFORD AVE	**No Commercial Listings**
737 S OXFORD AVE	**ALPHA PLUMBING**
	MILLENNIUM CARD SVC
745 S OXFORD AVE	C C DIAMONDS
	ELEC, ACU
	ELITE GOLF USA
	GIO
	OXFORD GIFT SHOP
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE SVC

2006

701 S OXFORD AVE	ALPHA PROPERTY MANAGEMENT
708 S OXFORD AVE	HUNT TO WORLD
	HUNT WORLD TRADING
714 S OXFORD AVE	OXFORD HEALTH CTR
715 S OXFORD AVE	HOME MAX
730 S OXFORD AVE	BEACH TERRACE
	WORLD HEALTH & HEALING CTR
731 S OXFORD AVE	**No Commercial Listings**
737 S OXFORD AVE	**ALPHA PLUMBING**
	MILLENNIUM CARD SVC
745 S OXFORD AVE	CANAAN JEWELRY
	OXFORD GIFT SHOP
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE SVC

2004

701 S OXFORD AVE	ALPHA PROPERTY MANAGEMENT
714 S OXFORD AVE	OXFORD HEALTH CTR
730 S OXFORD AVE	BEACH TERRACE
	WORLD HEALTH & HEALING CTR
731 S OXFORD AVE	**No Commercial Listings**
737 S OXFORD AVE	**ALPHA PLUMBING**
745 S OXFORD AVE	MIRAGE INTERNATL
	OXFORD GIFT SHOP
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	VENEZIA HANDBAGS
	WHITE HOUSE LIMOUSINE SVC

2000

714 S OXFORD AVE	OXFORD HEALTH CTR

722 S OXFORD AVE	CRYSTAL PRINTING
730 S OXFORD AVE	TAMMY CLUB
731 S OXFORD AVE	**No Commercial Listings**
745 S OXFORD AVE	ASIAN GEM & X HAWAII JEWELRY
	FIRENZE HANDBAGS
	MIRAGE INTERNATL
	OXFORD GIFT SHOP
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE

1998

714 S OXFORD AVE	OXFORD HEALTH CTR
722 S OXFORD AVE	CRYSTAL PRINTING
731 S OXFORD AVE	**No Commercial Listings**
745 S OXFORD AVE	FIRENZE HANDBAGS
	OXFORD GIFT SHOP
	OXFORD GOLF & TENNIS
	OXFORD JEWELRY
	OXFORD MINK
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE

1994

715 S OXFORD AVE	STAR MAINTENANCE
722 S OXFORD AVE	CRYSTAL PRINTING
731 S OXFORD AVE	**No Commercial Listings**
745 S OXFORD AVE	FIRENZE HANDBAGS
	OXFORD GIFT SHOP
	OXFORD GOLF & TENNIS
	OXFORD JEWELRY
	OXFORD MINK
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE

1990

731 S OXFORD AVE	**No Commercial Listings**
737 S OXFORD AVE	**residential**

1985

731 S OXFORD AVE	**No Commercial Listings**
737 S OXFORD AVE	**residential**

1980

731 S OXFORD AVE	**No Commercial Listings**
737 S OXFORD AVE	**residential**

1975

731 S OXFORD AVE	**No Commercial Listings**
737 S OXFORD AVE	**residential**

1970

731 S OXFORD AVE	**No Commercial Listings**
737 S OXFORD AVE	**residential**

1965

731 S OXFORD AVE	**No Commercial Listings**
737 S OXFORD AVE	**residential**

1960

731 S OXFORD AVE	**residential**
739 S OXFORD AVE	residential

1956

731 S OXFORD AVE	**residential**
739 S OXFORD AVE	residential

- **Data Gap and Data Failure**

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information. Data failure is one type of data gap. According to ASTM E1527-13 "data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met". Pursuant to ASTM Standards, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier. However, pursuant to ASTM #1527-13, Section 8.3.2.1, if the specific use of the property appears unchanged over a period longer than five years, then it is not required by this practice to research the use during that period.

3.2 HISTORICAL AERIAL PHOTO MAP REVIEW

WEECO obtained available aerial photographs of the subject property and surrounding area from BBL (Environmental Record Search) on April 10, 2018 and NETR Online - Historical Aerial Photo. A historical map review was conducted to better understand the historical use of the subject site.

Map Date:	Description:
2014	Same as current aerial photo map
2012	Same as 2014 aerial photo map
2010	Same as 2012 aerial photo map
2009	Same as 2010 aerial photo map
2005	Same as 2009 aerial photo map
2004	Same as 2005 aerial photo map
2003	Same as 2004 aerial photo map
1994	Same as 2003 aerial photo map

1989	Same as 1994 aerial photo map
1980	Same as 1989 aerial photo map
1972	Same as 1980 aerial photo map
1964	Same as 1972 aerial photo map
1954	Two (2) Residential Buildings
1952	Same as 1954 aerial photo map
1948	Same as 1952 aerial photo map

Copies of select aerial photographs are included in Figure 3 of this report.

3.3 SANBORN FIRE INSURANCE MAP

WEECO reviewed the collection of Sanborn Fire insurance maps from BBL (Environmental data Resources) on April 10, 2018.

The Sanborn map collection is a series of large-scale maps that depict the commercial, industrial and residential sections of some twelve thousand cities and towns in the United States. These specialized maps were prepared for the exclusive use of fire insurance companies and underwriters to provide accurate, current and detailed information about the buildings they were insuring. Sanborn maps show the size, shape and construction of dwellings, commercial buildings and factories, as well as indicate widths and names of streets, property boundaries, building use, and house and block numbers. D.A. Sanborn, a young surveyor from Somerville, Massachusetts, established the D.A. Sanborn National Insurance Diagram Bureau in New York City in 1867. With good managerial procedures and practices, Sanborn's company quickly became the premiere insurance map company, expanding coverage to all parts of the United States. In 1902, nineteen years after Sanborn passed away, the Sanborn Map and Publishing company became the Sanborn Map Company, the form which the company uses today.\In 1905, the Sanborn Map Company published a manual for the guidance of its surveyors which read, "Our maps are made for the purpose of showing at a glance the character of the fire insurance risks of all buildings. Our customers rely upon the information supplied, incurring large financial risks without making personal examinations of the properties. The information reported", the Sanborn surveyor was advised, "is technical to the fire insurance industry, and you should master the technicalities and ever bear in mind the use to which the map you are producing will be applied." Accuracy and thoroughness were factors in the success the Sanborn Map Company would experience in the coming decades. By 1920, the Sanborn Map company virtually monopolized the insurance map industry, with production probably reaching a peak in the early 1930's. Following World War II, a period of which government restrictions were enforced on the publication of maps, the market for insurance maps experienced a slow and persistent decline. Today, inspection services maintained by fire insurance rating organizations and insurance companies now prove adequate in the light of modern building construction, better fire codes and improved fire protection methods. With the chronology of Sanborn Fire Insurance Maps in mind, a clear benefit of reviewing these maps is to analyze building and property use typically previous to 1950. The existence and location of fuel storage tanks, flammable or other potentially toxic substances is clearly noted.

One (1) fire insurance map dated 1921 was found. This map shows that the subject site was occupied by two (2) residential dwellings.

In 1950, no changes are shown for the subject site. See Appendix D.

4.0 GOVERNMENT RECORD SEARCH

4.1 FIRE DEPARTMENT

WEECO investigator contacted the Los Angeles City Fire Department Hazardous Materials Division to search records of inventory lists of active and inactive hazardous materials facilities located within the city of Los Angeles. According to the LAFD, if the address of the subject site does not appear in the lists of active or inactive Hazardous Materials facilities available to view via www.lafd.org/public-records, then the department does not have any documentation pertaining to the subject site. The subject site was not listed in any of these active or inactive facility lists. No records were found for the subject site.

WEECO investigator contacted the Los Angeles City Fire Department Underground Tank Unit to search records of inventory lists of active and inactive underground tank facilities located within the city of Los Angeles. According to the LAFD, if the address of the subject site does not appear in the lists of active or inactive Underground Storage Tanks (USTs) facilities available to view via www.lafd.org/public-records, then the department does not have any documentation pertaining to the subject site. The subject site was not listed in any of these active or inactive facility lists. No records were found for the subject site.

4.2 SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

WEECO investigator researched data from the South Coast AQMD Database to review any records regarding Hazardous Waste/Materials and violations for the subject property. No records were found for the subject site.

4.3 REGIONAL WATER QUALITY CONTROL BOARD

The subject site was not listed as a LUST (Leaking Underground Storage Tank) site on the Geotracker – California State Water Resources Control Board's sponsored website.

4.4 DEPARTMENT OF TOXIC SUBSTANCES CONTROL (ENVIROSTOR)

WEECO investigator contacted the Department of Toxic Substances Control, EnviroStor website to review any records pertaining to hazardous materials used or stored at the subject site and to review any records pertaining to aboveground/underground storage tanks at the subject site. No records were found for the subject site.

4.5 DEPARTMENT OF TOXIC SUBSTANCES CONTROL (HWTS)

WEECO investigator contacted the Department of Toxic Substances Control, Hazardous Waste Tracking System (HWTS) website to review the California and Non California Manifests Tonnage Total and Waste Code at the subject site. One (1) inactive record was found for the subject site. The facility, "Ko Bung", has an inactive transporter registration. California Manifest Counts and Total Tonnage were found for the year 2011. In the year 2011, the site generated 3.2 tons of asbestos containing waste. No records were found regarding RCRA Waste. No records were found regarding Non California Manifest Total Tonnage. See Appendix D.

4.7 DEPARTMENT OF BUILDING & SAFETY

Address	Permit Type, Number & Date	Permit Description – Present Use & Property Owner
731 S. Oxford Avenue	Building Permit Record ID: 7909556 04-09-1917	New Building Permit 1 Dwelling, 2-Stories, 1-Unit.
731 S. Oxford Avenue	Building Permit Record ID: 7909557 04-09-1917	New Building Permit 1 Dwelling, 2-Stories, 1-Unit.
731 S. Oxford Avenue	Building Permit Record ID: 20009550 05-10-1962	Demolition of single-family dwelling
737 S. Oxford Avenue	Building Permit Record ID: 20009090 05-10-1962	New Construction 3-Story Apartment Building
737 S. Oxford Avenue	Building Permit 16016-10000-20649 03-08-2017	Soft story retrofit per Div. 93 using steel moment frame of the tuck-under parking region at the north & south portions of building
737 S. Oxford Avenue	Building Permit 16016-10002-20649 05-03-2017	Supplemental Permit #16016-10000-20649 To change contractor from CRI construction to ECRI Inc.
737 S. Oxford Avenue.	Certificate of Occupancy Permit # LA – 9016-62 10-28-1964	3 story, apartment building, and attached garage. 28 apartments, and 30 parking spaces provided.
737 S. Oxford Avenue	Certificate of Occupancy Permit # LA – 27978-63 10-28-1964	14' x 28' public swimming pool
737 S. Oxford Avenue	Certificate of Occupancy Permit # LA 30111/76 & 25227/66 09-24-1976	Change of use from 28 apartments to 28 apartments and 2 guest rooms. no cooking in guest rooms.

4.7 OIL & GAS MAP

WEECO reviewed California Department of Conservation, Division of Oil, Gas & Geothermal Resources (DOGGR) maps for the Property and immediate vicinity via the DOGGR Online Mapping System (DOMS), but found no active or abandoned oil and/or gas wells on the Property or in the immediate vicinity.

Source: http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx

5.0 FEDERAL, STATE AND REGIONAL RECORDS SEARCH

Information from standard federal, state, regional environmental record sources was provided by BBL (Environmental Data Resources). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses.

Using the ASTM definition of migration, WEECO considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

5.1 FEDERAL SOURCES

♦ NPL – National Priority List	no sites	within 1 mile radius
♦ SEMS - Comprehensive Environmental Response, Compensation, and Liability Act	no sites	within ½ mile radius
♦ NFRAP	no sites	within ½ mile radius
♦ Federal Facilities	no sites	within ½ mile radius
♦ **Emergency Response Notification System**	**2 sites**	**within ¼ mile radius**
♦ Hazardous Material Incident Report System	no sites	subject
♦ Targeted Brownfields Assessments	no sites	within ½ mile radius
♦ **Site Enforcement Tracking System**	**2 sites**	**within ½ mile radius**
♦ **Enforcement-Docket**	**1 site**	**within ¼ mile radius**
♦ **C-Docket**	**3 sites**	**within ¼ mile radius**
♦ Integrated Compliance Information System	no sites	within ½ mile radius
♦ CORRACTS	no sites	within 1 mile radius
♦ RCRA – TSD Facilities	no sites	within ½ mile radius
♦ Clandestine Drug Laboratories	no sites	within ½ mile radius
♦ Indian LUST/VCP/UST	no sites	within ½ mile radius

5.2 CALIFORNIA STATE SOURCES

♦ Federal Lead	no sites	within 1 mile radius
♦ State Response Sites	no sites	within ½ mile radius
♦ Voluntary Cleanup Program	no sites	within ½ mile radius
♦ Properties Needing Further Evaluation	no sites	within ½ mile radius
♦ Military Evaluation Sites	no sites	within ½ mile radius
♦ Expedited Remedial Action	no sites	within ½ mile radius
♦ Border Zone Properties	no sites	within ½ mile radius
♦ **School Property Evaluation Program**	**4 sites**	**within ¼ mile radius**
♦ SMBRPD Land Use Restrictions	no sites	within ½ mile radius
♦ HWMP Deed/Land Use Restrictions	no sites	within ½ mile radius
♦ Corrective Action	no sites	within ½ mile radius
♦ Historical Sites	no sites	within ½ mile radius
♦ **CALSITES-No Further Action**	**2 sites**	**within ¼ mile radius**
♦ CORTESE	no sites	within ½ mile radius
♦ **LUST – Leaking Underground Storage Tanks**	**12 sites**	**within ½ mile radius**
♦ **Solid Waste Information System**	**1 site**	**within 1 mile radius**
♦ Well Investigation Program	no sites	within 1 mile radius
♦ Drinking Water Program	no sites	within ½ mile radius

5.3 REGIONAL SOURCES

♦ **Toxic Releases**	**1 site**	**within ½ mile radius**
♦ Land Disposal Site	no sites	within ½ mile radius
♦ Toxic Pits	no sites	within 1 mile radius
♦ **Solid Waste Assessment Test – Regional**	**1 site**	**within 1 mile radius**

5.4 OPERATING PERMITS

♦ **RCRA Generators**	**19 sites**	**within ¼ mile radius**
♦ SARA Title III, section (TRIS)	no sites	within ¼ mile radius
♦ Nuclear Regulatory Commission Licensees	no sites	within ¼ mile radius
♦ **PCB Waste Handlers Database**	**1 site**	**within ¼ mile radius**
♦ **Permit Compliance System (PCS)**	**1 site**	**within ¼ mile radius**
♦ AIRS Facility System (AFS)	no sites	within ¼ mile radius
♦ Section Seven Tracking System	no sites	within ¼ mile radius
♦ **FIFRA/TSCA tracking System**	**2 sites**	**within ¼ mile radius**
♦ Federal Facilities Information System (FFIS)	no sites	within ¼ mile radius
♦ Chemicals in Commerce Information System	no sites	within ¼ mile radius
♦ FINDS EPA Facility Index System	no sites	within ¼ mile radius
♦ **Hazardous Waste Information System**	**68 sites**	**within ¼ mile radius**
♦ **Underground Storage Tanks**	**10 sites**	**within ¼ mile radius**

ON-SITE:

The subject site is not listed as having any environmental concerns and/or operating permits in the listed of 50 government databases reviewed in this report. See Appendix B.

OFF-SITE:

- **Sixty-One (61)** environmental concerns are listed in the government databases, which are located within a ½ mile radius from the subject site. The neighborhood sites up to 1.00-mile distance have been investigated by government agencies to determine if any hazardous chemical spills occurred in the past. See Appendix B for further details.

- **NPL - National Priority List**

  EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response

Conservation and Liability Act (CERCLA).

No listings within 1 mile radius of the subject site.

- **SEMS Comprehensive Environmental Response, Compensation, and Liability Act**

Superfund Enterprise Management System (SEMS) replaced CERCLIS in 2014. This database is used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986).

Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.
Using the National Oil and hazardous Substance Pollution Contingency Plan (National Contingency Plan) the EPA set priorities for cleanup.

The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion.

The EPA and state agencies seek to identify potentially responsible parties (PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

Any Institutional/Engineering controls issued under CERCLA are described in the status detail for each site. Sites delisted from the NPL list are included here.

No listings within a ½ mile radius of the subject site.

- **NFRAP - No Further Remedial Action Planned sites (CERCLIS)**

As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

No listings within a ½ mile radius of the subject site.

♦ **LUST - Leaking Underground Storage Tanks – California State**

The Leaking Underground Storage Tank (LUST) database is maintained by the Water Resources Control Board and their regional branches, and tracks sites contaminated by releases from underground storage tanks pursuant to Section 25295 of the Health and Safety Code.

Twelve (12) Leaking Underground Storage Tank (LUST) Sites were identified within a ½ mile of the subject property. However, because of the distance from the subject site, the nearby leaking site could not have adversely impacted subsurface soil and/or groundwater at the subject site. If indeed, soil and/or groundwater at the subject site have been adversely impacted, the ultimate responsible party of remediation costs will be the LUST site. See Appendix B.

1) Site: 76 PRODUCTS STATION #0956
Address: 801 S WESTERN AVE
City: LOS ANGELES
Map Loc: 4 - about .0 mile SW of the subject
Status: - -

2) Site: PAK'S WESTERN PLAZA LLC
Address: 833 S WESTERN AVE
City: LOS ANGELES
Map Loc: 13 - about .1 mile SW of the subject
Status: REM - Remedial Action

3) Site: KOREAN DRYCLEANERS & LAUNDRY
Address: 3807 WILSHIRE BLVD,#720
City: LOS ANGELES
Map Loc: 39 - about .2 mile N of the subject
Status: NRA -

4) Site: TEXACO STATION (FORMER)
Address: 3855 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 44 - about .2 mile NW of the subject
Status: CLSD - Case Closed

5) Site: ARCO #5355
Address: 3675 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 52 - about .2 mile NE of the subject
Status: CLSD - Case Closed

6) Site: JAMISON 3875 WILSHIRE, LLC.
Address: 3875 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject

Status: CLSD - Case Closed

7) Site: KINGSLEY AUTOMOTIVE
Address: 3401 W 8TH ST
City: LOS ANGELES
Map Loc: 79 - about .3 mile E of the subject
Status: CLSD - Case Closed

8) Site: 76 PRODUCTS STATION #3900
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: CLSD - Case Closed

9) Site: FISHER PROPERTY
Address: 3800 W 6TH ST , -3832
City: LOS ANGELES
Map Loc: 123 - about .3 mile NE of the subject
Status: REM - Remedial Action

10) Site: UNOCAL #0932
Address: 4006 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 132 - about .4 mile NW of the subject
Status: CLSD - Case Closed

11) Site: MOBIL #18-LLR
Address: 989 S WESTERN AVE
City: LOS ANGELES
Map Loc: 133 - about .4 mile S of the subject
Status: REM - Remedial Action

12) Site: CENTURY INDUSTRIES
Address: 761 S NORMANDIE AVE
City: LOS ANGELES
Map Loc: 135 - about .4 mile E of the subject
Status: CLSD - Case Closed

- **FEDFAC-Federal Facilities**

As part of the CERCLA program, federal facilities with known or suspected environmental problem, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court Order.

- **ERNS-Emergency Response Notification System**

The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103, the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972 (CWA) section 311 (b) (3); and the Hazardous Material Transportation Act 1974 (HMTA section 1808) (b).

- **HMIRS-Hazardous Material Incident Report System**

The Hazardous Material Incident Report System (HMIRS) of the Research and Special Programs Administration (RSPA) Hazardous Material Information System was established in 1971 to fulfill the requirements of the Federal hazardous material transportation law. Part 171 of Title 49, Code of Federal Regulations (49 CFR) contains the incident reporting requirements of carriers of hazardous materials. An unintentional release of hazardous materials meeting the criteria set forth in Section 171.16, 49 CFR, must be reported on DOT Form 5800.1. The data from the reports received are subsequently entered in the HAZMAT database.

- **TBA-Targeted Brownfields Assessments**

EPA's Targeted Brownfields Assessment (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Pilots/Grants—minimize the uncertainties of contamination often associated with brownfields. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Program to promote the cleanup and redevelopment of brownfields. EPA's TBA assistance is available through two sources: directly from EPA through EPA Regional Brownfields offices under Subtitle A of the law, and from state or tribal voluntary response program offices receiving funding under Subtitle C of the law

- **SETS-Site Enforcement Tracking System**

When Expanding Superfund Monies at a CERCLA site, EPA must conduct a search to identify parties with potential financial responsibility for Remediation of uncontrolled hazardous waste sites. EPA regional Superfund Waste Management Staff issue a notice letter to the potentially responsible party (PRP). The status field contains the EPA ID number and name of the site where the actual pollution occurred.

- **DO-Enforcement Docket System/Consent Decree Tracking System**

DOCKET tracks civil judicial cases against environmental polluters, while CDETS processes court settlements, called consent decrees.

- **CD-Criminal Docket System (C-Docket)**

The Criminal Docket System is a comprehensive automated system for tracking criminal enforcement actions. C-Docket handles data for all environmental statues and tracks enforcement actions from the initial stages of investigations through conclusion.

- **ICIS-Integrated Compliance Information System (ICIS)**

ICIS is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

- **RCRA Violators List (CORRACTS)**

The Resource Conservation and Recovery Act of 1976 provides for “cradle to grave” regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and storage/treatment/disposal sites. Evaluation to potential violators, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS). If enforcement is required, it is typically delegated to a state agency.

- **Resource Conservation and Recovery Information System–Treatment, Storage & Disposal (RCRA-D)**

The Environmental Protection Agency regulates the treatment, storage and disposal of hazardous material through

the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form as well as part A (EPA form 8700-23) and Part B of their Hazardous Waste Permit Application.

- **CDL-Clandestine Drug Laboratories**

The U.S. Department of Justice ("the Department") provides this information 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.

- **INDN-Indian Reservation LUST/VCP/UST**

This database includes all environmental records from Indian Reservations such as Leaking Underground Tanks (LUST), Voluntary Cleanup Program (VCP) and Underground Storage Tanks (UST)

- **FL-State Response Sites - Federal Lead**

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain high priority hazardous were the U.S. EPA is the lead agency. These sites are typically proposed, on or delisted from the National Priority List.

- **SR-State Response Sites**

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain potential hazardous waste sites. These are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity and deemed generally high-priority and high potential risk.
The information has been compiled into this database by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359.6 of the California Health and Safety Code.

- **VCP–Voluntary Cleanup Program**

This category contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

- **FE-Properties Needing Further Evaluation**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process.

- **ME-Military Evaluation Sites**

This category the Site Mitigation and Brownfields Reuse Program Database SMBRPD, contains Formerly Used Defense Sites (FUDS) and Open or Closed military facilities with confirmed or unconfirmed releases and where DTSC is involved in investigation and/or remediation, either in a lead or support capacity. Sites with confirmed releases are generally considered high-priority and high potential risk.

- **EP-Expedited Remedial Action Program**

The Expedited Remedial Action Program is a pilot program limited to 30 sites. These are confirmed release sites worked on by Responsible Parties with oversight of the cleanup by DTSC. These confirmed sites are generally high-priority and high potential risk.

- **BZ-Border Zone Properties**

These sites went through the Hazardous Waste Property or Border Zone Property evaluation and formal determination process. (Chapter 6.5, Health and Safety Code section 25221.)

- **SCH-School Property Evaluation Program Properties**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) 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, safety or the environment they pose.

- **LUR-Brownfields Reuse Program Facility Sites with Land Use Restrictions**

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 land use restrictions that are active. Some sites have multiple land use restrictions.

- **DR-Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction**

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.

- **CA-Hazardous Waste sites - Permitted and Corrective Action**

Permitted and Corrective Action sites are RCRA-permitted facilities undergoing cleanup activities or permitted to handle Hazardous Waste.

- **HIS-Historical Site**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) contains sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean up this data by identifying an appropriate site type for each Historic site.

- **CALSITES-No Further Action**

This section includes the sites on the CALSITE list which have been flagged for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359.6 of the California Health & Safety Code.

- **CORTESE-State of California Office of Planning and Research**

This database is a consolidation of information from various sources. It is maintained by the State Office of Planning and research and lists potential and confirmed hazardous waste or substances sites.

- **SWIS-Solid Waste Information System**

As legislated under the Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains lists of certain facilities, i.e. active solid waste disposal sites, inactive or closed waste disposal sites and transfer facilities.

- **WIP-Well Investigation Program**

The Well Investigation Program (AB 1803) identifies groundwater that is already contaminated and empowers the California Department of Health Services and local health officers to order ongoing monitoring programs.

- **WQ-Drinking Water Program**

The California Health and Safety Code section 116275-116300 stipulates that it is the intent of the Legislature to improve laws governing drinking water quality to improve upon the minimum requirements of the federal Safe Drinking Water Act Amendments of 1986, to establish primary drinking water standards that are at least as stringent as those established under the federal Safe Drinking Water Act, and to establish a program under this chapter that is more protective of public health than the minimum federal requirement. In order to provide for the

orderly and efficient delivery of safe drinking water the State Department of Health Services collect information on the quality of public drinking water wells under the California Drinking Program.

- **NT-Toxic Releases**

The California Regional Water Quality Control Boards or local Department of Health Service keeps track of toxic releases to the environment. These lists are known as Unauthorized Releases, Spill Leaks, Investigations and Cleanups (SLIC), Non-Tank Releases, Toxics List or similar, depending on the local agency.

- **TPC-Toxic Pits**

The Toxic Pits Clean-Up Act (Katz Bill) places strict limitations on the discharge of liquid hazardous wastes into surface impoundment, toxic ponds, pits and lagoons. Regional Water Quality Control Boards are required to inspect all surface impoundment annually; in addition, every facility was required to file a Hydrogeological Assessment Report. Recent legislation allows the Department of Health Services to exempt facilities that closed on or before December 31, 1985, if a showing is made that no significant environmental risk remains (AB1046). Special exemption provisions have created for surface impoundment receives mining wastes.

- **SWAT-Solid Waste Assessment Test-Regional**

This program, provided for under the Calderon legislation (Section 13273 of the Water Code), requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has been discharged hazardous substances which will impact the environment.

Site operators are required to file Solid Waste Assessment Test report on staggered basis. Operators of the 150 highest ranking (Rank 1) sites were required to submit Solid Waste Assessment Tests by July 1, 1987, Rank 2 in 1988 and so on.

Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology within 1 mile of the site. Air quality tests are submitted to the local Air Quality Management District/Air Pollution Control District.

5.5 VAPOR ENCROACHMENT SCREENING

ASTM E 2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (VES) was used as guidance for conducting a VES for the Subject Property. The purpose of the screening is to determine whether a Vapor Encroachment Condition (VEC) exists from chemicals of concern (COC*)* that may migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the Subject Property. This standard replaces E 2600-08 published in March of 2008.

The newly revised standard focuses solely on screening for the likelihood of migrating vapors volatilized from a contaminated source the encroach upon the subsurface of a property involved in a real estate transaction and create a vapor encroachment condition (VEC). Two tiers for screening are included in the practice. The first tier is based upon the existence of known or suspect contaminated sites in the area. The second tier is more comprehensive and investigates specific characteristics associated with the contaminated plumes from these sites, or if no plume information is available, relies on sampling. If the likelihood exists for vapors to reach the subsurface of the property, further investigation that is beyond the scope of this practice would be

necessary to determine if vapor intrusion is occurring into any buildings on the property. Of particular note in the standard is the completely revised Legal Appendix that discusses the relationship between this standard and the E 1527-13 Phase I ESA standard. In simple terms, the E 1527-13 standard (which complies with AAI) includes in its REC definition the Environmental Professional's (EP's) need to consider hazardous substances and petroleum products on the target property or migrating to the target provides a methodology for the EP to accomplish this for vapors. If vapors can reach the target property (thereby creating a VEP), the EP conducting the E 1527-13 Phase I would then have to decide whether or not the VEC constitutes an REC. This would be analogous to the EP finding in the Phase I investigation the potential for a contaminated groundwater plume to reach the target property. The EP would then have to determine if this situation is a REC.

The purpose of this practice is to define good commercial and customary practice in the United States of America for determining if a vapor encroachment condition (VEC) on a property parcel involved in a real estate transaction with respect to chemicals of concern (COC) that may migrate as vapors into existing or planned structures on a property due to contaminated soil and groundwater on the property or within close proximity to the property. For the purpose of this Report, this practice is used as a voluntary supplement to Practice E 1527 and does not alter or in any way define the scope of that practice. In addition, performance of this standard is not a requirement of and does not constitute, expand, or in any way define "all appropriate inquiry" as defined or approved by U.S. EPA under CERCLA and the regulations thereunder, including 40 CFR Sec. 312.11.

In defining a standard of good commercial and customary practice for determining a VEC on a parcel of property, the goal of the process established by this practice is to identify whether or not a VEC exists or is likely to exist on the property. The term VEC means the presence or likely presence of any COC in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property, at a concentration that presents or may present an unacceptable health risk to occupants. The term is not intended to include de minimis conditions that do not normally represent an unacceptable health risk to occupants that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be de minimis does not represent a VEC.
The screening involves a two tired approach to assessing VEC risk as described below.

VES TIER I - SEARCH DISTANCE TEST/CHEMICALS OF CONCERN TEST

The search distance test involves a review of the regulatory database report (see Section 5) and available historical records to make a determination if any *known or suspect potentially contaminated* properties exist within the Area of Concern (AOC). High risk sites are typically current and former gas stations, former and current dry cleaners, manufactured gas plants, and industrial sites. The AOC is defined as any up gradient sites within the ASTM Practice E1527-13 standard search distances and any cross or down gradient sites within 1/3 mile for solvents and petroleum products.

If the contamination at the known or potentially contaminated site within the AOC consists of COCs, then a potential Vapor Encroachment Condition (pVEC) exists and Tier II screening is recommended. If no known or potentially contaminated sites with COCs exist within the AOC, no further inquiry is necessary.

No release sites were identified in the BBL Radius Map Report (see Section 5) within the AOC that are considered to pose a pVEC at the Subject Property based on the Tier I evaluation.

VES TIER II - PLUME TEST

The Plume Test assesses whether or not a plume is close enough to the property to result in a VEC.

1. Critical Distance Determination - Determine distance from property to edge of plume in any direction (vertical, horizontal, lateral).

2. A VEC exists if there is a plume of VOCs, semi-volatile organic compounds (SVOCs), Volatile Inorganic Compounds (VICs), or free petroleum product have accumulated above a water table within 100 feet of the Subject Property or if a plume of dissolved volatile petroleum hydrocarbons is present within 30 feet of the property.

The sites were manually mapped to determine the location of the Subject Property and any potential plumes of contamination relative to the Subject Property and groundwater gradient. In addition, the case information for each site was reviewed.

Based on WEECO's review of the historical and current usage of the Subject Property as well as our review of the Federal, State, and Regional databases discussed in Section 5.5 for onsite and adjacent properties of potential concern for vapor encroachment, no pVEC (potential Vapor Encroachment Condition) was identified in connection with the Property, and it is WEECO's professional opinion that a VEC is not suspected of having encroached into the Subject Property.

6.0 USER PROVIDED INFORMATION AND INTERVIEWS

6.1 USER PROVIDED INFORMATION

The purpose of this section is to describe tasks to be performed by the *User*. The "All Appropriate Inquiries" Final Rule (40 CFR Part 312) requires that these tasks be performed by or on behalf of a party seeking to qualify for an *landowner liability protections (LLP)* to CERCLA liability. While such information is not required to be provided to the *environmental professional*, the *environmental professional* shall request that the *User* provide the results of these tasks as such information can assist the *environmental professional* in identifying Recognized Environmental Conditions.

In order to qualify for one of the *Landowner Liability Protections (LLPs)*187 offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

User Questionnaire	
Questions	**User to Answer**
(1) Environmental liens that are filed or recorded against the *property* (40 CFR 312.25). Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local?	**NO**
(2) Activity and use limitations (AULs) that are in place on the *site* or that have been filed or recorded in registry (40 CFR 312.26). Are you aware of any 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?	**NO**

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the User of this ESA 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?	**NO**
(4) Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	N/A
(5) Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the Property that would help the Environmental Professional (EP) to identify conditions indicative of releases or threatened releases? For example, as User, (a) Do you know the past uses of the property? (b) Do you know of specific chemicals that are present or once were present at the property? (c) Do you know of spills or other chemical releases that have taken place at the property? (d) Do you know of any environmental cleanups that have taken place at the property?	**NO** **Apartment since 1962** **NO** **NO** **NO**
(6) The degree of obviousness of the presence of likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the User of this ESA, 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?	**NO**

6.2 INTERVIEWS

6.2.1 Interview with Owner (or Property Manager)

The owner of the subject property was not available to be interviewed at the time of the assessment.

6.2.2 Interview with Current Property Occupant

The occupant of the subject property was not available to be interviewed at the time of the assessment.

6.2.3 Interview with Others

On April 16, 2018, WEECO investigator conducted a phone interview with Mr. Tim Kwak, the agent, to inquire about the property. According to Mr. Kwak, the subject site is currently occupied by a residential 3-story apartment.

6.3 PREVIOUS REPORTS OR OTHER PROVIDED DOCUMENTATION

No previous reports or other pertinent documentation was provided to WEECO for review during the course of this assessment.

7.0 SITE RECONNAISSANCE

A site reconnaissance of the subject property was conducted on April 17, 2018. Investigator(s) in attendance for the site reconnaissance included the following:

- Hansol Yoo, Project Engineer / WEECO

The site reconnaissance consisted of a visual inspection of the subject property. The following sections discuss the findings of the site reconnaissance.

7.1 GENERAL SITE CHARACTERISTICS

7.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial trash-bin. An independent solid waste disposal contractor, recycLA, removes solid waste from the subject property. Two (2) trash-bins were observed at the subject site, and did not appear to contain any hazardous materials or waste.

7.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Los Angeles services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property.

7.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located in the public right of way. Site storm water from roofs, landscaped areas, and paved areas is directed to storm water drains in the public right of way. The subject property is connected to a municipal owned and maintained sewer system. The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

7.1.4 Sources of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity provided by the Los Angeles City Department of Water and Power.

7.1.5 Wells

No aboveground evidence of wells was observed during the site reconnaissance.

7.1.6 Septic Systems

No septic systems were observed or reported on the subject property.

7.1.7 Additional Site Observation

No additional general site characteristics were observed during the site reconnaissance.

7.2 POTENTIAL ENVIRONMENTAL HAZARDS

7.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No hazardous substances and petroleum products was used or stored at the site.

7.2.2 Underground & Aboveground Hazardous Substances and Petroleum Product Storage Tanks (USTs/ASTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

7.2.3 Evidence of Release

Minor spills, stains or other indications that a surficial release has occurred at the subject property were observed at the subject site. However, those stains could not impose a significant threat upon the environmental integrity of the subject site.

7.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – "*Non-PCB;"*2) 50 ppm-500 ppm – "*PCB-Contaminated;"* and, 3) Greater than 500 ppm – "*PCB-Containing."* The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs.

No PCB-containing equipment (interior/exterior transformers, oil-filled switches, hoists, lifts,

dock levelers, balers, etc.) were observed on the subject property during WEECO's reconnaissance.

7.2.5 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

7.2.6 Pit, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

7.2.7 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

7.3 NON-ASTM SERVICE

7.3.1 Asbestos-Containing Materials (ACMs) and Lead-Based Paint (LBP)

Since an asbestos survey and lead-based paint are not included in the current scope of services for Phase I ESA, WEECO did not test suspect asbestos-containing building materials (ACBM) and suspect lead-based paint (LBP) at the property.

Commercial use of ACM and lead-based paint as a building material was banned by the federal government in 1978. WEECO did not contract to conduct asbestos, lead-based paint inspection at the subject site. Since the subject buildings were built prior to 1978, asbestos containing materials can still be present. However, prior to renovation or demolition work which would disturb any potential asbestos containing materials or potential lead paint, they should be sampled by a California Certified Asbestos Consultant and lead paint consultant, who may also assist with proper removal of any materials containing asbestos or lead paint. Such materials must be removed by a properly licensed asbestos and/or lead paint abatement contractor. And oversight and monitoring of the work must be performed by a California Certified Asbestos/Lead consultant.

7.3.2 Radon

Radon sampling and testing was not requested by the *User/Client* as part of this Phase I ESA.

Radon is a naturally-occurring, odorless, invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

A review of the EPA's Map of Radon Zones indicates that Los Angeles County falls within Zone 2, a zone of moderate radon potential. Counties located within Zone 2 have a predicted average indoor radon screening level between 2 and 4 picocuries per liter (pCi/L). A radon survey was not included in the current scope of services.

Source: http://www2.epa.gov/radon/find-information-about-local-radonzones-and-radon- programs#radonmap

It should be noted that site-specific radon levels vary greatly within the EPA radon zones and on-site radon measurements would need to be collected in order to determine the Property radon levels.

7.3.3 Lead in Drinking Water

Since a lead in drinking water survey is not included in the current scope of services for Phase I Environmental Site Assessment, WEECO did not test drinking water at the Property for lead content.

The major source of LIW is leaching of lead from household plumbing materials or water service lines used to bring water from the main to the building. Lead can leach into drinking water through contact with the plumbing, solder, fixtures and faucets (brass), and fittings. The amount of lead in drinking water will be influenced by the type and amount of minerals in the water, how long the water stays in the pipes, the amount of wear in the pipes, the water's acidity and its temperature.

8.0 FINDINGS AND CONCLUSIONS

FINDINGS

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- WEECO did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- WEECO did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- WEECO did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by WEECO, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- WEECO did not identify any environmental issues during the course of this assessment.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

WEECO has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of **731 & 737 S. Oxford Avenue, in the City of Los Angeles, Los Angeles County, California** (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions or environmental issues in connection with the subject property. Based on the conclusions of this assessment, WEECO recommends no further investigation of the subject property at this time.

9.0 REFERENCES

During the preparation of this Report, a number of sources were contacted, individuals were interviewed, and various federal, state, county or local municipal agencies were consulted. Documentation applicable to the Property in those departments and agencies was requested and reviewed when and where reasonably ascertainable, as detailed in ASTM Standard Practice E1527-13. Individuals listed without phone numbers were contacted in person or by e-mail. Reference sources for site-specific information, hydrogeologic setting, technical data, historical research data, environmental reports and other records used are identified throughout this Report in corresponding sections. Any additional reference sources not cited in each applicable section of this report, if applicable, are disclosed in this section.

- ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E1527-13
- Current USGS 7.5 Minute Topographic Map
- BBL Radius Map Report
- BBL Historical Tenant Report
- BBL Historical Sanborn Fire Insurance Maps
- BBL Historical Aerial Photographs
- Historical Topographic Map Series (USGS 7.5 minute)
- DTSC EnviroStor online database: http://www.envirostor.dtsc.ca.gov/public/
- DTSC HWTS online database: http://hwts.dtsc.ca.gov/report_search.cfm?id=5
- California Department of Conservation, Division of Oil, Gas & Geothermal Resources (DOGGR)
- Los Angeles County Office of the Assessor
- California Water Resources Control Board GeoTracker online database
- Los Angeles City Fire Department
- South Coast Air Quality Management District (SCAQMD)
- Los Angeles City Department of Building & Safety

FIGURE (1)

SITE LOCATION MAP

Figure (1) Subject Site Location Map

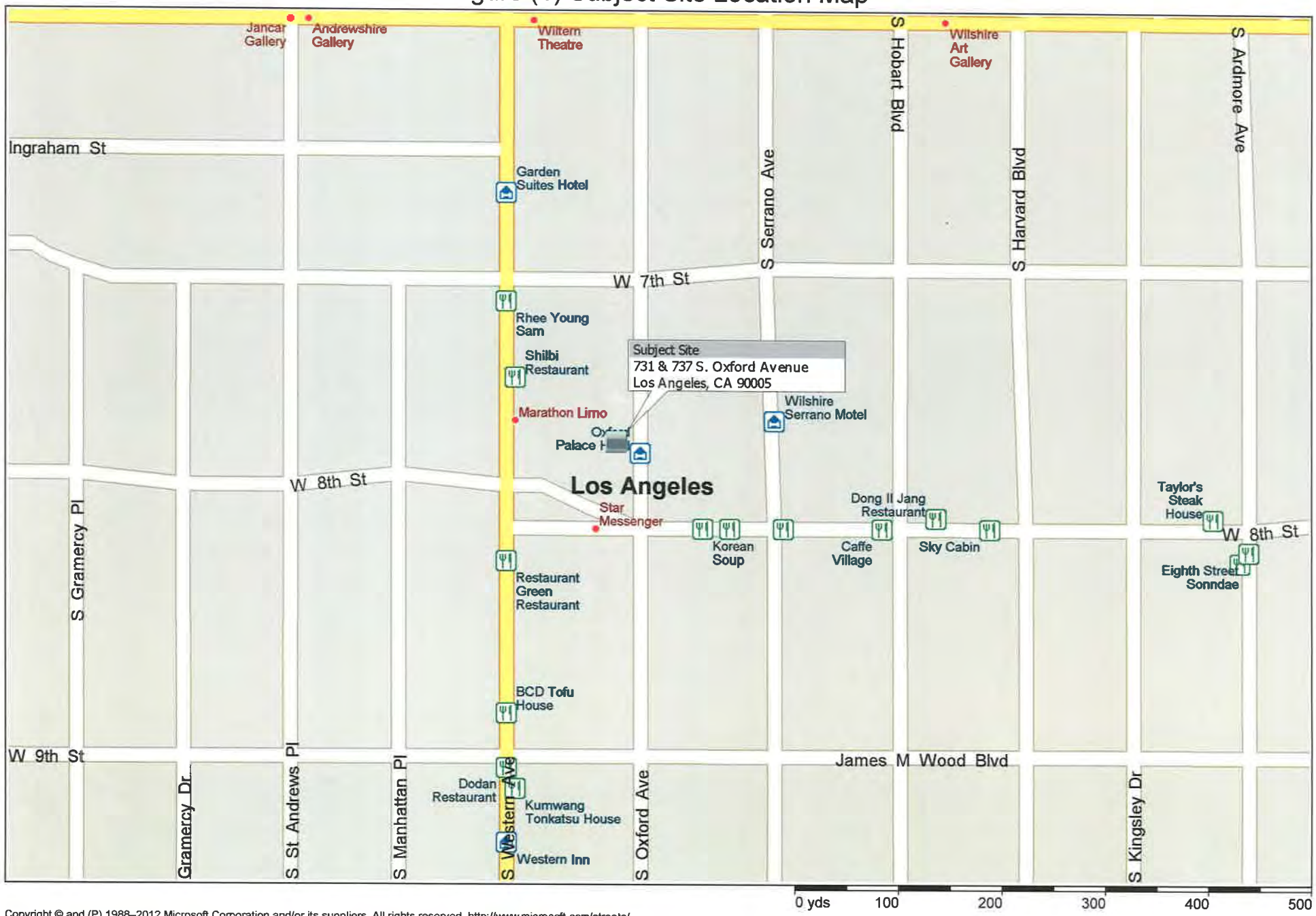
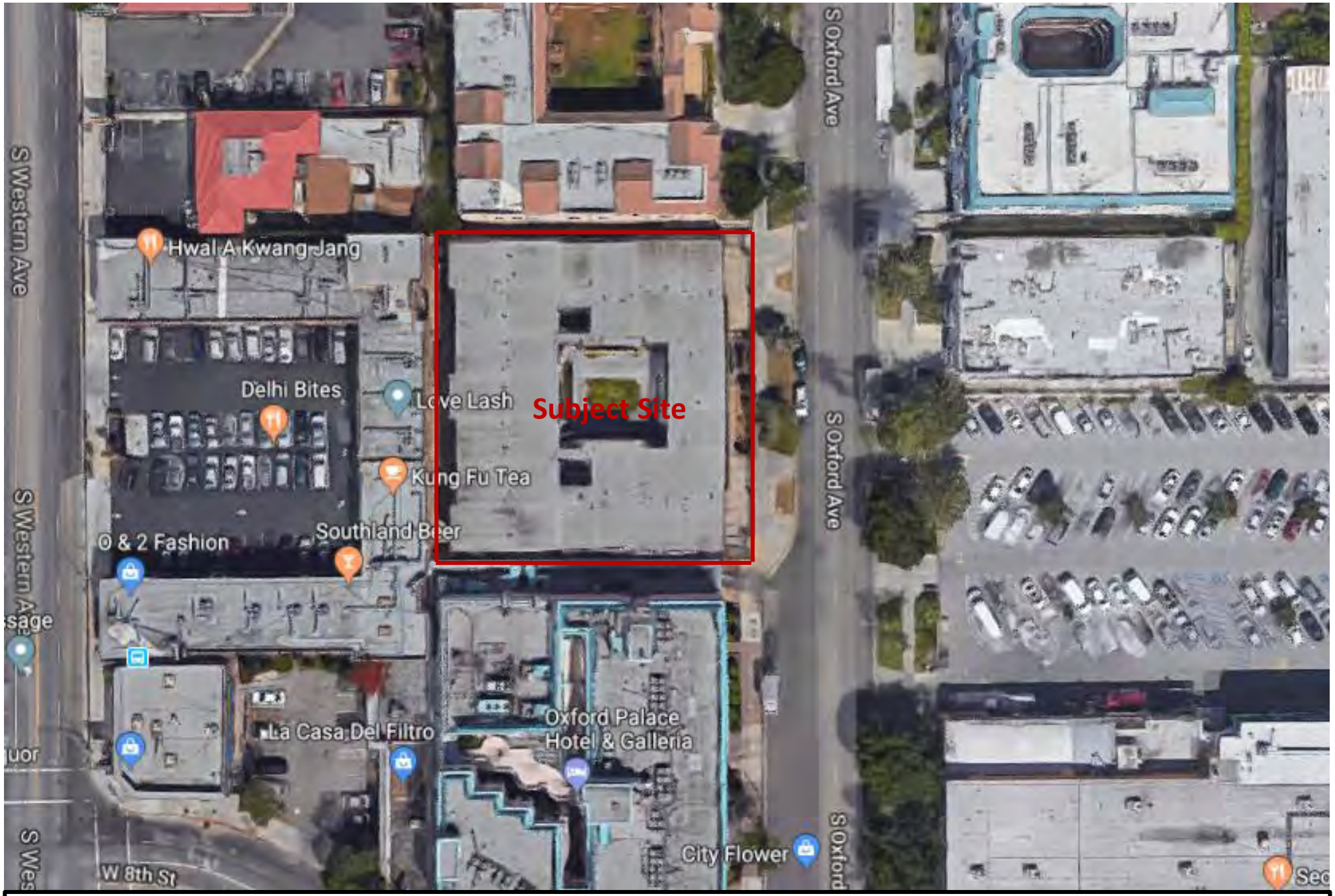


FIGURE (2)

SITE PLOT PLAN



Subject Site: 731 & 737 S. Oxford Avenue
Los Angeles, CA 90005

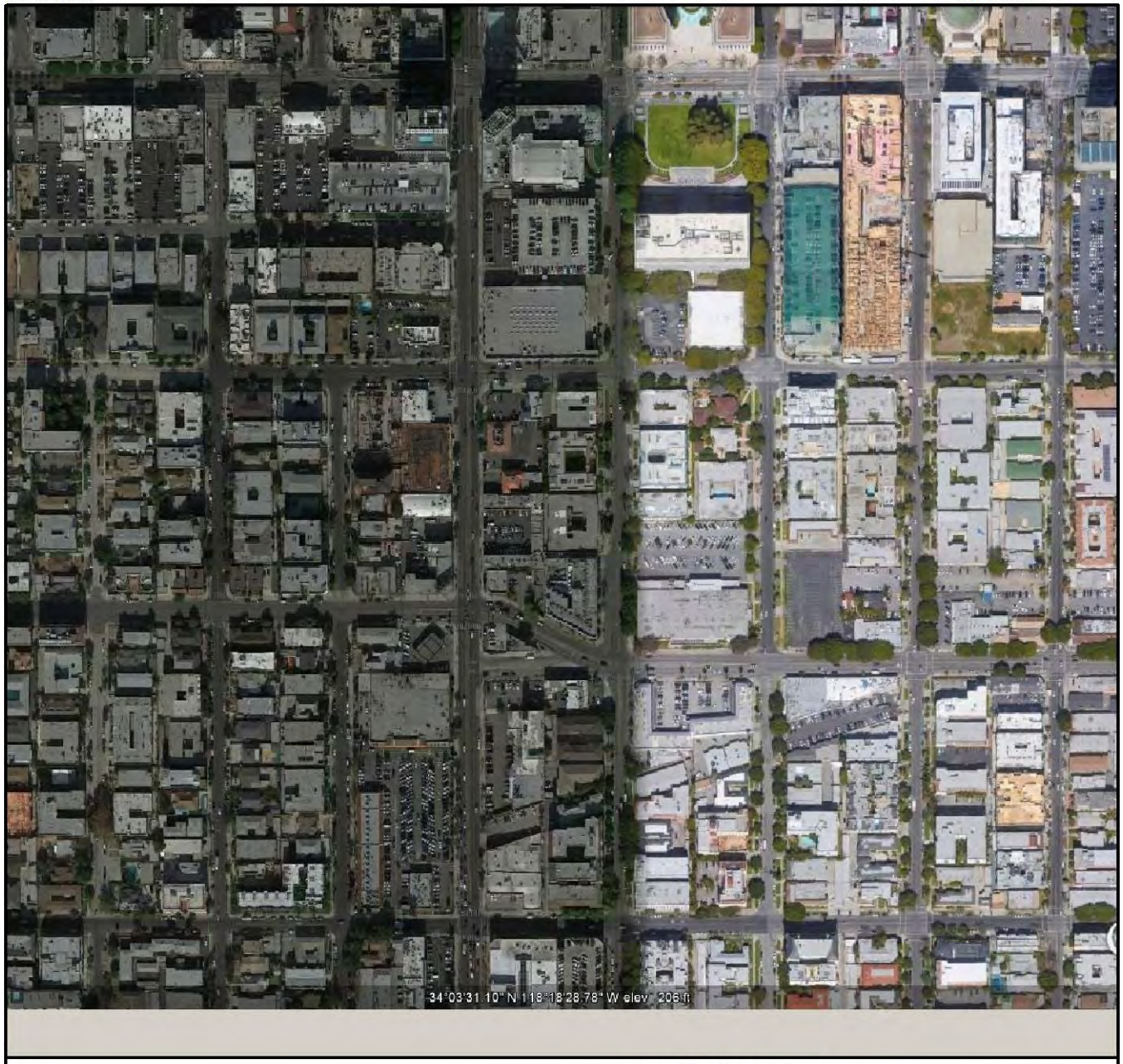
NOT TO SCALE

Figure (2) Subject Site Plot Plan

N

FIGURE (3)

AERIAL PHOTOMAP & TOPOGRAPHIC MAP



Scale: 1 inch to 500 feet

UTM North is straight up

Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

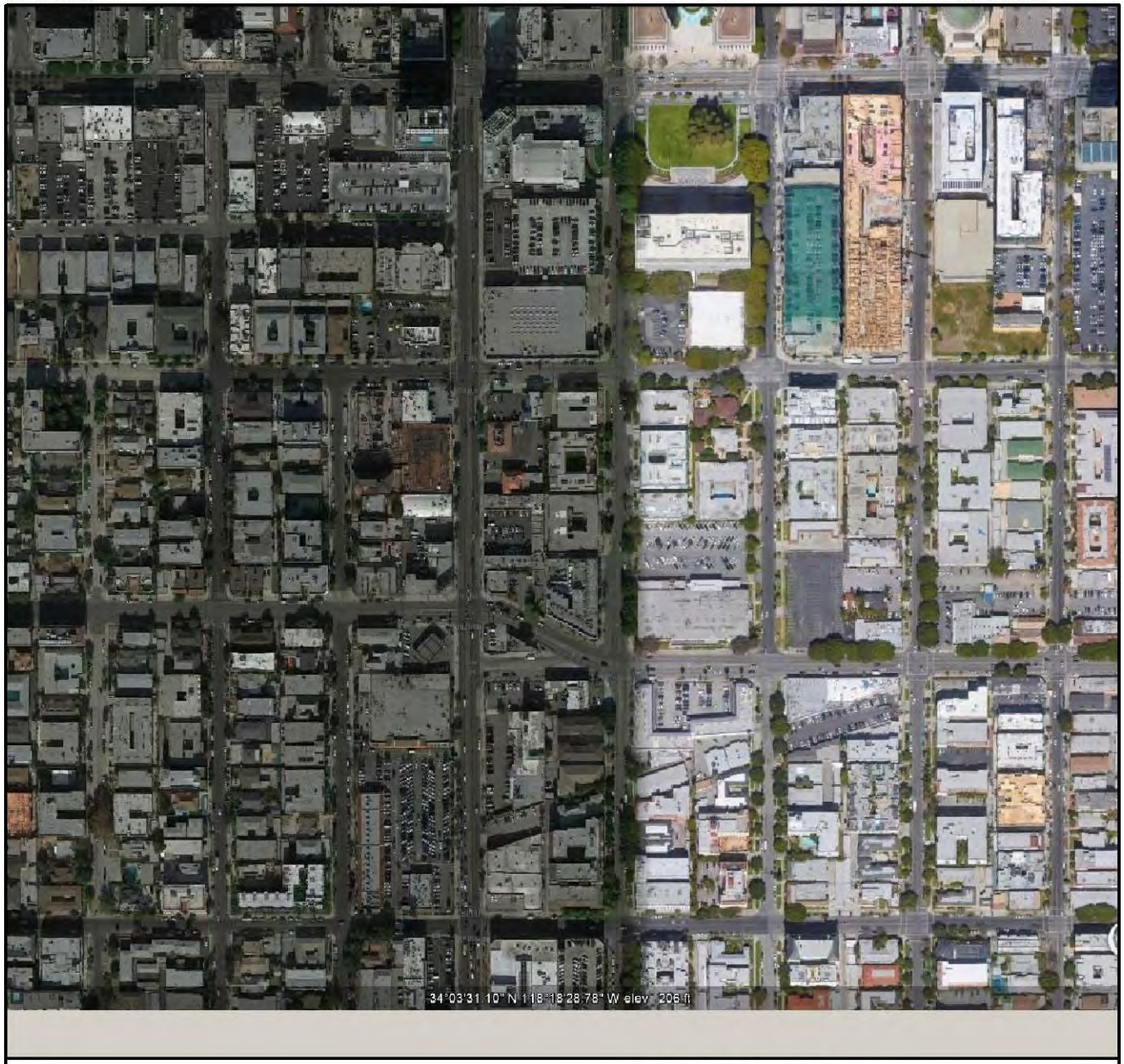
UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: Google Earth
Quadrangle:
Date: Recent
Film Type: Color

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES



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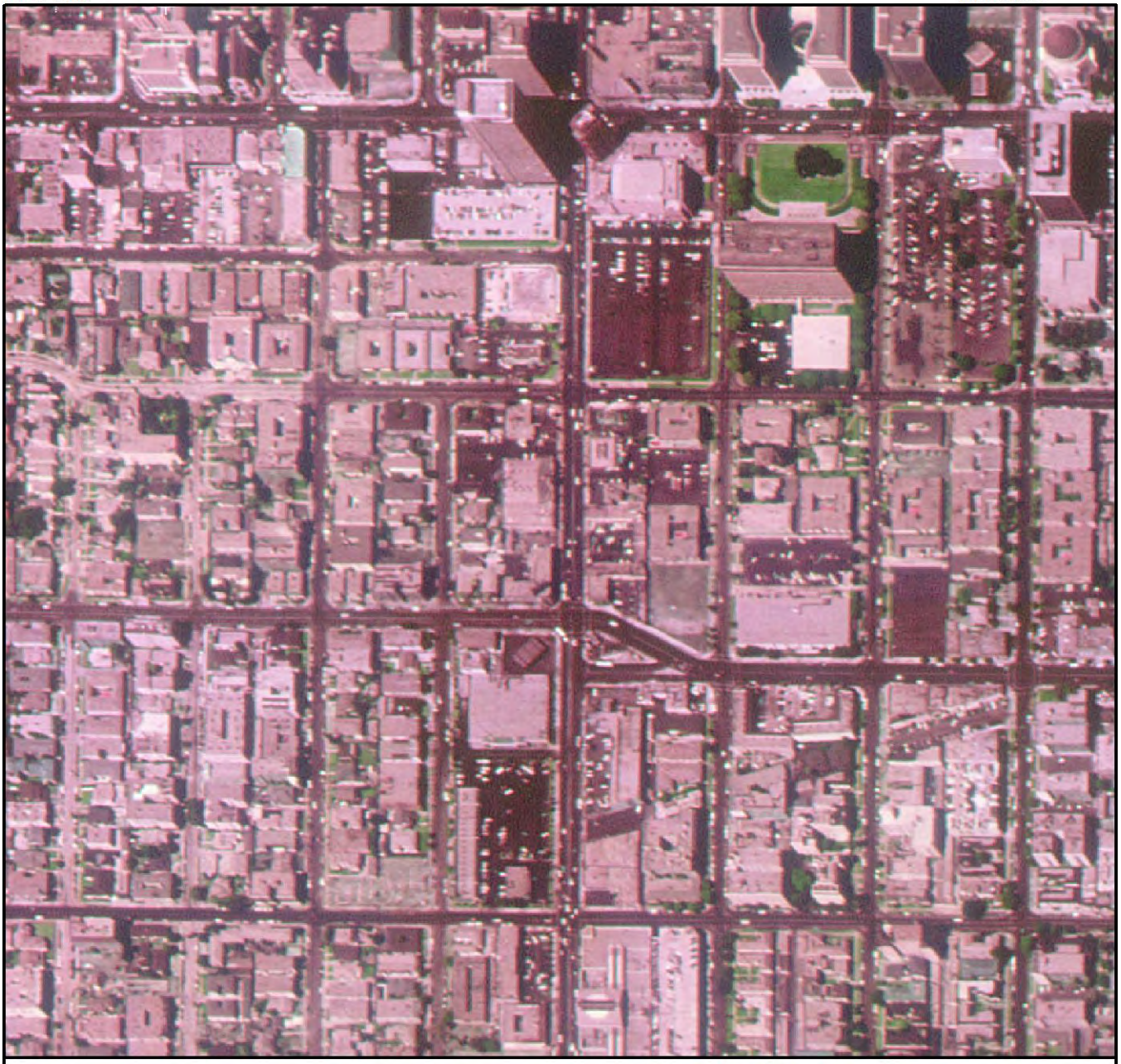


Scale: 1 inch to 400 feet

UTM North is straight up

Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: NAPP 1840-144
Quadrangle: HOLLYWOOD SE
Date: 1989 08 22
Film Type: "CIR film"

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES

Scale: 1 inch to 400 feet

UTM North is straight up

Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

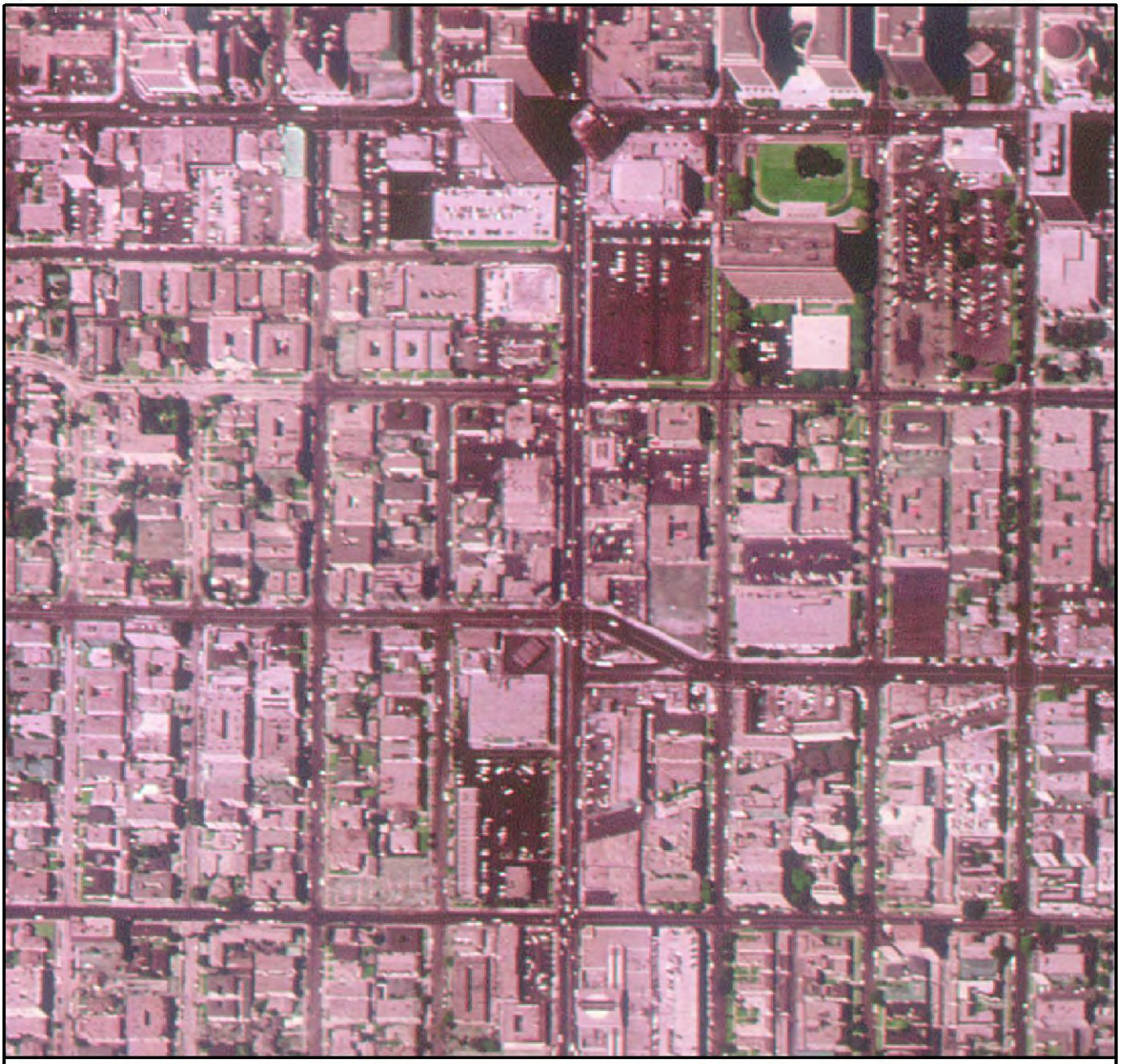
UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: NAPP 6858 50
Quadrangle: HOLLYWOOD SE
Date: 1994 05 31
Film Type: "BLACK AND WHITE FILM"

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES



Scale: 1 inch to 400 feet

UTM North is straight up

Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: NAPP 1840-144
Quadrangle: HOLLYWOOD SE
Date: 1989 08 22
Film Type: "CIR film"

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES

Scale: 1 inch to 500 feet

Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: BSS 35 063
Quadrangle:
Date: 11/05/80
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES

Scale: 1 inch to 500 feet

Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: AR1VEZS00010211
Quadrangle:
Date: 10/20/80
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES

Scale: 1 inch to 800 feet

Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: VCYY00020119
Quadrangle:
Date: 10/25/1972
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES

Scale: 1 inch to 500 feet

Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: M684290V7-131
Quadrangle:
Date: 09/13/1968
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES

Scale: 1 inch to 500 feet

Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: VAWW1192
Quadrangle:
Date: 07/28/1964
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES

Scale: 1 inch to 500 feet

Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: VP 18-31
Quadrangle:
Date: 08/02/1952
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES

Scale: 1 inch to 500 feet

Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

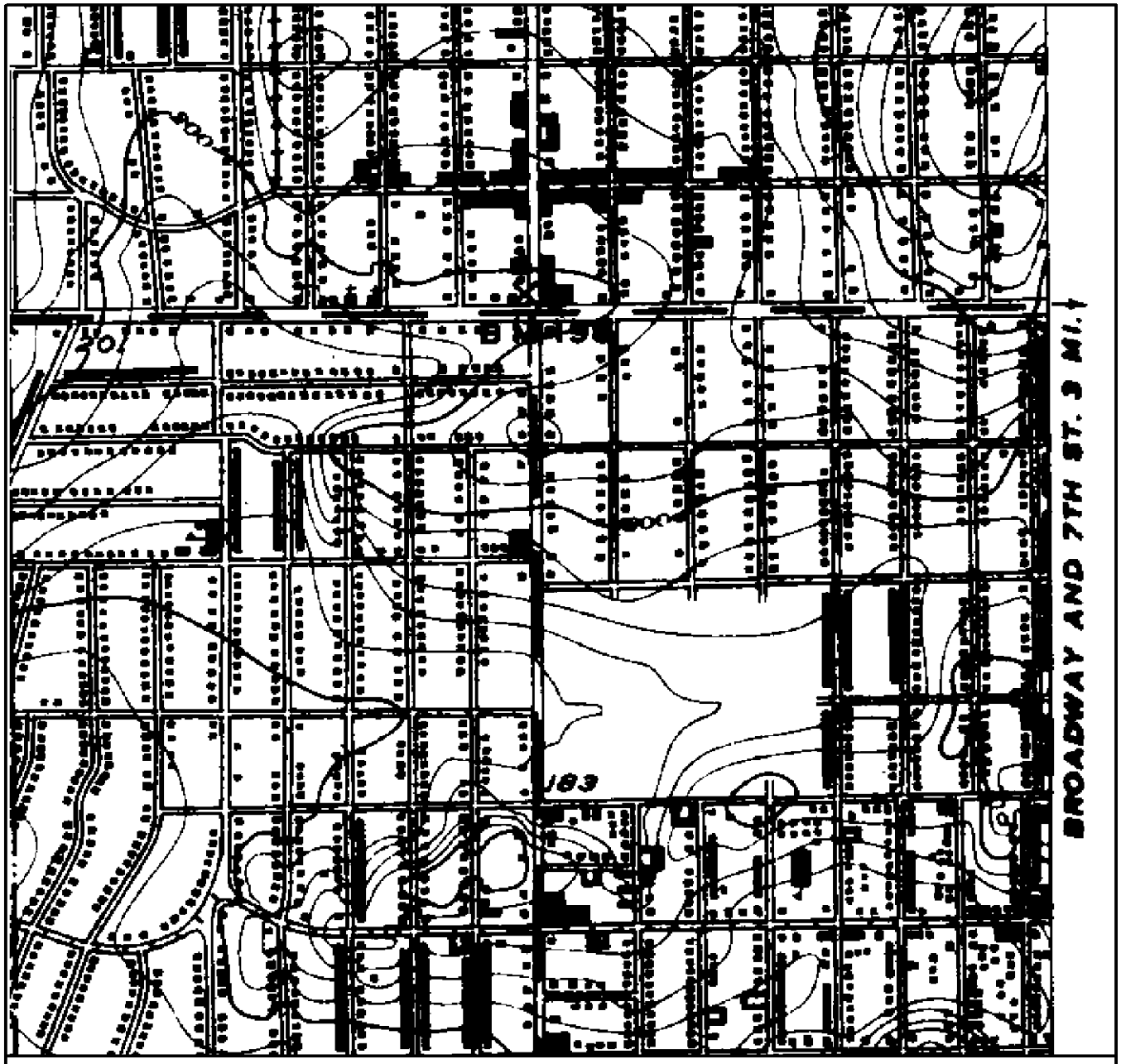
UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: HD 1-178
Quadrangle:
Date: 07/10/1948
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES



Scale: 1 inch to 800 feet

Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

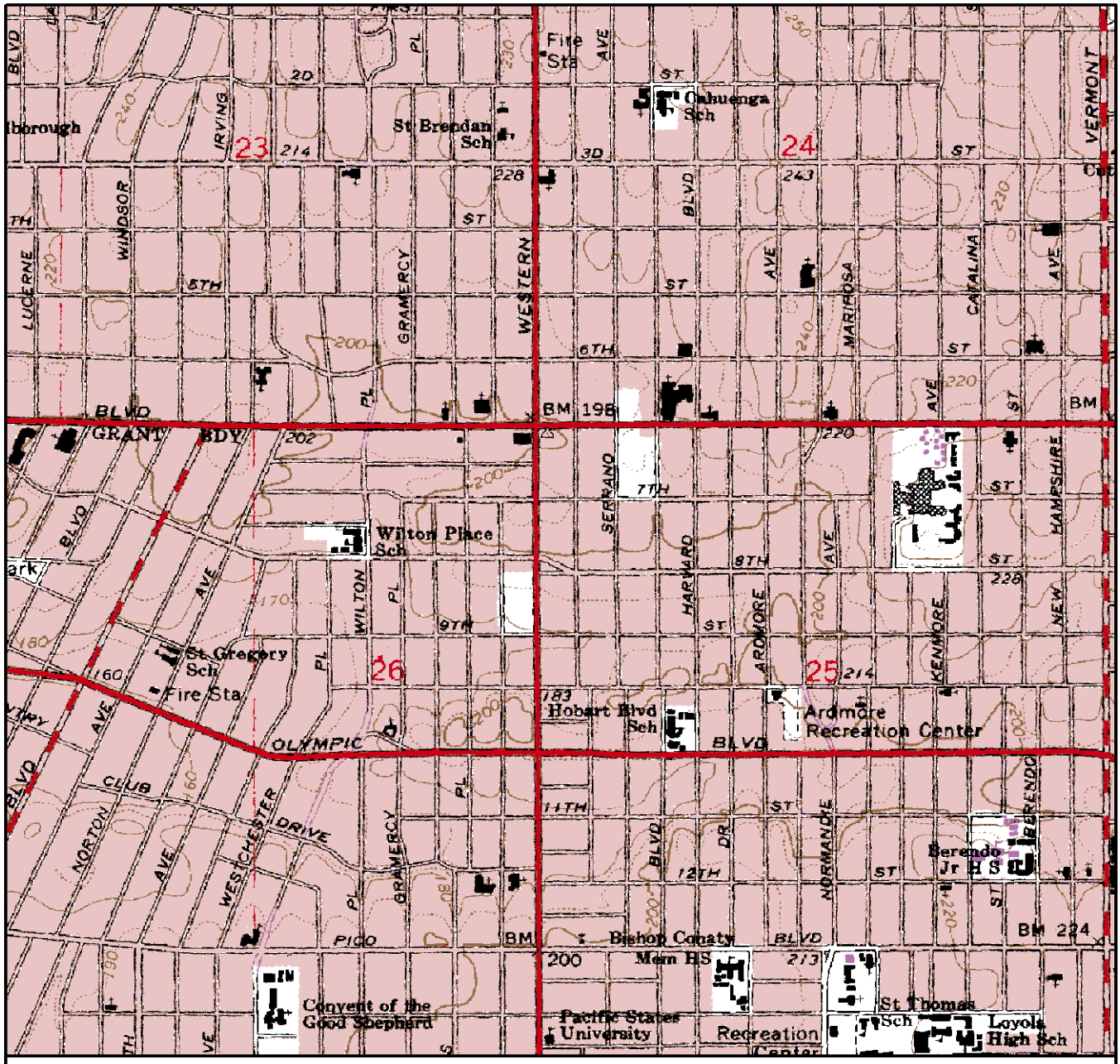
UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: 4 HOLLYWOOD, CA
Quadrangle:
Date: 1926
Film Type: Black & White

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES



Longitude: -118° 18' 29.7"
Latitude: 34° 3' 31.5"

UTM Easting: 379263 meters
UTM Northing: 3769249 meters
UTM Zone: NAD 11

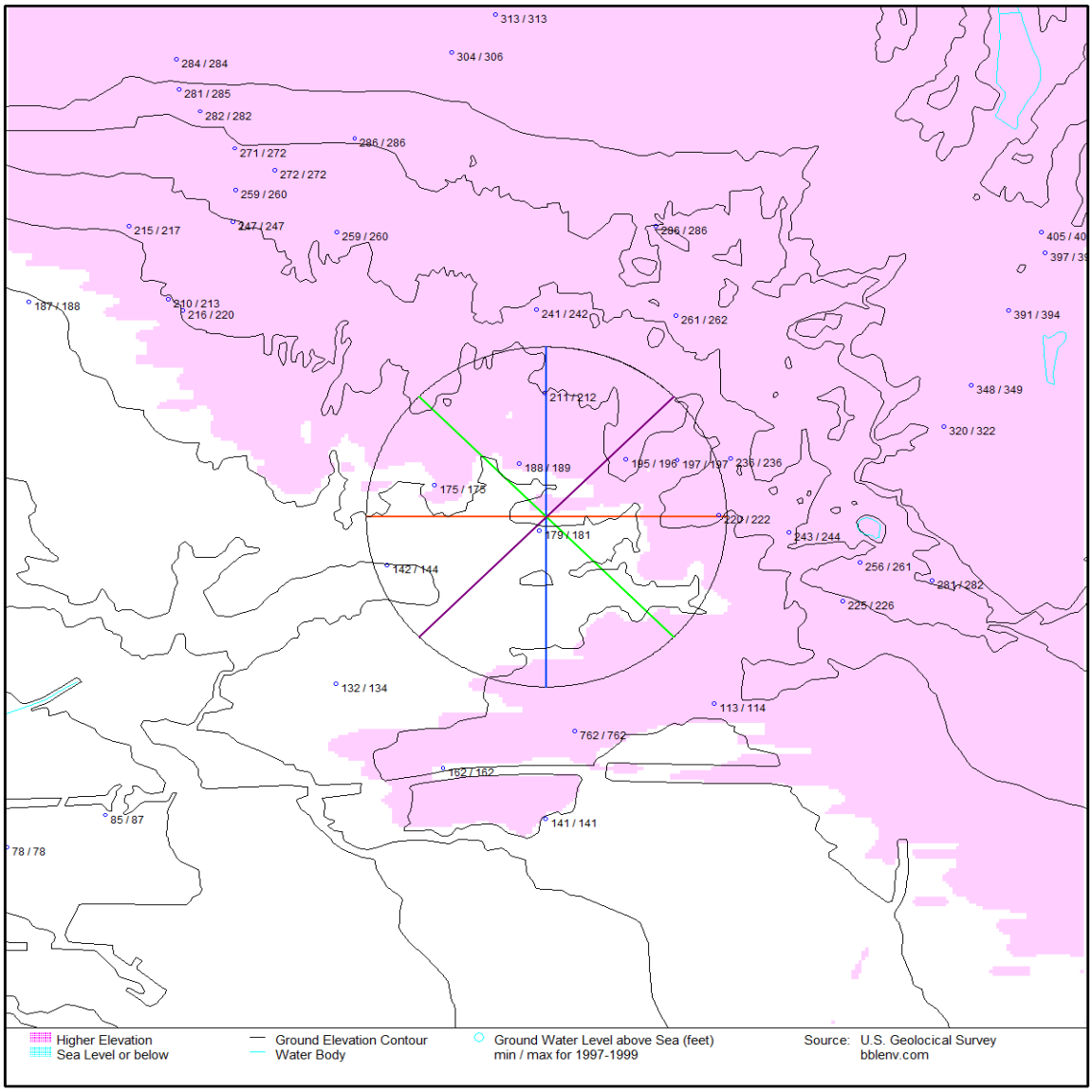
County: LOS ANGELES

AREA RADON ESTIMATES
LOS ANGELES County (69 sites tested)

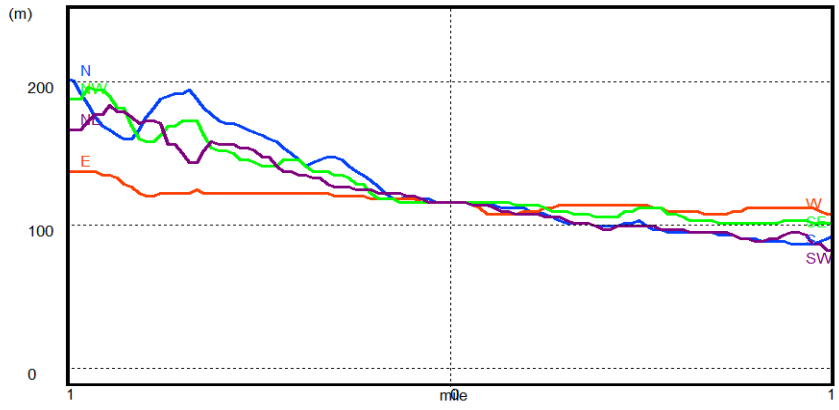
<2	pCi/L	92.8%
2-4	pCi/L	5.8 %
4-8	pCi/L	1.4 %
8-20	pCi/L	0.0 %
20 >	pCi/L	0.0%

Source: U.S. Dept of Interior, Geological Survey
HOLLYWOOD, CA 1994

TOPOGRAPHIC MAP OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES



Elevation Contour overview map (6*6 mile)



Elevation Profiles (±1 mile)

CONTOUR DATA IN THE VICINITY OF THE SUBJECT SITE LOCATED AT
731 & 737 S. OXFORD AVENUE, LOS ANGELES

APPENDIX A

SITE PHOTOGRAPHS

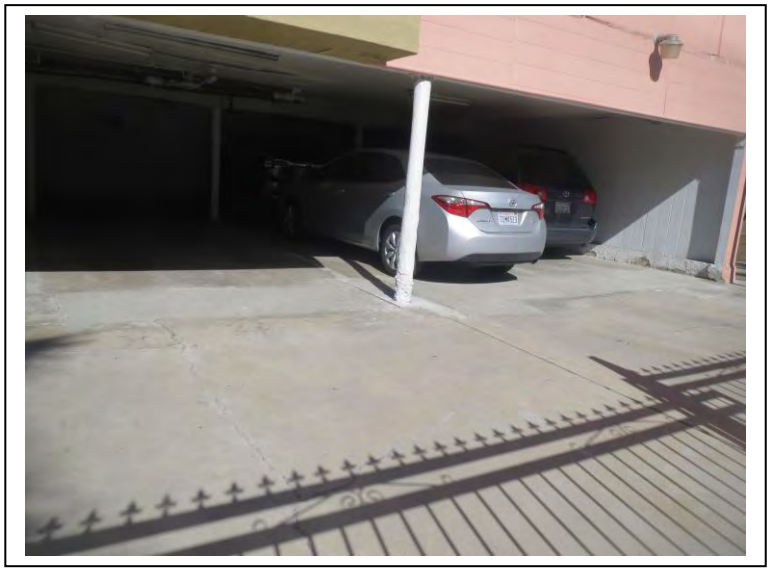
PHOTOGRAPHS OF THE SUBJECT SITE
731 & 737 South Oxford Avenue, Los Angeles, California 90005

Picture (1). Subject Site Facing Southeast

Picture (2). Subject Site Facing East

PHOTOGRAPHS OF THE SUBJECT SITE
731 & 737 South Oxford Avenue, Los Angeles, California 90005

Picture (3). Subject Site Facing Northeast



Picture (4). Concrete Paved Parking Area

PHOTOGRAPHS OF THE SUBJECT SITE
731 & 737 South Oxford Avenue, Los Angeles, California 90005

Picture (5). Northern Adjacent Property (Residential / 715-723 S. Oxford Avenue)

Picture (6). Eastern Adjacent Property Across Oxford Avenue (Residential / 730 S. Oxford Avenue)

PHOTOGRAPHS OF THE SUBJECT SITE
731 & 737 South Oxford Avenue, Los Angeles, California 90005

Picture (7). Eastern Adjacent Property Across Oxford Avenue (Asphalt Paved Parking Area / 736 S. Oxford Avenue)

Picture (8). Southern Adjacent Property ("Oxford Palace Hotel & Galleria" / 745 S. Oxford Avenue)

PHOTOGRAPHS OF THE SUBJECT SITE
731 & 737 South Oxford Avenue, Los Angeles, California 90005

Picture (9). Western Adjacent Property ("Heyman Center" / 730-740 S. Western Avenue)

APPENDIX B

DATABASE REPORT

ENVIRONMENTAL RECORD SEARCH

for the site

PHASR I ESA

731 & 737 S. OXFORD AVENUE, LOS ANGELES CA

performed for

GIC WEECO

04-10-2018

444 S CEDROS AVE, SUITE 200 SOLANA BEACH CA 92075 858 793-0641 www.bblenv.com

BBL ENVIRONMENTAL INFORMATION

INTRODUCTION

This document, prepared in accordance with ASTM Standard E-1527-13 and 40 CFR 312.26; Reviews of Federal, State, Tribal, and local government records on 04-10-2018 at the request of GIC WEECO, reports the findings of BBL's investigation of environmental concerns in the vicinity of 731 & 737 S. OXFORD AVENUE, LOS ANGELES CA.

A total of 199 records were identified, representing 138 separate sites. None of these records relates to the subject site itself.

The identified sites are grouped into two separate categories - sites with known environmental concerns (37) and sites which have just operating permits (101).

The report is divided into the following segments:

- **Historical Occupant Table** - An overview of occupants at the subject site and adjacent.
- **Overview Table** - An overview of all the identified records of concern summarized by distance and source.
- **Topographic Map** - of the surrounding area of the subject site.
- **Contour Map** - of the surrounding area of the subject site.
- **Wetland Map** - of the surrounding area of the subject site.
- **Flood Risk Map** - of the surrounding area of the subject site.
- **Geological Hazards Map** - of the surrounding area of the subject site.
- **Present Aerial Photograph** - of the surrounding area of the subject site.
- **Historical Aerial Photographs** - of the surrounding area of the subject site.
- **Summary** - listing of the identified records grouped by site and in order of distance to the subject property grouped into the categories of sites with **Known Environmental Concerns** and **Operating Permits Only**.
- **Detailed Report** - describing the sources investigated and the resulting findings.
- **Fire Insurance Map** review - describing the area of the subject site.

SUBJECT SITE INFORMATION			
Address City Present Tenant	731 & 737 S. OXFORD AVENUE LOS ANGELES CA 90006 No Commercial Listing	County Latitude Longitude Easting Northing Zone	LOS ANGELES 34° 3' 32" 118° 18' 30" 379263m 3769249m 11

HISTORICAL RESEARCH

The purpose of this Historical Research is to establish prior land use by identifying the present and historical occupants (be it the owner or lessee) of the subject site,731 & 737 S. OXFORD AVENUE, LOS ANGELES and the neighboring addresses.

Occupant History

COMMERCIAL LISTING ONLY

2018	701 S OXFORD AVE	SOCRATES NIKOPOULOS-
	731 S OXFORD AVE	No Commercial Listings-
	745 S OXFORD AVE	AUTO GLASS SVC-
		C C DIAMONDS-
	745 S OXFORD AVE #2	ELITE GOLF USA-
	745 S OXFORD AVE	OXFORD GOLF & TENNIS-
		OXFORD PALACE HOTEL-
		U TO SHOP-
	745 S OXFORD AVE #1	WHITE HOUSE LIMOUSINE SVC-
	745 S OXFORD AVE #E	ZEN ART JEWELRY-
2016	701 S OXFORD AVE	SOCRATES NIKOPOULOS-
	715 S OXFORD AVE #310	DIAMANTE APPAREL INC-
	722 S OXFORD AVE #101	TOM JUNG SECURITY INC-
	731 S OXFORD AVE	No Commercial Listings-
	745 S OXFORD AVE	BACAM COUNSELING-
		C C DIAMONDS-
	745 S OXFORD AVE #2	ELITE GOLF USA-
	745 S OXFORD AVE	OXFORD GOLF & TENNIS-
		OXFORD PALACE HOTEL-
		SHIN CYONG EUN-
		U TO SHOP-
	745 S OXFORD AVE #1	WHITE HOUSE LIMOUSINE SVC-
	745 S OXFORD AVE #E	ZEN ART JEWELRY-
2014	731 S OXFORD AVE	No Commercial Listings-
	737 S OXFORD AVE #14	ALPHA PLUMBING-
	737 S OXFORD AVE #25	MILLENNIUM CARD SVC-
	745 S OXFORD AVE	CRESUMER USA INC-
		ELEC, ACU-
	745 S OXFORD AVE #2	ELITE GOLF USA-
	745 S OXFORD AVE	GIO-
		OXFORD GOLF & TENNIS-
		OXFORD PALACE HOTEL-
	745 S OXFORD AVE #1	WHITE HOUSE LIMOUSINE SVC-
	745 S OXFORD AVE #E	ZEN ART JEWELRY-
2012	715 S OXFORD AVE	BUSINESS K5 INVESTMENT-
	715 S OXFORD AVE #108	JMS ELECTRIC-
	715 S OXFORD AVE #A	WIZDEX CORP-
	722 S OXFORD AVE #302	GLO DK INC-
	722 S OXFORD AVE #104	J Y CONSTRUCTION MGMT INC-
	731 S OXFORD AVE	No Commercial Listings-
	737 S OXFORD AVE #14	ALPHA PLUMBING-
	737 S OXFORD AVE #25	MILLENNIUM CARD SVC-
	745 S OXFORD AVE	ELEC, ACU-

	745 S OXFORD AVE #2	ELITE GOLF USA-
	745 S OXFORD AVE	GIO-
		OXFORD GOLF & TENNIS-
		OXFORD PALACE HOTEL-
		USHOP PLUS-
	745 S OXFORD AVE #1	WHITE HOUSE LIMOUSINE SVC-
2010	730 S OXFORD AVE	BEACH TERRACE-
	731 S OXFORD AVE	No Commercial Listings-
	737 S OXFORD AVE #14	ALPHA PLUMBING-
	737 S OXFORD AVE #25	MILLENNIUM CARD SVC-
	745 S OXFORD AVE	BNH DESIGN PLUS-
		C C DIAMONDS-
		ELEC, ACU-
	745 S OXFORD AVE #2	ELITE GOLF USA-
	745 S OXFORD AVE	GIO-
		OXFORD GOLF & TENNIS-
		OXFORD PALACE HOTEL-
	745 S OXFORD AVE #1	WHITE HOUSE LIMOUSINE SVC-
2008	715 S OXFORD AVE #302	HOME MAX-
	730 S OXFORD AVE	BEACH TERRACE-
	730 S OXFORD AVE #204	HABIS 9880-
	731 S OXFORD AVE	No Commercial Listings-
	737 S OXFORD AVE #14	ALPHA PLUMBING-
	737 S OXFORD AVE #25	MILLENNIUM CARD SVC-
	745 S OXFORD AVE	C C DIAMONDS-
		ELEC, ACU-
	745 S OXFORD AVE #2	ELITE GOLF USA-
	745 S OXFORD AVE	GIO-
		OXFORD GIFT SHOP-
		OXFORD GOLF & TENNIS-
		OXFORD PALACE HOTEL-
	745 S OXFORD AVE #1	WHITE HOUSE LIMOUSINE SVC-
2006	701 S OXFORD AVE	ALPHA PROPERTY MANAGEMENT-
	708 S OXFORD AVE	HUNT TO WORLD-
	708 S OXFORD AVE #8	HUNT WORLD TRADING-
	714 S OXFORD AVE	OXFORD HEALTH CTR-
	715 S OXFORD AVE #302	HOME MAX-
	730 S OXFORD AVE	BEACH TERRACE-
		WORLD HEALTH & HEALING CTR-
	731 S OXFORD AVE	No Commercial Listings-
	737 S OXFORD AVE #14	ALPHA PLUMBING-
	737 S OXFORD AVE #25	MILLENNIUM CARD SVC-
	745 S OXFORD AVE	CANAAN JEWELRY-
		OXFORD GIFT SHOP-
		OXFORD GOLF & TENNIS-
		OXFORD PALACE HOTEL-
	745 S OXFORD AVE #1	WHITE HOUSE LIMOUSINE SVC-
2004	701 S OXFORD AVE	ALPHA PROPERTY MANAGEMENT-
	714 S OXFORD AVE	OXFORD HEALTH CTR-
	730 S OXFORD AVE	BEACH TERRACE-
		WORLD HEALTH & HEALING CTR-
	731 S OXFORD AVE	No Commercial Listings-
	737 S OXFORD AVE #14	ALPHA PLUMBING-
	745 S OXFORD AVE	MIRAGE INTERNATL-
		OXFORD GIFT SHOP-
		OXFORD GOLF & TENNIS-
		OXFORD PALACE HOTEL-
		VENEZIA HANDBAGS-
	745 S OXFORD AVE #1	WHITE HOUSE LIMOUSINE SVC-
2000	714 S OXFORD AVE	OXFORD HEALTH CTR-
	722 S OXFORD AVE	CRYSTAL PRINTING-
	730 S OXFORD AVE #202	TAMMY CLUB-
	731 S OXFORD AVE	No Commercial Listings-
	745 S OXFORD AVE	ASIAN GEM & X HAWAII JEWELRY-
		FIRENZE HANDBAGS-
		MIRAGE INTERNATL-
		OXFORD GIFT SHOP-
		OXFORD GOLF & TENNIS-
		OXFORD PALACE HOTEL-

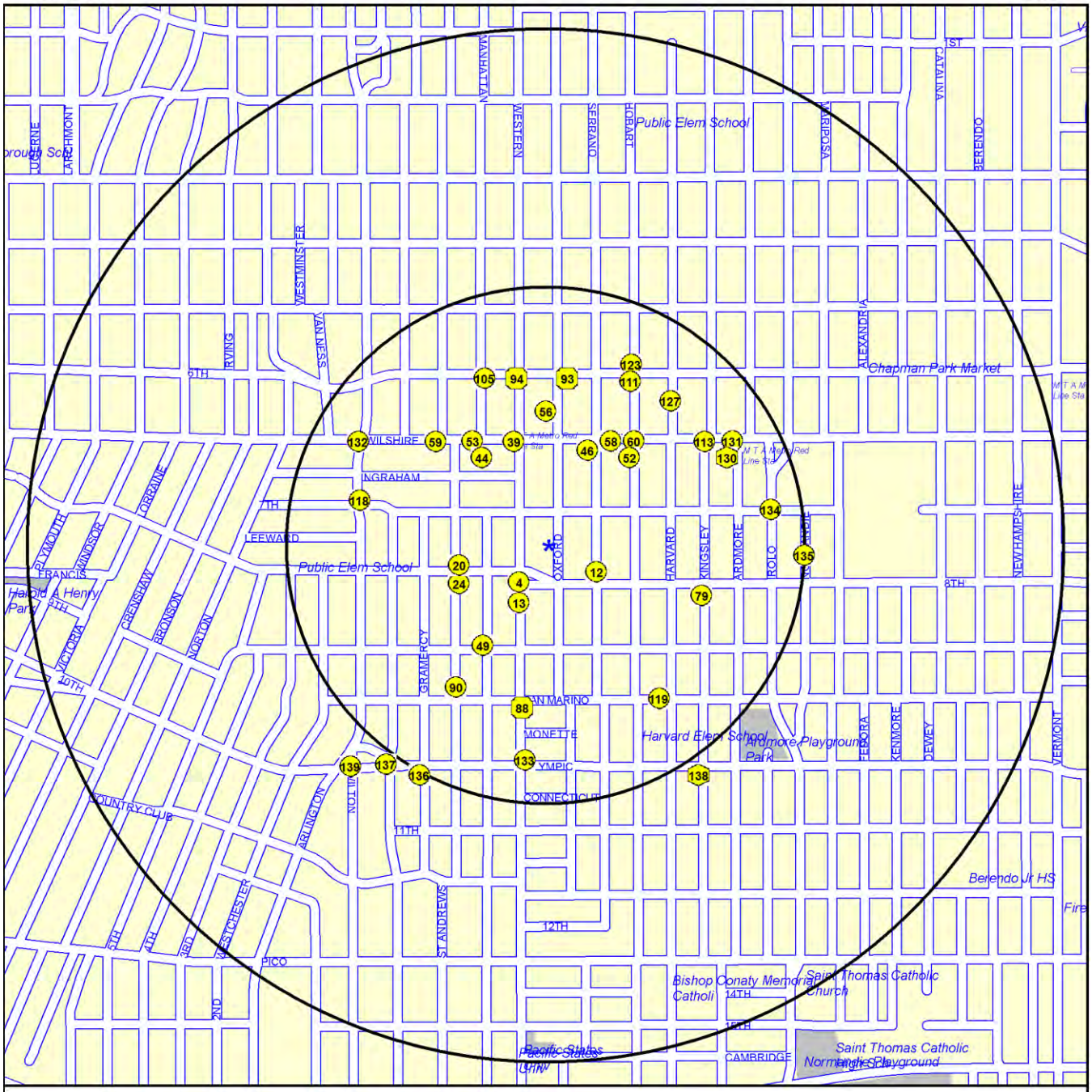
		WHITE HOUSE LIMOUSINE-
1998	714 S OXFORD AVE	OXFORD HEALTH CTR-
	722 S OXFORD AVE	CRYSTAL PRINTING-
	731 S OXFORD AVE	No Commercial Listings-
	745 S OXFORD AVE	FIRENZE HANDBAGS-
		OXFORD GIFT SHOP-
		OXFORD GOLF & TENNIS-
		OXFORD JEWELRY-
		OXFORD MINK-
		OXFORD PALACE HOTEL-
		WHITE HOUSE LIMOUSINE-
1994	715 S OXFORD AVE	STAR MAINTENANCE-
	722 S OXFORD AVE	CRYSTAL PRINTING-
	731 S OXFORD AVE	No Commercial Listings-
	745 S OXFORD AVE	FIRENZE HANDBAGS-
		OXFORD GIFT SHOP-
		OXFORD GOLF & TENNIS-
		OXFORD JEWELRY-
		OXFORD MINK-
		OXFORD PALACE HOTEL-
		WHITE HOUSE LIMOUSINE-

REGULATORY RECORDS RESEARCH

The purpose of this Regulatory Records Research is to establish potential environmental issues at the subject site and adjacent properties in accordance with the Active ASTM Standard E-1527-13 record review requirements and 40 CFR 312.26 Compliant; Reviews of Federal, State, Tribal, and local government records.

REGULATORY RECORDS SUMMARY										
Environmental Concerns	**Pg #**	**Search Dist**	**Site**	**< 1/8**	**1/8-1/4**	**1/4-1/2**	**1/2-1/1**	**area**	**un kwn**	**total**
National Priority List	26	1 mile								
SEMS (CERCLIS)	26	1/2 mile								
NFRAP	26	1/2 mile								
Federal Facilities	27	1/2 mile								
Emergency Response Notification System	27	1/4 mile		1	1	2				4
Hazardous Material Incident Report System	28	subject								
Targeted Brownfields Assessments	28	1/2 mile								
Site Enforcement Tracking System	29	1/2 mile				2				2
Enforcement Docket (DOCKET/CDETS)	29	1/4 mile			1					1
C-Docket	29	1/4 mile								
Integrated Compliance Information System	30	1/2 mile			2	1				3
CORRACTS	31	1 mile								
RCRA - TSD Facilities	31	1/2 mile								
Clandestine Drug Laboratories	31	1/2 mile								
Indian LUST/VCP/UST	32	1/2 mile								
Federal Lead	32	1 mile								
State Response	32	1/2 mile								
Voluntary Cleanup Program	32	1/2 mile								
Properties Needing Further Evaluation	32	1/2 mile								
Military Evaluation Sites	33	1/2 mile								
Expedited Remedial Action	33	1/2 mile								
Border Zone	33	1/2 mile								
School Property Evaluation Program	33	1/4 mile		2	2	3				7
SMBRPD Land Use Restrictions	37	1/2 mile								
HWMP Deed/Land Use Restrictions	37	1/2 mile								
Corrective Action	37	1/2 mile								
Historical Sites	38	1/2 mile								
CALSITES - No Further Action	38	1/4 mile		1	1	3				5
Cortese	39	1/2 mile								
Leaking Underground Storage Tanks	39	1/2 mile		2	4	6	3			15
Solid Waste Information System	125	1 mile				1				1
Well Investigation Program	126	1 mile								
Drinking Water Program	126	1/2 mile								
Toxic Releases	126	1/2 mile			1					1
Land Disposal Sites	126	1/2 mile								
Toxic Pits	126	1 mile								
Solid Waste Assessment Test	127	1 mile					1			1
Environmental Concern References				6	12	18	4			40
Environmental Concern Sites				5	10	18	4			37
Operating Permits										
RCRA Generators	127	1/4 mile		9	10	10				29
SARA Title III,section 313 (TRIS)	127	1/4 mile								
Nuclear Regulatory Commission Licensees	128	1/4 mile								
PCB Waste Handlers Database	133	1/4 mile			1					1
Permit Compliance System (PCS)	133	1/4 mile			1					1
AIRS Facility System (AFS)	133	1/4 mile								
Section Seven Tracking System	133	1/4 mile								
FIFRA/TSCA tracking system	133	1/4 mile			2	2				4
Federal Facilities Information System (FFIS)	133	1/4 mile								
Chemicals in Commerce Information System	134	1/4 mile								
FINDS EPA Facility Index System	134	1/4 mile								
Hazardous Waste Information System	134	1/4 mile		24	44	44				112
Underground Storage Tanks	135	1/4 mile		4	6	2				12
Operating Permits References				37	64	58				159
Operating Permits Sites				22	38	41				101
Total References				**43**	**76**	**76**	**4**			**199**
Total Sites				**27**	**48**	**59**	**4**			**138**

* The classification by distance takes into consideration physical property sizes by assuming a standard size.



odd street numbers to the SE
1.8 inch to 1/2 mile (the circles do not include any buffer zone)

ENVIRONMENTAL CONCERNS - HIGH PRIORITY

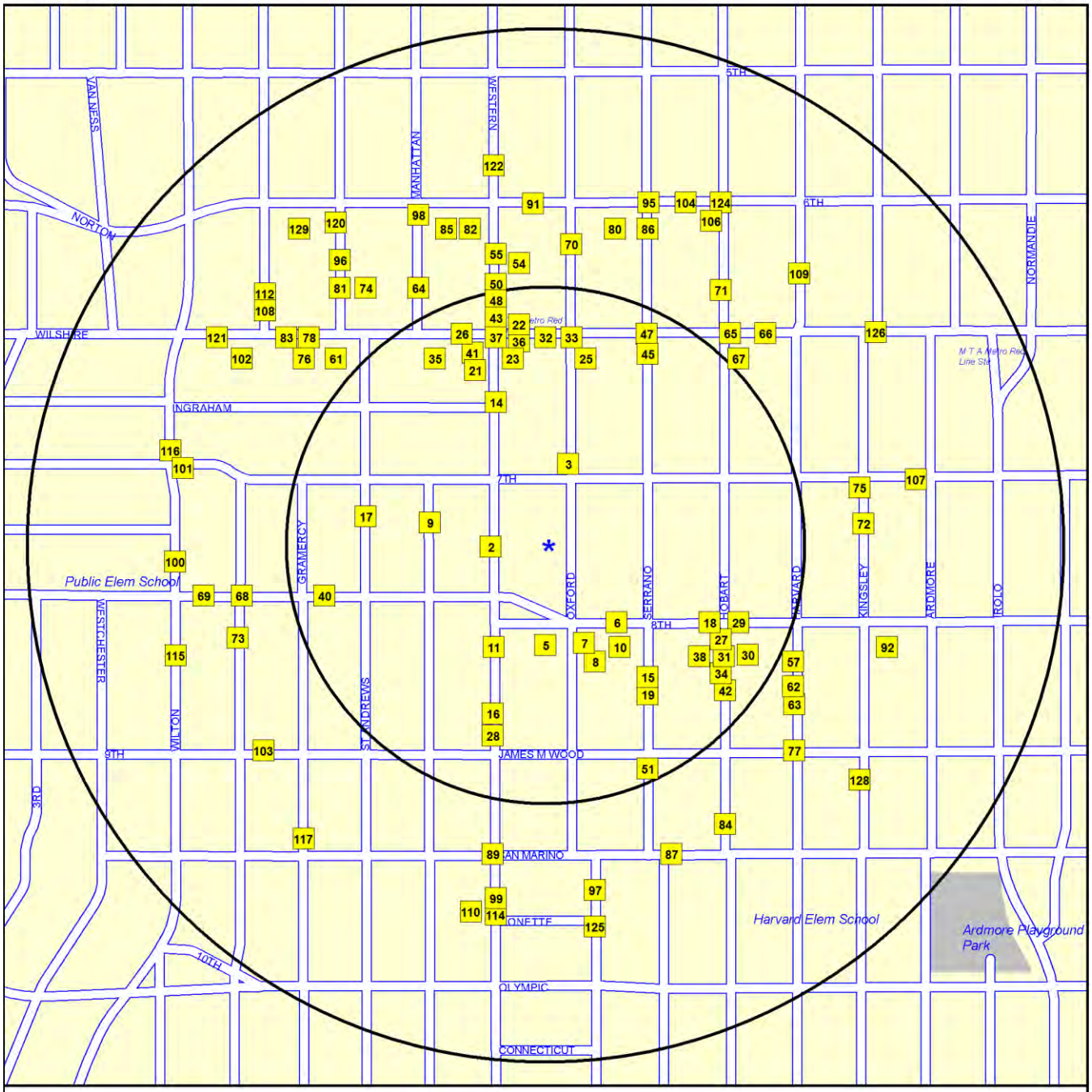
ENVIRONMENTAL CONCERNS

ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS'

OPERATING PERMITS ONLY

WATER WELLS

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH KNOWN ENVIRONMENTAL CONCERNS IN THE VICINITY
AT 731 & 737 S. OXFORD AVENUE, LOS ANGELES



APPROXIMATE LOCATION OF IDENTIFIED SITES WITH OPERATING PERMITS ONLY WITHIN HALF A MILE
AT 731 & 737 S. OXFORD AVENUE, LOS ANGELES

2. WESTERN CHIROPRACTIC CENTER
3. CITY OF LOS ANGELES DEPT PUBLI
4. 76 PRODUCTS STATION #0956
5. KIMBAL CLEANERS
6. CLINICA HUMANITARIA INC.
7. SEON H WHANG MD
8. MID-WILSHIRE CHIROPRACTIC
9. MANHATTAN DEVELOPMENT PARTNERS
10. PACIFIC BELL
11. TUNE UP MASTERS INC
12. HOBART/WILTON PRIMARY SCHOOL #
13. PAK'S WESTERN PLAZA LLC
14. RALPHS GROVERY COMPANY #16
15. SEGILMAN PROPERTIES
16. KIMS PHARMACY
17. HOME SAVINGS OF AMERICA
18. PRIN CLEANERS
19. JEFFERY MILLER
20. HOBART/WILTON PRIMARY SCHOOL N
21. EXXONMOBIL OIL CORPORATION 121
22. WILTERN ASSOCIATES
23. RAIL CONSTRUCTION CORP
24. APARTMENT BUILDING
25. STATE STREET BANK & TRUST
26. ORIGINAL 23 MINUTE PHOTO
27. COLDWELL BANKER
28. JOSE ESPADAS CHEVRON
29. ROBERT M LAWSON
30. CHARLES R WAGNER MD INC
31. HOBART INVESTMENT PARTNERS LLC
32. DR ROBERT LARNER
33. CVS PHARMACY NO 9660
34. PROJECTS WEST CORP
35. 1 HR PHOTOGENIC
36. WILTERN ASSOCIATES
37. WILSHIRE WESTERN CONDOS LLC
38. PROJECTS WEST CORP
39. KOREAN DRYCLEANERS & LAUNDRY
40. 748 GRAMERCY LLC
41. JMK ENVIRONMENTAL SOLUTIONS
42. PROJECTS WEST CORP
43. ORIGINAL 23 MINUTE PHOTO
44. TEXACO STATION (FORMER)
45. JAMISON SERVICES INC
46. UNOCAL
47. HAN,JANG,SON&SUN,DENTAL GROUP
48. WILL WEST INC
49. HOBART/WILTON PRIMARY SCHOOL #
50. LA COUNTY METROPOLITAN AUTHORI
51. DON MARC II LLC
52. ARCO #5355
53. BEGA TRADING COMPANY
54. LENORA HART
55. ELK LODGE
56. METRO LINES-SEGMENTS 2B & 3
57. HARVARD INVESTMENT GROUP, LLC
58. LINDER AND ASSOCIATES
59. JAMISON 3875 WILSHIRE, LLC.
60. BELMONT NEW ELEMENTARY SCHOOL
61. ST JAMES EPISCOPAL CHURCH
62. FREEMONT REGENCY
63. HARVARD APTS
64. MANHATTAN HOSING PARTNERS LP
65. ACCORD INTEREST
66. WILSHIRE BLVD TEMPLE
67. PROGENE INC DBA UNIVERSITY CHI
68. GRAMMERCY DR APARTMENTS
69. GRAMMERCY DR APARTMENTS
70. CENTRE PROPERTIES LIMITED
71. BELMONT NEW E S NO 9
72. KINGSLEY APARTMENTS
73. CHARLES HAN
74. MID WILSHIRE MANAGEMENT
75. PHJ PROPERTIES LLC
76. JAMESON PROPERTIES
77. 900 SOUTH HARVARD LLC
78. LANHS
79. KINGSLEY AUTOMOTIVE
80. LIKO PRINTING COMPANY
81. SAINT JAMES WILSHIRE ELEMENTAR
82. PHOTO GRAPHIC MEDICAL INC
83. WILSHIRE CENTER DENTAL GROUP
84. HOBART HEIGHTS APTS LP
85. PEACOCK CLEANERS
86. TOGUCHI & BARRON DDS INC
87. 420 PINE LTD PARTNERSHIP
88. DEAL PUBLICATIONS
89. KOREA TOWN PLAZA
90. HOBART/WILTON PRIMARY SCHOOL #
91. JEFF MELICHAR
92. KINGSLEY AUTO BODY
93. YODEX AND YODINE MEDICAL RESEA
94. GEORGE S. KRAUSE DENTAL LABORA
95. COSMO AUTO BODY SHOP
96. SAINT ANDREWS DEVELOPMENT CORP
97. OXFORD ASSOCIATES LLC
98. MADANG LLC
99. BYUNG W LEE DDS
100. L A U S D WILTON PL EL
101. KYCC
102. CONCORD CLEANERS
103. VILLA PARK MERRIDY
104. LOIS M FISHER TRUST FISHER PRO
105. 76 PRODUCTS STATION #3900
106. EMBO CLEANERS
107. WILSHIRE TOWER APT
108. CAPLAND, DON
109. LEE, CHONG & CINDY
110. HAN J PAK DDS
111. UNKNOWN
112. GREEN REALTY INC
113. WESTERN GEOGNOSTICS
114. DCHS MEDICAL FOUNDATION
115. ALLEN BERNSTEIN
116. KOREAN YOUTH CENTER
117. MORGAN MCMULLIN
118. HOBART/WILTON PRIMARY SCHOOL #
119. HOBART ELEMENTARY SCHOOL ADDIT
120. P AND L COLOR PRINTING
121. 7-ELEVEN #23393
122. WEST COAST SPECIALTY
123. FISHER PROPERTY
124. STEWART KETCHUM
125. HOME SAVINGS OF AMERICA
126. PARAMOUNT PLAZA INC
127. 610 S HARVARD BLVD
128. KINGSLEY APPT
129. CINDERELLA CLEANERS
130. CITY OF LOS ANGELES IDS (2136)
131. GETTY OIL CO.
132. UNOCAL #0932
133. MOBIL #18-LLR
134. MARK WILSHIRE APT TOWER
135. CENTURY INDUSTRIES
136. ROTEX DEVELOPMENT/TRANSAM CONS
137. ECONO LUBE-N-TUNE
138. KINGSLEY-OLYMPIC
139. FORMER UNICAL #1788

INDEX OF SITES LISTED BY MAP NUMBERS

KNOWN ENVIRONMENTAL CONCERNS

KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/4 MILE OF THE SUBJECT SITE

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
801 S WESTERN AVE	LOS ANGELES	76 PRODUCTS STATION #0956	LT		39	**4**	SW
		UNOCAL SVC STA #0956	RN		128		
		SERVICE STATION 0956	UT	87&A9	169		
		WESTERN 76 INC	HW		137		
		TOSCO CORPORATION, STATION #30	HW		136		
		TOSCO CORPORATION #30364	UT	2014	169		
		WESTERN 76 INC.	UT	2014	169		
		UNOCAL SVC STA #0956	HW		137		
SERRANO AVE & 8TH ST	LOS ANGELES	HOBART/WILTON PRIMARY SCHOOL #	SC		33	**12**	SE
833 S WESTERN AVE	LOS ANGELES	PAK'S WESTERN PLAZA LLC	LT	REM	61	**13**	SW
		PAKS WESTERN PLAZA, LLC	HW		138		
800 ST ANDREWS PL, EIGHT ST M,	LOS ANGELES	HOBART/WILTON PRIMARY SCHOOL N	SC		34	**20**	W
817 S ST ANDREWS PL	LOS ANGELES	APARTMENT BUILDING	ER		27	**24**	W
		LEEDS PROPERTIES INC	HW		140		
3807 WILSHIRE BLVD,#720	LOS ANGELES	KOREAN DRYCLEANERS & LAUNDRY	LT	NRA	61	**39**	N
3807 WILSHIRE BLVD	LOS ANGELES	KOREAN DRYCLEANERS & LAUNDRY	NT	INACT	126	**39**	N
		COSMETICS CONCEPTS, INC	AN	RED	38		
		WIL WEST, INC	HW		143		
		WILSHIRE CORP FINANCIAL	HW		143		
		WILSHIRE PARK	HW		143		
		WIL-WEST INC	HW		144		
3807 WILSHIRE BLVD, BLDG 314	LOS ANGELES	PIERCE NATIONAL LIFE INS CO	HW		144	**39**	N
3807 WILSHIRE BLVD	LOS ANGELES	WILSHIRE COURT FINANCIAL	HW		144	**39**	N
		PIERCE NATIONAL LIFE INS CO	RN	S	130		
3855 WILSHIRE BLVD	LOS ANGELES	TEXACO STATION (FORMER)	LT	CLSD	62	**44**	NW
		GEORGE ADAMIAN	UT	1998I	170		
		THE ALEXANDER HAAGEN CO	HW		146		
		ALEXANDER HAAGAN CO	HW		146		
3701 WILSHIRE BLVD, STE 800	LOS ANGELES	UNOCAL	ER		27	**46**	NE
3701 WILSHIRE BLVD, SUITE 800 *	LOS ANGELES	UNOCAL	ER		28	**46**	NE
3701 WILSHIRE BLVD, FL 6	LOS ANGELES	COLONNADE WILSHIRE CORP.	HW		146	**46**	NE
3701 WILSHIRE BLVD, 3701-3731	LOS ANGELES	COLONNADE WILSHIRE CORP	HW		146	**46**	NE
3701 WILSHIRE BLVD	LOS ANGELES	COLONNADE WILSHIRE CORP	HW		146	**46**	NE
3701 WILSHIRE BLVD,STE 101	LOS ANGELES	COLONNADE WILSHIRE CORP	HW		146	**46**	NE
3701 WILSHIRE BLVD, SU 850	LOS ANGELES	CENTER PROPERTIES	HW		146	**46**	NE
3701 WILSHIRE BLVD	LOS ANGELES	UNOCAL	HW		147	**46**	NE
3701 WILSHIRE BLVD, STE 830	LOS ANGELES	UNOCAL	RN	S	130	**46**	NE
3701 WILSHIRE BLVD,- 3731	LOS ANGELES	COLONNADE WILSHIRE CORP	HW		147	**46**	NE
9TH ST & SAINT ANDREWS PL, /MA	LOS ANGELES	HOBART/WILTON PRIMARY SCHOOL #	SC		34	**49**	SW
3675 WILSHIRE BLVD	LOS ANGELES	ARCO #5355	LT	CLSD	62	**52**	NE
		ARCO SERVICE STATION 5355	UT	2014	171		
		ARCO FACILITY NO 05355	RN	S	130		
		93149	UT	87&A9	171		
		BP WEST COAST PRODUCTS LLC 053	HW		148		
		BP WEST COAST PRODUCTS LLC 05	HW		149		
		ARCO PRODUCTS COMPANY	HW		149		
		PRESTIGE STATIONS INC #5144	HW		149		
3850 WILSHIRE BLVD	LOS ANGELES	BEGA TRADING COMPANY	IS		30	**53**	NW
		BEGA TRADING COMPANY	DO		29		
		BARDEN CORPORATION, THE	AN	RED	38		
		JAEKWAN PARK M.D.	HW		149		
		BEGA TRADING COMPANY	FT		134		
3850 WILSHIRE BLVD, #A	LOS ANGELES	WILSHIRE MAIL BOX & ETC	RN	S	131	**53**	NW
3850 WILSHIRE BLVD, # A	LOS ANGELES	WILSHIRE MAIL BOX & ETC	HW		149	**53**	NW

; ADDRESS		CITY	LOCATION	SOU-RCE	STA-TUS	PAGE	MAP LOC	DIR
	GREATER LOS ANGELES	LOS ANGELES	METRO LINES-SEGMENTS 2B & 3	IS		30	**56**	N
			LOS ANGELES COUNTY MTA	PC		134		
			METRO LINES-SEGMENTS 2B & 3	PC		134		
3699	WILSHIRE BLVD	LOS ANGELES	LINDER AND ASSOCIATES	IS		30	**58**	NE
			3699 WILSHIRE LLC	HW		150		
			3699 WILSHIRE LLC	HW		150		
			JAIMISON PROPERTIES	HW		150		
			JAIMISON PROPERTY MNGT	HW		150		
			WILSHIRE-SERRANO BLDG	HW		150		
3699	WILSHIRE BLVD, STE 880	LOS ANGELES	3699 WILSHIRE LLC	HW		150	**58**	NE
3699	WILSHIRE BLVD	LOS ANGELES	WILSHIRE-SERRANO BLDG	HW		150	**58**	NE
			O E F INC	RN	S	131		
			O E F INC	FT		135		
			OEF, INC.	PB		133		
3875	WILSHIRE BLVD	LOS ANGELES	JAMISON 3875 WILSHIRE, LLC.	LT	CLSD	67	**59**	NW
			JAMISON 3875 WILSHIRE LLC	HW		151		
			WINSTONT MILLET	HW		151		
			ALL AROUND TIRE & BRAKE	HW		151		
3875	WILSHIRE BLVD,#1104	LOS ANGELES	EMIL MAKAR DDS	HW		151	**59**	NW
3875	WILSHIRE BLVD	LOS ANGELES	3875 WILSHIRE CO	HW		151	**59**	NW
			GINA FAIGAO BARRAMEDA DMD, INC	HW		151		
3875	WILSHIRE BLVD,BLDG 404	LOS ANGELES	EDWARD J LEW D D S	HW		151	**59**	NW
3875	WILSHIRE BLVD,BLDG 1307	LOS ANGELES	SONG CHIROPRACTIC OFFICE	HW		152	**59**	NW
3875	WILSHIRE BLVD,STE 702	LOS ANGELES	RICHARD H OMORI M D INC	HW		152	**59**	NW
3875	WILSHIRE BLVD,# 707	LOS ANGELES	C B ARONIS DDS MS	HW		152	**59**	NW
3875	WILSHIRE BLVD, STE 1301	LOS ANGELES	ALMA C ROBLES DMD	HW		152	**59**	NW
3875	WILSHIRE BLVD,BLDG 1101	LOS ANGELES	GEORGE KAWAHARA DDS INC	HW		152	**59**	NW
	WILSHIRE BLVD & HOBART BLVD	LOS ANGELES	BELMONT NEW ELEMENTARY SCHOOL	SC		35	**60**	NE

KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE

3401 W	8TH ST	LOS ANGELES	KINGSLEY AUTOMOTIVE	LT	CLSD	68	**79**	E
			KINGSLEY AUTO TEXACO	RN	S	131		
			KINGSLEY AUTO TEXACO	HW		157		
939 S	WESTERN AVE	LOS ANGELES	DEAL PUBLICATIONS	AN	NFA	38	**88**	S
			SMART & FINAL	HW		159		
	SAN MARINO ST & ST ANDREWS PL,	LOS ANGELES	HOBART/WILTON PRIMARY SCHOOL #	SC		35	**90**	SW
3879 W	6TH ST	LOS ANGELES	YODEX AND YODINE MEDICAL RESEA	AN	NFA	38	**93**	N
3950 W	6TH ST	LOS ANGELES	GEORGE S. KRAUSE DENTAL LABORA	AN	RED	39	**94**	N
4000 W	6TH ST	LOS ANGELES	76 PRODUCTS STATION #3900	LT	CLSD	69	**105**	NW
			CONOCO PHILLIPS #253900	HW		162		
			KS 4000	UT	2014	171		
			TOSCO CORPORATION #30584	UT	2014	171		
			TOSCO CORPORATION STATION #305	HW		163		
			K. S. UNOCAL	HW		163		
			UNOCAL SVC STA #3900	HW		163		
			BILL KODA UNION # 3900	HW		163		
			KEOM SEO WHANG UNION 76	HW		163		
			UNOCAL SVC STA #3900	RN		132		
			BILL H KODA	UT	87&93	171		
			BILL H KODA	UT	87&A9	171		
			K S 4000 INC	HW		163		
3801 W	6TH ST	LOS ANGELES	UNKNOWN	ER		28	**111**	NE
3600	WILSHIRE BLVD	LOS ANGELES	WESTERN GEOGNOSTICS	SE		29	**113**	NE
			3600 WILSHIRE LLC	HW		165		
			KING STATE OIL COMPANY	HW		165		
3600	WILSHIRE BLVD,STE 100 A	LOS ANGELES	NARA BANK	HW		165	**113**	NE
3600	WILSHIRE BLVD	LOS ANGELES	YOUNG CHUN INC	HW		165	**113**	NE
			WILSHIRE FINANCIAL TOWER	HW		165		
			AGIA INC	HW		165		
			JOHN HANCOCK MUTUAL LIFE INS C	HW		166		
	INGRAHAM ST & 7TH ST, /NORTON	LOS ANGELES	HOBART/WILTON PRIMARY SCHOOL #	SC		35	**118**	W
3336	SAN MARINO ST	LOS ANGELES	HOBART ELEMENTARY SCHOOL ADDIT	SC		36	**119**	SE

; ADDRESS			CITY	LOCATION	SOU-RCE	STA-TUS	PAGE	MAP LOC	DIR
				HOBART ELEMENTARY SCHOOL ADDIT	SC	CERT	36		
3800	W	6TH ST , -3832	LOS ANGELES	FISHER PROPERTY	LT	REM	72	**123**	NE
610	S	HARVARD BLVD	LOS ANGELES		ER		28	**127**	NE
				H. HILL PROPERTIES,LLC	HW		168		
610	S	HARVARD BLVD ,100-C	LOS ANGELES	HARVARD DENTAL CENTER	HW		168	**127**	NE
		MULTIPLE SITES/ PARCELS	LOS ANGELES (CIT	CITY OF LOS ANGELES IDS (2136)	SS		126	**130**	E
3518		WILSHIRE BLVD	LOS ANGELES	GETTY OIL CO.	SE		29	**131**	NE
4006		WILSHIRE BLVD	LOS ANGELES	UNOCAL #0932	LT	CLSD	103	**132**	NW
989	S	WESTERN AVE	LOS ANGELES	MOBIL #18-LLR	LT	REM	103	**133**	S
691		IROLO ST	LOS ANGELES	MARK WILSHIRE APT TOWER	IS		31	**134**	E
761	S	NORMANDIE AVE	LOS ANGELES	CENTURY INDUSTRIES	LT	CLSD	123	**135**	E
3411	W	OLYMPIC BLVD	MID CITY	ROTEX DEVELOPMENT/TRANSAM CONS	LT	CLSD	123	**136**	SW

KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/2 - 3/4 MILE OF THE SUBJECT SITE

3451	W	OLYMPIC BLVD, WEST	LOS ANGELES	ECONO LUBE-N-TUNE	LT	CLSD	123	**137**	SW
3101	W	OLYMPIC BLVD	LOS ANGELES	KINGSLEY-OLYMPIC	SW	9	128	**138**	SE
3481	W	OLYMPIC BLVD	LOS ANGELES	FORMER UNICAL #1788	LT	CLSD	123	**139**	SW

OPERATING PERMITS ONLY

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
OPERATING PERMITS ONLY, WITHIN 1/4 MILE OF THE SUBJECT SITE							
722 S WESTERN AVE	LOS ANGELES	WESTERN CHIROPRACTIC CENTER	HW		136	**2**	W
694 S OXFORD AVE	LOS ANGELES	CITY OF LOS ANGELES DEPT PUBLI	HW		136	**3**	N
3569 W 8TH ST	LOS ANGELES	KIMBAL CLEANERS	HW		137	**5**	S
3518 W 8TH ST	LOS ANGELES	CLINICA HUMANITARIA INC.	HW		137	**6**	SE
3540 W 8TH ST	LOS ANGELES	SEON H WHANG MD	HW		137	**7**	SE
3532 W 8TH ST	LOS ANGELES	MID-WILSHIRE CHIROPRACTIC	HW		137	**8**	SE
		THOMAS SIEMAN CO	HW		137		
733 S MANHATTAN PL,7332735	LOS ANGELES	MANHATTAN DEVELOPMENT PARTNERS	HW		137	**9**	W
3525 W 8TH ST	LOS ANGELES	PACIFIC BELL	RN	S	128	**10**	SE
		PACIFIC BELL (G2-122)	UT	8798I	169		
		PACIFIC TELEPHONE AND TELEGRAP	HW		138		
800 S WESTERN AVE	LOS ANGELES	TUNE UP MASTERS INC	HW		138	**11**	SW
		TUNEUP MASTERS #20	HW		138		
		TUNEUP MASTERS	RN		128		
670 S WESTERN AVE	LOS ANGELES	RALPHS GROVERY COMPANY #16	RN	L	129	**14**	NW
		RALPHS GROCERY #16	HW		138		
841 S SERRANO AVE	LOS ANGELES	SEGILMAN PROPERTIES	HW		138	**15**	SE
		CHENG YUE	HW		138		
859 S WESTERN AVE	LOS ANGELES	KIMS PHARMACY	HW		139	**16**	S
		KIMS PHARMACY	RN	S	129		
		KIM'S PHARMACY	HW		139		
729 S ST ANDREWS PL	LOS ANGELES	HOME SAVINGS OF AMERICA	HW		139	**17**	W
3464 W 8TH ST, HOBART	LOS ANGELES	PRIN CLEANERS	RN	S	129	**18**	E
		PRIN CLEANERS	HW		139		
855 S SERRANO AVE	LOS ANGELES	JEFFERY MILLER	HW		139	**19**	SE
		CHATEAU CHAUMONT HOA	HW		139		
655 S WESTERN AVE	LOS ANGELES	EXXONMOBIL OIL CORPORATION 121	HW		139	**21**	N
3780 WILSHIRE BLVD	LOS ANGELES	WILTERN ASSOCIATES	HW		140	**22**	N
		WILTERN CENTER	HW		140		
		WILTON THEATER ASSOCIATION	HW		140		
3785 WILSHIRE BLVD	LOS ANGELES	RAIL CONSTRUCTION CORP	HW		140	**23**	N
3731 WILSHIRE BLVD	LOS ANGELES	STATE STREET BANK & TRUST	HW		140	**25**	N
		STATE STREET BANK & TRUST	RN	L	129		
3731 WILSHIRE BLVD, 24S28E31 SUITE	LOS ANGELES	ORANGE GROVE	UT	87	169	**25**	N
		ORANGE GROVE	UT	8798A	170		
3731 WILSHIRE BLVD,STE 625	LOS ANGELES	PETER SHIMIZU DDS	HW		140	**25**	N
650 S WESTERN AVE	LOS ANGELES	ORIGINAL 23 MINUTE PHOTO	RN	S	129	**26**	N
		THE ORIGINAL 23 MINUTE PHOTO	HW		141		
822 S HOBART BLVD	HOLLYWOOD	COLDWELL BANKER	HW		141	**27**	SE
868 S WESTERN AVE	LOS ANGELES	JOSE ESPADAS CHEVRON	HW		141	**28**	S
3451 W 8TH ST	LOS ANGELES	ROBERT M LAWSON	HW		141	**29**	E
809 S HOBART BLVD	LOS ANGELES	CHARLES R WAGNER MD INC	HW		141	**30**	SE
826 S HOBART BLVD	LOS ANGELES	HOBART INVESTMENT PARTNERS LLC	HW		141	**31**	SE
3757 WILSHIRE BLVD	LOS ANGELES	DR ROBERT LARNER	HW		141	**32**	N
3751 WILSHIRE BLVD	LOS ANGELES	CVS PHARMACY NO 9660	HW		141	**33**	N
		SAVON #9660/ALBERTSONS INC	HW		142		
		CVS PHARMACY NO 9660	RN	L	129		
		CVS PHARMACY # 9660	HW		142		
819 S HOBART BLVD	LOS ANGELES	PROJECTS WEST CORP	HW		142	**34**	SE

; ADDRESS			CITY	LOCATION	SOU-RCE	STA-TUS	PA GE	MAP LOC	DIR
3824		WILSHIRE BLVD	LOS ANGELES	1 HR PHOTOGENIC	HW		142	**35**	NW
				1 HR PHOTOGENIC	RN		129		
				1 HOUR PHOTOGENIC	HW		142		
656	S	WESTERN AVE	LOS ANGELES	WILTERN ASSOCIATES	HW		142	**36**	N
3800		WILSHIRE BLVD	LOS ANGELES	WILSHIRE WESTERN CONDOS LLC	HW		143	**37**	N
				PROJECTS WEST CONSTRUCTION	HW		143		
				PROJECTS WEST CONSTRUCTION	HW		143		
				TEXACO REFINING & MARKETING	HW		143		
825	S	HOBART BLVD	LOS ANGELES	PROJECTS WEST CORP	HW		143	**38**	SE
3919	W	8TH ST	LOS ANGELES	748 GRAMERCY LLC	HW		144	**40**	W
3810		WILSHIRE BLVD	LOS ANGELES	JMK ENVIRONMENTAL SOLUTIONS	HW		144	**41**	N
				THE MERCURY	HW		144		
				S & S WILSHIRE TECHNOLOGY	HW		145		
				J M K ENVIRONMENTAL SOLUTIONS	RN	S	130		
				FAM MED GRP OF WESTERN AVE.	HW		145		
3810		WILSHIRE BLVD, STE 1800	LOS ANGELES	WILSHIRE WESTERN ASSOCIATES	HW		145	**41**	NW
3810		WILSHIRE BLVD	LOS ANGELES	TEXACO REFINING AND MARKETING	HW		145	**41**	NW
				TEXACO RFNG & MKTG INC	HW		145		
				EQUITEC FINANCIAL GROUP, INC	UT	1998I	170		
				THE WILSHIRE AT WESTERN LLC	HW		145		
833	S	HOBART BLVD	LOS ANGELES	PROJECTS WEST CORP	HW		145	**42**	SE
638	S	WESTERN AVE	LOS ANGELES	ORIGINAL 23 MINUTE PHOTO	HW		146	**43**	N
				ORIGINAL 23 MINUTE PHOTO	RN	S	130		
3699	W	WILSHIRE BLVD	LOS ANGELES	JAMISON SERVICES INC	UT	2014	170	**45**	NE
3700		WILSHIRE BLVD, STE 780	LOS ANGELES	HAN,JANG,SON&SUN,DENTAL GROUP	HW		147	**47**	NE
3700		WILSHIRE BLVD,STE 780	LOS ANGELES	WILSHIRE PARK DENTAL GROUP	HW		147	**47**	NE
3700		WILSHIRE BLVD	LOS ANGELES	WILSHIRE PARK PLACE LLC	UT	2014	170	**47**	NE
				WILSHIRE PARTNERS	HW		147		
				BECHTEL INVESTMENTS REALTY	HW		147		
				CAR CONCIERGE THE	HW		147		
				JAMISON PROPERTIES INC	HW		148		
				BECHTEL INVESTMENTS REALTY	HW		148		
				NCAR CONCIERGE THE	RN	X	130		
				BENEQUITY PROPERTIES	UT	87&A9	170		
				BENEQUITY PROPERTIES	UT	A2&A9	170		
				BENEFICIAL STANDARD LIFE INS	HW		148		
633	S	WESTERN AVE	LOS ANGELES	WILL WEST INC	HW		148	**48**	N
626	S	WESTERN AVE	LOS ANGELES	LA COUNTY METROPOLITAN AUTHORI	HW		148	**50**	N
906	S	SERRANO AVE	LOS ANGELES	DON MARC II LLC	HW		148	**51**	SE
612	S	WESTERN AVE	LOS ANGELES	LENORA HART	HW		149	**54**	N
607	S	WESTERN AVE	LOS ANGELES	ELK LODGE	HW		149	**55**	N
831	S	HARVARD BLVD, # 843	LOS ANGELES	HARVARD INVESTMENT GROUP, LLC	HW		149	**57**	E
3903		WILSHIRE BLVD	LOS ANGELES	ST JAMES EPISCOPAL CHURCH	HW		152	**61**	NW
849	S	HARVARD BLVD	LOS ANGELES	FREEMONT REGENCY	HW		152	**62**	SE
855	S	HARVARD BLVD	LOS ANGELES	HARVARD APTS	HW		152	**63**	SE
615	S	MANHATTAN PL	LOS ANGELES	MANHATTAN HOSING PARTNERS LP	HW		153	**64**	NW
3670		WILSHIRE BLVD	LOS ANGELES	ACCORD INTEREST	HW		153	**65**	NE
				PENN CENTRAL CORP.	HW		153		
				UNI DENTAL GROUP	HW		153		
3663		WILSHIRE BLVD	LOS ANGELES	WILSHIRE BLVD TEMPLE	HW		153	**66**	NE
				WILSHIRE BOULEVARD TEMPLE	HW		153		
				WILSHIRE BOULEVARD TEMPLE	HW		153		
				WILSHIRE BOULEVARD TEMPLE	HW		154		
				WILSHIRE BLVD TEMPLE	HW		154		
3660		WILSHIRE BLVD,STE 917	LOS ANGELES	PROGENE INC DBA UNIVERSITY CHI	HW		154	**67**	NE
3660		WILSHIRE BLVD	LOS ANGELES	JAMES DICKEY DDS	HW		154	**67**	NE
				JAMISON SERVICES INC.	HW		154		
				ELEVATOR DYNAMICS	HW		154		
3660		WILSHIRE BLVD,STE 1026	LOS ANGELES	JANELLE HOLDEN DDS	HW		154	**67**	NE

; ADDRESS			CITY	LOCATION	SOU-RCE	STA-TUS	PA GE	MAP LOC	DIR
3660		WILSHIRE BLVD ,STE 748	LOS ANGELES	PHILLIP S MIN DDS	HW		155	**67**	NE
3660		WILSHIRE BLVD, STE 1136	LOS ANGELES	EUGENE R CASAGRANDE DDS	HW		155	**67**	NE
3660		WILSHIRE BLVD, STE 120	LOS ANGELES	LE-MONACO	HW		155	**67**	NE
3660		WILSHIRE BLVD	LOS ANGELES	RUNVEE, HOBART, LTD, N.V.	HW		155	**67**	NE
3660		WILSHIRE BLVD,BLDG 1140	LOS ANGELES	RIKIO TAGAWA	HW		155	**67**	NE
3660		WILSHIRE BLVD, STE 1136	LOS ANGELES	EUGENE M ZAKARYAN, DDS	HW		155	**67**	NE
3660		WILSHIRE BLVD	LOS ANGELES	WILSHIRE PARK PLACE LLC	HW		155	**67**	NE
801	S	GRAMERCY PL	LOS ANGELES	GRAMMERCY DR APARTMENTS	HW		156	**68**	W
801		GRAMERCY PL	LOS ANGELES	GRAMMERCY DR APARTMENTS	HW		156	**69**	W
606	S	OXFORD AVE	LOS ANGELES	CENTRE PROPERTIES LIMITED	UT	1998A	171	**70**	N
611	S	HOBART BLVD	LOS ANGELES	BELMONT NEW E S NO 9	RN	S	131	**71**	NE
7305		KINGSLEY DR	LOS ANGELES	KINGSLEY APARTMENTS	HW		156	**72**	E
817	S	GRAMERCY PL,APT 8	LOS ANGELES	CHARLES HAN	HW		156	**73**	W
620	S	ST ANDREWS PL	LOS ANGELES	MID WILSHIRE MANAGEMENT	HW		156	**74**	NW
701	S	KINGSLEY DR	LOS ANGELES	PHJ PROPERTIES LLC	HW		156	**75**	E
3921		WILSHIRE BLVD	LOS ANGELES	JAMESON PROPERTIES RICHARD AMERIAN	HW HW		156 156	**76**	NW
3921		WILSHIRE BLVD,STE 600	LOS ANGELES	A Q MANAGEMENT & CONTROL INC	HW		157	**76**	NW
3921		WILSHIRE BLVD	LOS ANGELES	C K REALTY AND MANAGEMENT	HW		157	**76**	NW
3401	W	8TH ST	LOS ANGELES	KINGSLEY NORTHWEST CORP KINGSLEY NORTHWEST CORP	HW HW		157 157	**79**	E
625	S	ST ANDREWS PL	LOS ANGELES	ST JAMES WILSHIRE ELEMENTARY S	FT		135	**81**	NW
928	S	WESTERN AVE	LOS ANGELES	C L PECK C L PECK	HW UT	 1998A	159 171	**89**	S

OPERATING PERMITS ONLY, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE

900	S	HARVARD BLVD	LOS ANGELES	900 SOUTH HARVARD LLC	HW		157	**77**	SE
3926		WILSHIRE BLVD	LOS ANGELES	LANHS	HW		157	**78**	NW
3871	W	6TH ST	LOS ANGELES	LIKO PRINTING COMPANY	HW		158	**80**	N
625	S	ST ANDREWS PL	LOS ANGELES	SAINT JAMES WILSHIRE ELEMENTAR	FT		135	**81**	NW
3971	W	6TH ST	LOS ANGELES	PHOTO GRAPHIC MEDICAL INC	HW		158	**82**	N
3932		WILSHIRE BLVD	LOS ANGELES	WILSHIRE CENTER DENTAL GROUP	HW		158	**83**	NW
932	S	HOBART BLVD, 1/2 , 932 - 934 1	LOS ANGELES	HOBART HEIGHTS APTS LP	HW		158	**84**	SE
3980	W	6TH ST	LOS ANGELES	PEACOCK CLEANERS PEA COCK PEACOCK CLEANERS PEACOCK CLEANERS	HW RN HW HW	 S	158 131 158 158	**85**	N
3851	W	6TH ST	LOS ANGELES	TOGUCHI & BARRON DDS INC	HW		158	**86**	N
3390		SAN MARINO ST	LOS ANGELES	420 PINE LTD PARTNERSHIP	HW		159	**87**	SE
928	S	WESTERN AVE	LOS ANGELES	KOREA TOWN PLAZA	HW		159	**89**	S
928	S	WESTERN AVE, #223	LOS ANGELES	THE REES CAMARA	HW		159	**89**	S
3923	W	6TH ST	LOS ANGELES	JEFF MELICHAR WEST FIELD INVESTMENTS LLC	HW HW		159 159	**91**	N
3385	W	8TH ST	LOS ANGELES	KINGSLEY AUTO BODY KINGSLEY AUTO BODY	RN HW	S	131 159	**92**	E
3826	W	6TH ST	LOS ANGELES	COSMO AUTO BODY SHOP EXCEL AUTO REPAIR EXCEL AUTO BODY CENTER	HW HW HW		160 160 160	**95**	NE

; ADDRESS			CITY	LOCATION	SOU-RCE	STA-TUS	PA GE	MAP LOC	DIR
614	S	ST ANDREWS PL	LOS ANGELES	SAINT ANDREWS DEVELOPMENT CORP	HW		160	**96**	NW
938	S	OXFORD AVE	LOS ANGELES	OXFORD ASSOCIATES LLC	HW		160	**97**	S
606	S	MANHATTAN PL, 606-636	LOS ANGELES	MADANG LLC	HW		160	**98**	NW
945	S	WESTERN AVE	LOS ANGELES	BYUNG W LEE DDS	HW		160	**99**	S
				MANLEY X-RAY SERVICE	HW		161		
745	S	WILTON PL	LOS ANGELES	L A U S D WILTON PL EL	RN	S	131	**100**	W
				WILTON PL EL	HW		161		
3987	W	7TH ST	LOS ANGELES	KYCC	HW		161	**101**	W
				KOREAN YOUTH & COMMUNITY CTR A	HW		161		
3959		WILSHIRE BLVD,UNIT B13	LOS ANGELES	CONCORD CLEANERS	HW		161	**102**	NW
3959		WILSHIRE BLVD	LOS ANGELES	CONCORD CLEANERS	HW		161	**102**	NW
3959		WILSHIRE BLVD,#B-13	LOS ANGELES	SEOUL CLEANERS	HW		161	**102**	NW
3959		WILSHIRE BLVD, EB11	LOS ANGELES	US MAIL & 1 HOUR PHOTO	HW		162	**102**	NW
3959		WILSHIRE BLVD,STE B3	LOS ANGELES	MAX PHOTO	HW		162	**102**	NW
3959		WILSHIRE BLVD, STE B3	LOS ANGELES	MAX PHOTO	RN	S	132	**102**	NW
3959		WILSHIRE BLVD, UNIT B13	LOS ANGELES	CONCORD CLEANERS	RN	X	132	**102**	NW
3959		WILSHIRE BLVD	LOS ANGELES	ONE HOUR PHOTOFINISHING	HW		162	**102**	NW
3748	W	9TH ST	LOS ANGELES	VILLA PARK MERRIDY	HW		162	**103**	SW
				BELL DIVERSIFY DEVELOPMENT	HW		162		
3824	W	6TH ST	LOS ANGELES	LOIS M FISHER TRUST FISHER PRO	RN	L	132	**104**	NE
				CAL BO AUTO	HW		162		
				FISHER AUTOMOTIVE	HW		162		
3809	W	6TH ST	LOS ANGELES	EMBO CLEANERS	RN	S	132	**106**	NE
				EMBO CLEANERS	HW		163		
3460	W	7TH ST	LOS ANGELES	WILSHIRE TOWER APT	HW		164	**107**	E
				FEDERAL STREET HOLDINGS	HW		164		
				THE VIEW WILSHIRE LLC	HW		164		
634	S	GRAMERCY PL	LOS ANGELES	CAPLAND, DON	HW		164	**108**	NW
				KAPLAN ENTERPRISES	UT	1998I	172		
618	S	HARVARD BLVD	LOS ANGELES	LEE, CHONG & CINDY	HW		164	**109**	NE
955	S	WESTERN AVE,# 104	LOS ANGELES	HAN J PAK DDS	HW		164	**110**	S
955	S	WESTERN AVE	LOS ANGELES	LOS ANGELES CHIROPRACTIC GROUP	HW		164	**110**	S
621	S	GRAMERCY PL	LOS ANGELES	GREEN REALTY INC	HW		165	**112**	NW
966	S	WESTERN AVE, STE 204	LOS ANGELES	DCHS MEDICAL FOUNDATION	HW		166	**114**	S
839	S	WILTON PL	LOS ANGELES	ALLEN BERNSTEIN	HW		166	**115**	W
				HOME SAVINGS OF AMERICA	HW		166		
				HOME SAVINGS OF AMERICA	HW		166		
680	S	WILTON PL	LOS ANGELES	KOREAN YOUTH CENTER	HW		166	**116**	W
933	S	GRAMERCY DR,APT 3	LOS ANGELES	MORGAN MCMULLIN	HW		166	**117**	SW
933	S	GRAMERCY DR, #4	LOS ANGELES	MORGAN MCMULLIN	HW		166	**117**	SW
933	S	GRAMERCY DR	LOS ANGELES	MORGAN MCMULLIN	HW		167	**117**	SW
933	S	GRAMERCY DR,APT 6	LOS ANGELES	MORGAN MCMULLIN	HW		167	**117**	SW
933	S	GRAMERCY DR,APT 8	LOS ANGELES	MORGAN MCMULLIN	HW		167	**117**	SW
4052	W	6TH ST	LOS ANGELES	P AND L COLOR PRINTING	RN		132	**120**	NW
				P AND L COLOR PRINTING	HW		167		
3975		WILSHIRE BLVD	LOS ANGELES	7-ELEVEN #23393	HW		167	**121**	NW
550	S	WESTERN AVE	LOS ANGELES	WEST COAST SPECIALTY	HW		167	**122**	N
600	S	HOBART BLVD	LOS ANGELES	STEWART KETCHUM	HW		167	**124**	NE
975	S	OXFORD AVE	LOS ANGELES	HOME SAVINGS OF AMERICA	HW		168	**125**	S
3580		WILSHIRE BLVD	LOS ANGELES	PARAMOUNT PLAZA INC	HW		168	**126**	NE

; ADDRESS	CITY	LOCATION	SOU-RCE	STA-TUS	PA GE	MAP LOC	DIR
		GORDON,EDELSTEIN ASSOCI	HW		168		
		GREATER MEDIA STATIONS	FT		135		
901 S KINGSLEY DR	LOS ANGELES	KINGSLEY APPT	HW		168	**128**	SE
4062 W 6TH ST,1 ANDREW	LOS ANGELES	CINDERELLA CLEANERS	RN	S	132	**129**	NW
4062 W 6TH ST, ANDREW,1/2	LOS ANGELES	CINDERELLA CLEANERS	HW		168	**129**	NW

REFERENCED SOURCES

NPL	NATIONAL PRIORITY LIST					
CERCLA	SEMS (CERCLIS)					
	CERCLIS					
NFRAP	NFRAP					
FedFac	FEDERAL FACILITIES					
ERNS	EMERGENCY RESPONSE NOTIFICATION SYSTEM					
HM	HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM					
TB	TARGETED BROWNFIELDS ASSESSMENTS					
SETS	SITE ENFORCEMENT TRACKING SYSTEM					
CDETS	ENFORCEMENT DOCKET (DOCKET/CDETS)					
CD	C-DOCKET					
IS	INTEGRATED COMPLIANCE INFORMATION SYSTEM					
RV	CORRACTS					
TSD	RCRA - TSD FACILITIES					
	I Incinerator	D	Land Disposal	T	Storage/Treatment	
LB	CLANDESTINE DRUG LABORATORIES					
II	INDIAN LUST/VCP/UST					
FL	FEDERAL LEAD					
SR	STATE RESPONSE					
VC	VOLUNTARY CLEANUP PROGRAM					
FE	PROPERTIES NEEDING FURTHER EVALUATION					
ME	MILITARY EVALUATION SITES					
EP	EXPEDITED REMEDIAL ACTION					
BZ	BORDER ZONE					
SC	SCHOOL PROPERTY EVALUATION PROGRAM					
LU	SMBRPD LAND USE RESTRICTIONS					
DR	HWMP DEED/LAND USE RESTRICTIONS					
CA	CORRECTIVE ACTION					
HI	HISTORICAL SITES					
CS-nfa	CALSITES - NO FURTHER ACTION					
CS	CORTESE					
LUST	LEAKING UNDERGROUND STORAGE TANKS					
	0 No action	3B	Prel site assmnt underway	7	Remedial action underway	
	1 Leak being confirmed	5C	Pollution characterization	8	Post remedial action monitoring	
	3A Site workplan submitted	5R	Remediation plan	9	Case closed	
SWIS	SOLID WASTE INFORMATION SYSTEM					
WIP	WELL INVESTIGATION PROGRAM					
WQ	DRINKING WATER PROGRAM					
NT	TOXIC RELEASES					
LD	LAND DISPOSAL SITES					
	Land Disposal Sites					
TP	TOXIC PITS					
SW	SOLID WASTE ASSESSMENT TEST					
RCRA	RCRA GENERATORS					
	L Large Generator	T	Transporter	S	Small Generator	
SARA	SARA TITLE III,SECTION 313 (TRIS)					
Nucl	NUCLEAR REGULATORY COMMISSION LICENSEES					
PCB	PCB WASTE HANDLERS DATABASE					
	PCB Waste Handlers Database					
	PCB Waste Handlers Database					
	03/08					
PCS	PERMIT COMPLIANCE SYSTEM (PCS)					
AFS	AIRS FACILITY SYSTEM (AFS)					
PE	SECTION SEVEN TRACKING SYSTEM					
FIFRA	FIFRA/TSCA TRACKING SYSTEM					
FIFS	FEDERAL FACILITIES INFORMATION SYSTEM (FFIS)					
CICIS	CHEMICALS IN COMMERCE INFORMATION SYSTEM					
FN	FINDS EPA FACILITY INDEX SYSTEM					
HWIS	HAZARDOUS WASTE INFORMATION SYSTEM					
UST	UNDERGROUND STORAGE TANKS					

ENVIRONMENTAL RECORD SEARCH

LISTED BY SOURCE

INTRODUCTION

BBL has used its best effort but makes no claims as to the completeness or accuracy of the referenced government sources or the completeness of the search. Our records are frequently updated but only as current as their publishing date and may not represent the entire field of known or potential hazardous waste or contaminated sites. To ensure complete coverage of the subject property and surrounding area, sites may be included in the list if there is any doubt as to the location because of discrepancies in map location, zip code, address, or other information in our sources. For additional information call 858 793-0641.

In accordance with ASTM E-1527-13, the following government sources have been searched for sites within one mile radius,within the distances of the subject location as listed below.

FEDERAL SOURCES

NPL National Priority List

EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

No listings within 1 mile radius of the subject site.

SEMS Comprehensive Environmental Response, Compensation, and Liability Act

Superfund Enterprise Management System (SEMS) replaced CERCLIS in 2014. This database is used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986).

Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

Using the National Oil and hazardous Substance Pollution Contingency Plan (National Contingency Plan) the EPA set priorities for cleanup.

The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion.

The EPA and state agencies seek to identify potentially responsible parties (PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

Any Institutional/Engineering controls issued under CERCLA are described in the status detail for each site. Sites delisted from the NPL list are included here.

No listings within half of a mile radius of the subject site.

NFRAP No Further Remedial Action Planned sites (CERCLIS)

As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

No listings within half of a mile radius of the subject site.

FEDFAC Federal Facilities

As part of the CERCLA program, federal facilities with known or suspected environmental problems, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court order.

No listings within half of a mile radius of the subject site.

ERNS Emergency Response Notification System

The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center.

There are primarily five Federal statutes that require release reporting the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b).

This list has been researched within a quarter of a mile radius of the subject site.

Site: APARTMENT BUILDING
Address: 817 S ST ANDREWS PL
City: LOS ANGELES
Map Loc: 24 - about .1 mile W of the subject
Status: 0200597783

On 03/20/02 an incident involving 150 gallon(s) of HYDRAULIC OIL was discovered.
THE CALLER IS REPORTING THE RELEASE OF 150 GALLONS OF OIL FROM AN ELEVATOR.

COMPANY PERSONNEL PUT MATERIAL INTO 55-GALLON DRUMS AND ARE REQUESTING INFORMATION ON PROPER DISPOSAL. ELEVATOR HAS BEEN REPAIRED.
THE CALLER HAD NO ADDITIONAL INFORMATION..

Site: UNOCAL
Address: 3701 WILSHIRE BLVD, STE 800
City: LOS ANGELES
Map Loc: 46 - about .2 mile NE of the subject
Status: 20 BBL of PITCH (03/23/1992)

Site: UNOCAL
Address: 3701 WILSHIRE BLVD, SUITE 800 *
City: LOS ANGELES
Map Loc: 46 - about .2 mile NE of the subject
Status: 9200023479 0GASOLINE (06/10/1992)

3701 WILSHIRE BLVD SUITE 800 *
QTY= 1-4000 GALLON
SITE ANALYSIS TO BEGIN 06/10/92

Site: UNKNOWN
Address: 3801 W 6TH ST
City: LOS ANGELES
Map Loc: 111 - about .3 mile NE of the subject
Status: 9200014006 0METHYL BROMIDE (04/20/1992)

3801 S. 6TH AVE
HOUSE FUMIGATION HOUSE WAS BEING FUMIGATED/OWNER NEEDED TO BE RESCUED AFTER EXPOSED TO P OISONOUS GAS. HOUSE HAS A BUG OVER IT, SOME OF SUBS ESCAPED INTO AIR
NO WATERWAYS, FIRE DEPT ON SCENE TO DETERMINE POTENTIAL CLEANUP

Site:
Address: 610 S HARVARD BLVD
City: LOS ANGELES
Map Loc: 127 - about .3 mile NE of the subject
Status: 0500760308

On 05/28/05 an incident involving 2043 gallon(s) of WASTE WATER occurred.
CALLER REPORTING AN UNCONTROLLED DISCHARGE OF WASTE WATER.

RECOVERED SPILL AND CLEAN UP CONDUCTED.
NONE FURTHER.

HMIRS Hazardous Material Incident Report System

The Hazardous Material Report Incident Report Subsystem HMIRS of the Research and Special Programs Administration (RSPA) Hazardous Material Information System was established in 1971 to fulfill the requirements of the Federal hazardous material transportation law. Part 171 of Title 49, Code of Federal Regulations (49 CFR) contains the incident reporting requirements of carriers of hazardous materials. An unintentional release of hazardous materials meeting the criteria set forth in Section 171.16, 49 CFR, must be reported on DOT Form 5800.1. The data from the reports received are subsequently entered in the HAZMAT database.

No listings within the street address of the subject site.

TBA Targeted Brownfields Assessments

EPA's Targeted Brownfields Assessment (TBA) program is designed to help states, tribes, and municipalitiesùespecially those without EPA Brownfields Assessment Pilots/Grantsùminimize the uncertainties of contamination often associated with brownfields. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Program to promote the cleanup and redevelopment of brownfields. EPA's TBA assistance is available through two sources: directly from EPA through EPA Regional Brownfields offices under Subtitle A of the law, and from state or tribal voluntary response program offices receiving funding under Subtitle C of the law

No listings within half of a mile radius of the subject site.

SETS Site Enforcement Tracking System (SETS)

When expanding Superfund monies at a CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) Site, EPA must conduct a search to identify parties with potential financial responsibility for remediation of uncontrolled hazardous waste sites. EPA regional Superfund Waste Management Staff issue a notice letter to the potentially responsible party (PRP). The status field contains the EPA ID number and name of the site where the actual pollution occurred.

This list has been researched within half of a mile radius of the subject site.

Site: WESTERN GEOGNOSTICS
Address: 3600 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 113 - about .3 mile NE of the subject
Status:
id: 32339

Site: GETTY OIL CO.
Address: 3518 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 131 - about .4 mile NE of the subject
Status:
id: 12970

DO Enforcement Docket System (DOCKET)/Consent Decree Tracking System (CDETS)

DOCKET tracks civil judicial cases against environmental polluters, while CDETS processes court settlements, called consent decrees.

This list has been researched within a quarter of a mile radius of the subject site.

Site: BEGA TRADING COMPANY
Address: 3850 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 53 - about .2 mile NW of the subject
Status:
Permit id#: 110010627599

CD Criminal Docket System (C-DOCKET)

The Criminal Docket System is a comprehensive automated system for tracking criminal enforcement actions. C-Docket handles data for all environmental statues and tracks enforcement actions from the initial stages of investigations through conclusion.

No listings within a quarter of a mile radius of the subject site.

ICIS **Integrated Compliance Information System (ICIS)**

ICIS is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

This list has been researched within half of a mile radius of the subject site.

Site: BEGA TRADING COMPANY
Address: 3850 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 53 - about .2 mile NW of the subject
Status:

Permit id#: 110010627599

Site: METRO LINES-SEGMENTS 2B & 3
Address: GREATER LOS ANGELES
City: LOS ANGELES
Map Loc: 56 - about .2 mile N of the subject
Status:

Permit id#: 110037253003

An Administrative Order was opened in accordance with sec CWA - Clean Water Act.
Comments MIG

An Administrative Order was opened in accordance with sec CWA - Clean Water Act.
Comments MIG

An Administrative Order was opened in accordance with sec CWA - Clean Water Act.
01/26/1996: COMPLAINT FILED/PROPOSED ORDER
01/26/1996: FINAL ORDER ISSUED
08/21/2008: ENFORCEMENT ACTION DATA ENTERED

Comments MIG

An Administrative Order was opened in accordance with sec CWA - Clean Water Act.
05/12/1999: COMPLAINT FILED/PROPOSED ORDER
05/12/1999: FINAL ORDER ISSUED
08/21/2008: ENFORCEMENT ACTION DATA ENTERED

DISCHARGES OF NON COMPLIANT WASTEWATER INTO STORM DRAIN BETWEEN 5/14/97 AND 8/26/98 (METRO LINES-SEGMENTS 2B)

An Administrative Order was opened in accordance with sec CWA - Clean Water Act.
01/26/1996: COMPLAINT FILED/PROPOSED ORDER
01/26/1996: FINAL ORDER ISSUED
08/21/2008: ENFORCEMENT ACTION DATA ENTERED

Comments MIG

Site: LINDER AND ASSOCIATES
Address: 3699 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 58 - about .2 mile NE of the subject
Status:

Permit id#: 110030909131

A Judicial case/Final Order With Penalty was opened in accordance with sec 409 - Lead: Violation of Section 1018 Violation of Lead Paint Rule.
09/29/2005: REFERRED TO DEPT OF JUSTICE
10/14/2005: ENFORCEMENT ACTION DATA ENTERED
05/14/2007: COMPLAINT FILED WITH COURT
05/14/2007: FINAL ORDER ENTERED
05/14/2007: FINAL ORDER LODGED
10/12/2012: ENFORCEMENT ACTION CLOSED

This is a civil referral based on Linder & Associates' violation of TSCA through violation of the Lead Disclosure Rule at 40 C.F.R. Section 745, Subpart F. The Disclosure Rule requires that lessors or their agents provide certain disclosures regarding lead-based paint prior to leasing, which Linder & Associates failed to provide. We are seeking a penalty and injunctive relief (abatement and compliance).

Site: MARK WILSHIRE APT TOWER
Address: 691 IROLO ST
City: LOS ANGELES
Map Loc: 134 - about .4 mile E of the subject
Status:
Permit id#: CA0002243806

RCRA RCRA Violators List (CORRACTS)

The Resource Conservation and Recovery Act of 1976 provides for "cradle to grave" regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and storage/treatment/disposal sites. Evaluation to potential violations, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS)

If enforcement is required, it is typically delegated to a state agency.

Any Institutional/Engineering controls issued under CORRACTS are described in the status detail for each site

No listings within 1 mile radius of the subject site.

RCRA-D Resource Conservation and Recovery Information System - Treatment, Storage & Disposal

The Environmental Protection Agency regulates the treatment, storage and disposal of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form as well as part A (EPA form 8700-23) and Part B of their Hazardous Waste Permit Application.

Status Codes:		
	I	Incinerator
	T	Storage/Treatment facility other than Incinerator
	D	Land Disposal Facility

No listings within half of a mile radius of the subject site.

CDL Clandestine Drug Laboratories

The U.S. Department of Justice ("the Department") provides this information 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.

No listings within half of a mile radius of the subject site.

IDN Indian REservation LUST/VCP/UST

This database includes all environmental records from Indian Reservations such as Leaking Underground Tanks (LUST), Voluntary Cleanup Program (VCP) and Underground Storage Tanks (UST)

No listings within half of a mile radius of the subject site.

CALIFORNIA STATE SOURCES

FL State Response Sites - Federal Lead

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain high priority hazardous were the U.S. EPA is the lead agency. These sites are typically proposed, on or delisted from the National Priority List.

No listings within 1 mile radius of the subject site.

SR State Response Sites

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain potential hazardous waste sites. These are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity and deemed generally high-priority and high potential risk.

The information has been compiled into this database by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359.6 of the California Health and Safety Code.

No listings within half of a mile radius of the subject site.

VCP Voluntary Cleanup Program

This category contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

No listings within half of a mile radius of the subject site.

FE Properties Needing Further Evaluation

This category of Envirostor, formerly The Site Mitigation and Brownfields Reuse Program Database SMBRPD, contains properties that are suspected, but unconfirmed, contaminated sites that need or have gone through an

investigation and assessment process. If a site is found to have confirmed contamination, it will change from Evaluation to either a State Response or Voluntary Cleanup site type. Sites found to have no contamination at the completion of the investigation and assessment process result in a No Action Required (for Phase 1 assessments) or No Further Action (for Phase 2 assessments) determination.

No listings within half of a mile radius of the subject site.

ME Military Evaluation Sites

This category the Site Mitigation and Brownfields Reuse Program Database SMBRPD, contains Formerly Used Defense Sites (FUDS) and Open or Closed military facilities with confirmed or unconfirmed releases and where DTSC is involved in investigation and/or remediation, either in a lead or support capacity. Sites with confirmed releases are generally considered high-priority and high potential risk.

No listings within half of a mile radius of the subject site.

EP Expedited Remedial Action Program

The Expedited Remedial Action Program is a pilot program limited to 30 sites. These are confirmed release sites worked on by Responsible Parties with oversight of the cleanup by DTSC. These confirmed sites are generally high-priority and high potential risk.

No listings within half of a mile radius of the subject site.

BZ Border Zone Properties

These sites went through the Hazardous Waste Property or Border Zone Property evaluation and formal determination process. (Chapter 6.5, Health and Safety Code section 25221.)

No listings within half of a mile radius of the subject site.

SCH School Property Evaluation Program Properties

This category the Site Mitigation and Brownfields Reuse Program Database (SMBRPD), contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. School sites are further defined as Cleanup (remedial actions occurred) or Evaluation (no remedial action ccurred) based on completed activities. All proposed school sites that will receive State funding for acquisition or construction are required to go through a rigorous environmental review and cleanup process under DTSC's oversight.

This list has been researched within a quarter of a mile radius of the subject site.

Site: HOBART/WILTON PRIMARY SCHOOL #
Address: SERRANO AVE & 8TH ST
City: LOS ANGELES
Map Loc: 12 - about .1 mile SE of the subject
Status:
id: 19590016 021100 MISCELLANEOUS RETAIL

Actions:
PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES (PSCHL)- completed on 02/11/00.
The site is composed of 2 adjacent parcels separated by Serrano Avenue. The site has contained residential structures since the 1920s. In past years, the residences have been replaced by a retail plaza and parking lots. Pacific Bell was reported as being a past site occupant and a small quantity generator of hazardous waste.

(02/10/00) LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Hobart/Wilton Primary School #10 site.

(02/11/00) Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD.

(03/07/03) PROJECT DROPPED BY LAUSD AFTER THE PHASE I DETERMINATION.

Site: HOBART/WILTON PRIMARY SCHOOL N
Address: 800 ST ANDREWS PL, EIGHT ST M,
City: LOS ANGELES
Map Loc: 20 - about .1 mile W of the subject
Status:

id: 19880073 021100 PRIVATE HOUSEHOLDS

Actions:
PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES (PSCHL)- completed on 02/11/00.
The site has contained residential structures since at least the 1920s. The age of the structures indicates they are or have been a potential source of lead-based paint and asbestos containing material.

(02/10/00) LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Hobart/Wilton Primary School #3 site.

(02/11/00) Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD.

(03/07/03) PROJECT DROPPED BY LAUSD AFTER THE PHASE I DETERMINATION.

Site: HOBART/WILTON PRIMARY SCHOOL #
Address: 9TH ST & SAINT ANDREWS PL, /MANHATTAN PL
City: LOS ANGELES
Map Loc: 49 - about .2 mile SW of the subject
Status:

id: 19880071 020400 PRIVATE HOUSEHOLDS

Actions:
PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES (PSCHL)- completed on 02/04/00.
The site has contained residential structures since at least the 1920s. The age of the structures indicates they are or have been a potential source of lead-based paint and asbestos containing materials.

(02/04/00) Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD.

(02/10/00) LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC

will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Hobart/Wilton Primary School #1 site.

(03/07/03) PROJECT DROPPED BY LAUSD AFTER THE PHASE I DETERMINATION.

Site: BELMONT NEW ELEMENTARY SCHOOL
Address: WILSHIRE BLVD & HOBART BLVD
City: LOS ANGELES
Map Loc: 60 - about .2 mile NE of the subject
Status:

id: 19550023 021000 RETAIL - AUTO DEALERS & SERVICE STATION

Actions:
PRELIMINARY ENDANGERMENT ASSESSMENT (EOA) - completed on 02/06/02.
PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES - completed on 04/20/01.
SUPPLEMENTAL SITE INVESTIGATION (SCHOOLS ONLY) - completed on 04/17/03.
Several auto-related operations in the northern portion of the site. Several underground storage tanks removed from the site. An active remediation undergoing in ARCO station south of the site.

(02/06/02) DTSC issued a Preliminary Endangerment Assessment determination, requiring further action at the proposed school site.

(02/10/00) LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Belmont New Elementary School #9 site.

(04/20/01) Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD.

Site: HOBART/WILTON PRIMARY SCHOOL #
Address: SAN MARINO ST & ST ANDREWS PL,/GRAMERCY
City: LOS ANGELES
Map Loc: 90 - about .3 mile SW of the subject
Status:

id: 19880072 021100 PRIVATE HOUSEHOLDS

Actions:
PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES (PSCHL)- completed on 02/11/00.
The site has contained residential structures since at least the 1920s. The age of the structures indicates they are or have been a potential source of lead-based paint and asbestos containing material.

(02/10/00) LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Hobart/Wilton Primary School #2 site.

(02/11/00) Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD.

(03/07/03) PROJECT DROPPED BY LAUSD AFTER THE PHASE I DETERMINATION.

Site: HOBART/WILTON PRIMARY SCHOOL #
Address: INGRAHAM ST & 7TH ST, /NORTON AVE
City: LOS ANGELES
Map Loc: 118 - about .3 mile W of the subject
Status:

id: 19880067 021100 PRIVATE HOUSEHOLDS

Actions:

PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES (PSCHL)- completed on 02/11/00.
The site has contained residential structures since at least the 1920s. The age of the structures indicates they are or have been a potential source of lead-based paint and asbestos containing material.

(02/10/00) LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Hobart/Wilton Primary School #13.

(02/11/00) Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD.

(03/07/03) PROJECT DROPPED BY LAUSD AFTER THE PHASE I DETERMINATION.

Site: HOBART ELEMENTARY SCHOOL ADDIT
Address: 3336 SAN MARINO ST
City: LOS ANGELES
Map Loc: 119 - about .3 mile SE of the subject
Status:

id: 19650013 020402 REAL ESTATE

Actions:
PRELIMINARY ENDANGERMENT ASSESSMENT (VCA) - completed on 10/10/01.
REMOVAL ACTION WORKPLAN (VCA) - completed on 11/26/01.
REMOVAL ACTION (VCA) - completed on 02/04/02. 35 cubic yards of solids were removed.

CERTIFICATION (VCA) - completed on 02/04/02.
CEQA INCLUDING NEGATIVE DECS - completed on 11/26/01.
PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES (SCHOL) - completed on 02/04/00.
Site comprised of a vacant lot and a vacant residential building.

(02/04/00) Phase 1 - Pursuant to an agreement between the Department of Toxi Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed a review of a Phase 1 Environmental Assessment and has determined that a Preliminary Endangerment Assessment is required. The PEA will be Conducted under DTSC's oversight pursuant to agreements between DTSC and the pertinent school district. Any subsequent cleanup Activities (if needed) after the PEA would be conducted pursuant to agreements between DTSC and the School District.

(02/04/02) REMOVAL ACTION (RA): Approximately 34.9 cubic yards of lead impacted soil were removed and disposed of off-site. CERTIFICATION: DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary and certified the site.

(02/10/00) LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the Hobart Elementary School Addition.

(10/10/01) The Preliminary Endangerment Assessment (PEA) investigation revealed elevated levels of lead in three locations of the site. DTSC recognizes that further investigation is necessary and that a removal action may be required. DTSC made a further action determination and approved the PEA on 10/10/01.

(11/26/01) RAW/CEQA - DTSC approved a Removal Action Workplan for the removal of lead-contaminated soil. CEQA completed.

Site: HOBART ELEMENTARY SCHOOL ADDIT
Address: 3336 SAN MARINO ST
City: LOS ANGELES
Map Loc: 119 - about .3 mile SE of the subject
Status: CERT - Certified by the Dept to have been remediated

id: 19650013 020402 REAL ESTATE

Actions:
PRELIMINARY ENDANGERMENT ASSESSMENT (VCA) - completed on 10/10/01.

REMOVAL ACTION WORKPLAN (VCA) - completed on 11/26/01.
REMOVAL ACTION (VCA) - completed on 02/04/02. 35 cubic yards of solids were removed.

CERTIFICATION (VCA) - completed on 02/04/02.
CEQA INCLUDING NEGATIVE DECS - completed on 11/26/01.
PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES (SCHOL) - completed on 02/04/00.
Site comprised of a vacant lot and a vacant residential building.

(02/04/00) Phase 1 - Pursuant to an agreement between the Department of Toxi Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed a review of a Phase 1 Environmental Assessment and has determined that a Preliminary Endangerment Assessment is required. The PEA will be Conducted under DTSC's oversight pursuant to agreements between DTSC and the pertinent school district. Any subsequent cleanup Activities (if needed) after the PEA would be conducted pursuant to agreements between DTSC and the School District.

(02/04/02) REMOVAL ACTION (RA): Approximately 34.9 cubic yards of lead impacted soil were removed and disposed of off-site. CERTIFICATION: DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary and certified the site.

(02/10/00) LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the Hobart Elementary School Addition.

(10/10/01) The Preliminary Endangerment Assessment (PEA) investigation revealed elevated levels of lead in three locations of the site. DTSC recognizes that further investigation is necessary and that a removal action may be required. DTSC made a further action determination and approved the PEA on 10/10/01.

(11/26/01) RAW/CEQA - DTSC approved a Removal Action Workplan for the removal of lead-contaminated soil. CEQA completed.

LUR Brownfields Reuse Program Facility Sites with Land Use Restrictions

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 land use restrictions that are active. Some sites have multiple land use restrictions.

No listings within half of a mile radius of the subject site.

DR Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction

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.

No listings within half of a mile radius of the subject site.

CA Hazardous Waste sites - Permitted and Corrective Action

Permitted and Corrective Action sites are RCRA-permitted facilities undergoing cleanup activities or permitted to handle Hazardous Waste.

No listings within half of a mile radius of the subject site.

HIS Historical Site

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), contains sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean up this data by identifying an appropriate site type for each Historic site.

No listings within half of a mile radius of the subject site.

CALS CALSITES - No Further Action

This section includes the sites on the Calsite list, which have been flagged for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359.6 of the California Health and Safety Code.

This list has been researched within a quarter of a mile radius of the subject site.

Site: COSMETICS CONCEPTS, INC
Address: 3807 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 39 - about .1 mile N of the subject
Status:

id: 1928056710131982 28 0 0 0 0

FACILITY DRIVE-BY DRIVE-BY ACTIVE URBAN SITE. OFFICE BLEG. NEAR MAFACILITY IDENTIFIED I W SURVEY QUEST (03/17/80)
QUEST RECVD. COSMETIC BROKER. NO MFG. (03/20/80)
JOR INSECTION)WESTERN AV-WILSHIRE (10/13/82)

Site: BARDEN CORPORATION, THE
Address: 3850 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 53 - about .2 mile NW of the subject
Status:

id: 1950009708101982 50 0 0 0 0

FACILITY IDENTIFIED LA CHAM COMM DIRECT 63-64 BALL BEARINGS (08/10/82)

Site: DEAL PUBLICATIONS
Address: 939 S WESTERN AVE
City: LOS ANGELES
Map Loc: 88 - about .3 mile S of the subject
Status:

id: 1927017202171983 27 0 0 0 0

FACILITY IDENTIFIED LA CHAM COMM DIR 1963-64. NEWSPAPER. (10/01/82)

Site: YODEX AND YODINE MEDICAL RESEA
Address: 3879 W 6TH ST
City: LOS ANGELES
Map Loc: 93 - about .3 mile N of the subject
Status:

id: 1928083610131982 28 0 0 0 0

FACILITY DRIVE-BY SITE IS AN OLD OFFICE BLDG (10/13/82)
FACILITY IDENTIFIED ID D BY 1947 PAC TEL DIRECTORY PHARMACEUTICAL PRODUCTS (09/08/82)

Site: GEORGE S. KRAUSE DENTAL LABORA
Address: 3950 W 6TH ST
City: LOS ANGELES
Map Loc: 94 - about .3 mile N of the subject
Status:

id: 1980002202171983 80 0 0 0 0

FACILITY IDENTIFIED ID D BY LOS ANGELES CHAM COMM DIR 63-64. DENTAL HAINES DIR 83 SHOWS SITE AS A BLDG. (02/17/83)
LAB. (10/01/82)

CORTESE State of California Office of Planning and Research

This database is a consolidation of information from various sources. It is maintained by the State Office of Planning and Research and lists potential and confirmed hazardous waste or substances sites.

Facilities that have been reported elsewhere in this report will not be included in the listing below.

Status Codes:	WRCBT	Tank leaks. Compiled by Water Resource Control Board
	DHS1	Abandoned hazardous waste site. Compiled by Toxic Substance Control Div. of DHS
	DHS2	Contaminated public water drinking wells serving less than 200 connections. Compiled by Env. Health Div. of DHS
	DHS3	Contaminated public water drinking wells serving more than 200 connections
	DHS5	Sites pursuant to section 25356 of the Health and Safety Code (see BEP)
	CWMB	Solid waste disposal sites with known migration of hazardous waste

No listings within half of a mile radius of the subject site.

LUST Leaking Underground Storage Tanks - California State

The Leaking Underground Storage Tanks Information System is maintained by the State Water Resource Board pursuant to Section 25295 of the Health and Safety Code.

This section includes tank cases located on militay installation.

Status Codes:	0	No action
	1	Leak being confirmed
	3A	Prel site assessment workplan submitted
	3B	Prel site assessment underway
	5C	Pollution characterization
	5R	Remediation plan
	7	Remedial action underway
	8	Post remedial action monitoring
	9	Case closed
	P	Case purged from agency list

This list has been researched within half of a mile radius of the subject site.

Site: 76 PRODUCTS STATION #0956
Address: 801 S WESTERN AVE

City: LOS ANGELES
Map Loc: 4 - about .0 mile SW of the subject
Status: - -

The aquifer is potentially impacted. The case, 03700467, is managed by the Regional Water Quality Board.

AQUIFER USED FOR DRINKING WATER SUPPLY

1994-11-01: EXCAVATION
2000-05-01: DUAL PHASE EXTRACTION
2000-05-01: SOIL VAPOR EXTRACTION (SVE)
2001-03-26: STAFF LETTER
2002-01-15: MONITORING REPORT - QUARTERLY
2002-04-15: MONITORING REPORT - QUARTERLY
2002-07-15: MONITORING REPORT - QUARTERLY
2002-10-15: MONITORING REPORT - QUARTERLY
2003-01-15: MONITORING REPORT - QUARTERLY
2003-04-15: MONITORING REPORT - QUARTERLY
2003-07-15: MONITORING REPORT - QUARTERLY
2003-10-15: MONITORING REPORT - QUARTERLY
2004-01-15: MONITORING REPORT - QUARTERLY
2004-04-15: MONITORING REPORT - QUARTERLY
2004-05-12: SOIL AND WATER INVESTIGATION REPORT
2004-05-20: STAFF LETTER
2004-07-15: MONITORING REPORT - QUARTERLY
2004-08-16: SOIL AND WATER INVESTIGATION REPORT
2004-10-15: MONITORING REPORT - QUARTERLY
2005-01-15: MONITORING REPORT - QUARTERLY
2005-04-15: MONITORING REPORT - QUARTERLY
2005-07-15: MONITORING REPORT - QUARTERLY
2005-10-15: MONITORING REPORT - QUARTERLY
2006-01-15: MONITORING REPORT - QUARTERLY
2006-02-13: DUAL PHASE EXTRACTION
2006-04-15: MONITORING REPORT - QUARTERLY
2006-07-15: MONITORING REPORT - QUARTERLY
2006-09-13: SOIL AND WATER INVESTIGATION WORKPLAN
2006-10-15: MONITORING REPORT - QUARTERLY
2007-01-15: MONITORING REPORT - QUARTERLY
2007-04-15: MONITORING REPORT - QUARTERLY
2007-05-24: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN
2007-07-15: MONITORING REPORT - QUARTERLY
2007-09-13: WELL INSTALLATION REPORT
2007-10-15: MONITORING REPORT - QUARTERLY
2008-01-15: MONITORING REPORT - QUARTERLY
2008-01-16: WELL INSTALLATION REPORT
2008-04-15: MONITORING REPORT - QUARTERLY
2008-04-25: WELL INSTALLATION REPORT
2008-07-15: MONITORING REPORT - QUARTERLY
2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-15: MONITORING REPORT - QUARTERLY
2009-03-16: INTERIM REMEDIAL ACTION PLAN
2009-04-15: MONITORING REPORT - QUARTERLY
2009-06-15: STAFF LETTER
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2009-10-15: MONITORING REPORT - SEMI-ANNUALLY
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-04-15: MONITORING REPORT - SEMI-ANNUALLY
2010-05-06: INTERIM REMEDIAL ACTION PLAN
2010-05-06: WELL INSTALLATION WORKPLAN
2010-07-15: INTERIM REMEDIAL ACTION PLAN
2010-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-08-05: OTHER WORKPLAN
2011-01-15: MONITORING REPORT - SEMI-ANNUALLY
2011-05-27: PILOT STUDY / TREATABILITY WORKPLAN
2011-05-27: WELL INSTALLATION WORKPLAN
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2011-08-24: PILOT STUDY / TREATABILITY WORKPLAN
2011-10-13: WELL INSTALLATION REPORT
2011-11-23: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN - ADDENDUM
2012-01-30: STAFF LETTER
2012-02-01: WELL INSTALLATION WORKPLAN

2012-03-12: SITE VISIT / INSPECTION / SAMPLING
2012-07-15: MONITORING REPORT - SEMI-ANNUALLY
2012-12-06: SOIL VAPOR EXTRACTION (SVE)
2013-01-15: MONITORING REPORT - SEMI-ANNUALLY
2013-01-15: REMEDIAL PROGRESS REPORT
2013-04-15: MONITORING REPORT - QUARTERLY
2013-04-15: REMEDIAL PROGRESS REPORT
2013-04-24: OTHER WORKPLAN - REGULATOR RESPONDED
2013-07-15: MONITORING REPORT - QUARTERLY
2013-07-15: REMEDIAL PROGRESS REPORT
2013-10-15: MONITORING REPORT - QUARTERLY
2013-10-15: REMEDIAL PROGRESS REPORT
2014-01-15: MONITORING REPORT - QUARTERLY
2014-01-15: REMEDIAL PROGRESS REPORT
2014-05-20: OTHER REPORT / DOCUMENT
2014-05-23: FREE PRODUCT REMOVAL
2014-07-15: MONITORING REPORT - SEMI-ANNUALLY
2014-08-26: OTHER WORKPLAN - REGULATOR RESPONDED
2014-09-25: STAFF LETTER
2015-01-15: MONITORING REPORT - SEMI-ANNUALLY
2015-01-15: SOIL AND WATER INVESTIGATION REPORT
2015-02-19: REMEDIAL PROGRESS REPORT
2015-07-15: MONITORING REPORT - SEMI-ANNUALLY
2015-07-15: REMEDIAL PROGRESS REPORT
2015-09-01: SITE ASSESSMENT REPORT
2016-01-15: MONITORING REPORT - SEMI-ANNUALLY
2016-03-10: REQUEST FOR CLOSURE

Monitoring well: GW-1 inactive
lat/long: 34.0576871/-118.2847451
depth to gw: 0 - 12.19

Monitoring well: GW-10D no access
lat/long: 34.0574024/-118.3089614
depth to gw: 0 - 38.87
sample data: ACE < 19 UG/KG 2002-02-12
BDCME < .94 UG/KG 2002-02-12 (max 19 UG/KG 2002-02-12sample data:ACE< 19 UG/KG 2002-02-12
BDCME < .94 UG/KG 2002-02-12 (max 19 UG/KG 2002-02-1)
BRBZ < .94 UG/KG 2002-02-12 (max 19 UG/KG 2002-02-12)
BRCLME < 1.9 UG/KG 22)
BRBZ < .94 UG/KG 2002-02-12 (max 19 UG/KG 2002-02-12)
BRCLME < 1.9 UG/KG 002-02-12
BRME < 19 UG/KG 2002-02-12
BTBZN < .94 UG/KG 2002-02-12 (max 19 UG/2002-02-12
BRME < 19 UG/KG 2002-02-12
BTBZN < .94 UG/KG 2002-02-12 (max 19 UG/KG 2002-02-12)
BTBZS < .94 UG/KG 2002-02-12 (max 19 UG/KG 2002-02-12)
BTBZKG 2002-02-12)
BTBZS < .94 UG/KG 2002-02-12 (max 19 UG/KG 2002-02-12)
BTBZT < .94 UG/KG 2002-02-12 (max 19 UG/KG 2002-02-12)
BZ .55 UG/L 2014-03-03 (max 47 UG/L 2T< .94 UG/KG 2002-02-12 (max 19 UG/KG 2002-02-12)
BZ .55 UG/L 2014-03-03 (max 47 UG/L 003-11-24)
BZME 5.7 UG/L 2007-02-09 (max 110 UG/L 2002-02-12)
CDS < 9.4 UG/2003-11-24)
BZME 5.7 UG/L 2007-02-09 (max 110 UG/L 2002-02-12)
CDS < 9.4 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
CLBZ < .94 UG/KG 2002-02-12 (max 8.9 UG/KG 200KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
CLBZ < .94 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
CLBZME2 < .94 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
CLBZME4 < 2-02-12)
CLBZME2 < .94 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
CLBZME4 < .94 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
CLEA < 1.9 UG/KG 2002-02-12
.94 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
CLEA < 1.9 UG/KG 2002-02-12
CLME< 19 UG/KG 2002-02-12
CTCL < .94 UG/KG 2002-02-12 (max 19 UG/KG 2002-02-12)
CLME < 19 UG/KG 2002-02-12
CTCL < .94 UG/KG 2002-02-12 (max 19 UG/KG 2002-02-12)
CYMP < .94 UG/KG 2002-02-12 (max 19 UG/KG 2002-02-12)

DBCME < 1.9 UG/KG 2002-02-12
DBCP < 4.7 UG/KG 2002-02-12
DBMA < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02--12)
DCA11 < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCA12 < .94 UG/12)
DCA11 < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCA12 < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCBZ12 < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 200KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCBZ12 < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCBZ13 < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCBZ14 < 2-02-12)
DCBZ13 < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCBZ14 < ..94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCE11 < .94 UG/KG 2002-02-12 (max 4.7 UG/94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCE11 < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCE12C < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCE1KG 2002-02-12)
DCE12C < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCE12T < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCP11 < 1.9 UG/KG 2002-02-12
2T < .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
DCP11 < 1.9 UG/KG 2002-02-12
DCP13C < .94 UG/KG 2002-02-12 (max 1.9 UG/KG 2002-02-12)
DCP13T < 1.9 UG/KG 2002-02-112
DCPA12 < .94 UG/KG 2002-02-12 (max 1.9 UG/KG 2002-02-12)
DCPA13 < .94 UG/2
DCPA12 < .94 UG/KG 2002-02-12 (max 1.9 UG/KG 2002-02-12)
DCPA13 < .94 UG/KG 2002-02-12 (max 1.9 UG/KG 2002-02-12)
DCPA22 < 4.7 UG/KG 2002-02-12
DIPE <KG 2002-02-12 (max 1.9 UG/KG 2002-02-12)
DCPA22 < 4.7 UG/KG 2002-02-12
DIPE .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
EBZ 1.3 UG/L 2011-10-10 (max 51 UG/L 2< .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
EBZ 1.3 UG/L 2011-10-10 (max 51 UG/L 006-10-07)
EDB < .94 UG/KG 2002-02-12 (max 1.3 UG/KG 2002-02-12)
ETBE < .94 2006-10-07)
EDB < .94 UG/KG 2002-02-12 (max 1.3 UG/KG 2002-02-12)
ETBE < .94 UG/KG 2002-02-12 (max 1.3 UG/KG 2002-02-12)
ETHANOL < .095 MG/KG 2002-02-12 (max 1.3 MG/UG/KG 2002-02-12 (max 1.3 UG/KG 2002-02-12)
ETHANOL < .095 MG/KG 2002-02-12 (max 1.3 MG/KG 2002-02-12)
FC11 < 9.4 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
FC12 <KG 2002-02-12)
FC11 < 9.4 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
FC12 1.9 UG/KG 2002-02-12
HXO2 < 19 UG/KG 2002-02-12
IPBZ 3.7 UG/L 2011-04-01 (m< 1.9 UG/KG 2002-02-12
HXO2 < 19 UG/KG 2002-02-12
IPBZ 3.7 UG/L 2011-04-01 (ax 19 UG/L 2002-02-12)
MEK < 19 UG/KG 2002-02-12
MIBK < 19 UG/KG 2002-02-12
max 19 UG/L 2002-02-12)
MEK < 19 UG/KG 2002-02-12
MIBK < 19 UG/KG 2002-02-12
MTBE 1.4 UG/L 2015-11-24 (max 150 UG/L 2006-10-07)
MTLNCL < 9.4 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
NAPH < 9.4 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
12 (max 8.9 UG/KG 2002-02-12)
NAPH < 9.4 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
2-12 (max 8.9 UG/KG 2002-02-12)
NAPH < 9.4 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
PBZN 2 UG/L 2011-04-01 (max 8.9 UG/L 2002-02-12)
PCA < 1.9 UG/KG 2002-02-12
PCE < .94 UG/KG 2002-02-12 (max 1.9 UG/KG 2002-02-12)
PHCG 460 UG/L 2011-04--12
PCE < .94 UG/KG 2002-02-12 (max 1.9 UG/KG 2002-02-12)
PHCG 310 UG/L 201-01 (max 4800 UG/L 2006-10-07)
STY < .94 UG/KG 2002-02-12 (max 460 UG/KG 2002-02-12)
01 (max 4800 UG/L 2006-10-07)
STY < .94 UG/KG 2002-02-12 (max 460 UG/KG 2002-02-12)

1 (max 4800 UG/L 2006-10-07)

STY	< .94 UG/KG 2002-02-12 (max 460 UG/KG 2002-02-12)
TAME	< .94 UG/KG 2002-02-12 (max 460 UG/KG 2002-02-12)
TBA	26 UG/L 2015-11-24
TAME	< .94 UG/KG 2002-02-12 (max 310 UG/KG 2002-02-12)
TBA	25 UG/L 2010-01 (max 330 UG/L 2002-07-22)
TBME	< 4.7 UG/KG 2002-02-12
TC1112	< .94 UG/KG 2002(max 330 UG/L 2002-07-22)
TBME	< 4.7 UG/KG 2002-02-12
TC1112	< .94 UG/KG 2002--21 (max 330 UG/L 2002-07-22)
TBME	< 4.7 UG/KG 2002-02-12
TC1112	< .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
TCA111	< .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
TCA111	< .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-102-12 (max 4.7 UG/KG 2002-02-12)
TCA111	< .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-122-02-12 (max 4.7 UG/KG 2002-02-12)
TCA111	< .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-)
TCA112	< .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
TCB123	< 1.9 UG/K-02-12)
TCA112	< .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
TCB123	< 1.12)
TCA112	< .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
TCB123	< 1.9 UG2)
TCA112	< .94 UG/KG 2002-02-12 (max 4.7 UG/KG 2002-02-12)
TCB123	< 1.9 UG//KG 2002-02-12
TCB124	< 1.9 UG/KG 2002-02-12
TCE	< 1.9 UG/KG 2002-02-12
9 UG/KG 2002-02-12	
TCB124	< 1.9 UG/KG 2002-02-12
TCE	< 1.9 UG/KG 2002-02-12
G 2002-02-12	
TCB124	< 1.9 UG/KG 2002-02-12
TCE	< 1.9 UG/KG 2002-02-12
KG 2002-02-12	
TCB124	< 1.9 UG/KG 2002-02-12
TCE	< 1.9 UG/KG 2002-02-12
TCLME	< .94 UG/KG 2002-02-12 (max 1.9 UG/KG 2002-02-12)
TCPR123	< 1.9 UG/KG 2002-02--12
TMB124	8.4 UG/KG 2002-02-12 (max 29 UG/KG 2002-02-12)
TMB135	7.9 UG/KG12
TMB124	8.4 UG/KG 2002-02-12 (max 29 UG/KG 2002-02-12)
TMB135	7.9 UG/KG 2
TMB124	8.4 UG/KG 2002-02-12 (max 29 UG/KG 2002-02-12)
TMB135	7.9 UG/KG 2 2002-02-12
TPPH	270 UG/L 2014-03-03 (max 590 UG/L 2013-08-05)
VA	< 9.4 UG/002-02-12
TPPH	53 UG/L 2013-03-29 (max 370 UG/L 2011-04-01)
VA	< 9.4 UG/KG 2002-02-12
TPPH	190 UG/L 2015-03-24 (max 590 UG/L 2013-08-05)
VA	< 9.4 UG/KG/KG 2002-02-12
VA	< 9.4 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
VC	< .92002-02-12 (max 8.9 UG/KG 2002-02-12)
VC	< .94 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-14 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
XYLENES	1.7 UG/L 2010-01-21 (max 200 UG/L G 2002-02-12 (max 8.9 UG/KG 2002-02-12)
VC	< .94 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-02KG 2002-02-12 (max 8.9 UG/KG 2002-02-12)
VC	< .94 UG/KG 2002-02-12 (max 8.9 UG/KG 2002-0 2006-10-07)
XYLENES1314	5.9 UG/KG 2002-02-12 (max 100 UG/KG 2002-02-12)
XY-12)	
XYLENES	1.5 UG/L 2011-04-01 (max 200 UG/L 2006-10-07)
XYLENES1314	5.92-12)
XYLENES	1.5 UG/L 2011-04-01 (max 200 UG/L 2006-10-07)
XYLENES1314	5. UG/KG 2002-02-12 (max 100 UG/KG 2002-02-12)
XYLO	8 UG/KG 2002-02-12 (max 38 UG/KG 20029 UG/KG 2002-02-12 (max 100 UG/KG 2002-02-12)
XYLO	8 UG/KG 2002-02-12 (max 38 UG/KG 200G/KG 2002-02-12 (max 100 UG/KG 2002-02-12)
XYLO	8 UG/KG 2002-02-12 (max 38 UG/KG 2002-0LO 8 UG/KG 2002-02-12 (max 38 UG/KG 2002-02-12)

-02-12)

2-02-12)

Monitoring well:	GW-10S dry	
lat/long:	34.0574029/-118.3089611	
depth to gw:	0 - 15.1	
Monitoring well:	GW-10S active	
lat/long:	34.0574029/-118.3089611	
depth to gw:	9.5 - 15.1	
sam		
Monitoring well:	GW-10S no access	
lat/long:	34.0574029/-118.3089611	
depth to gw:	0 - 15.1	
saple data:	ACE	26 UG/KG 2002-02-12
		ata:ACE 26 UG/KG 2002-02-12
		mple data:ACE 26 UG/KG 2002-02-12
Monitoring well:	GW-1D no access	
lat/long:	34.0578043/-118.3092138	
depth to gw:	0 - 40.31	
Monitoring well:	GW-1D no access	
lat/long:	34.0578043/-118.3092138	
depth to gw:	0 - 39.97	
sa		
Monitoring well:	GW-1D no access	
lat/long:	34.0578043/-118.3092138	
depth to gw:	0 - 40.45	
sample data:	BZ	24 UG/L 2008-07-23 (max 260 UG/L 2005-04-18)
	BZME	.2 UG/L 2008-07-23 (max 24 UG/L 2006-04-24)
	EBZ	2 UG/L 2008-07-23 (max 32 UG/L 2004-08-26)
	MTBE	mple data:BZ 24 UG/L 2008-07-23 (max 260 UG/L 2005-04-18)
	BZME	.2 UG/L 2008-07-23 (max 24 UG/L 2006-04-24)
	EBZ	2 UG/L 2008-07-23 (max 32 UG/L 2004-08-26)
	MTBE	22 UG/L 2007-02-09 (max 150 UG/L 2005-04-18)
	PHCG	620 UG/L 2008-07-23 (max 4400 UG/L 2005-04-18)
	TBA	1300 UG/L 2007-02-09
	XYLENES	37 UG/L 2008-07-23 (max 1300 UG/22 UG/L 2007-02-09 (max 150 UG/L 2005-04-18)
	PHCG	620 UG/L 2008-07-23 (max 4400 UG/L 2005-04-18)
	TBA	1300 UG/L 2007-02-09
	XYLENES	37 UG/L 2008-07-23 (max 1300 UG/L 2004-05-19)
		L 2004-05-19)
Monitoring well:	GW-1S active	
lat/long:	34.0577996/-118.3092322	
depth to gw:	10.74 - 14.7	
Monitoring well:	GW-1S active	
lat/long:	34.0577996/-118.3092322	
depth to gw:	10.74 - 14.7	
sa		
Monitoring well:	GW-1S active	
lat/long:	34.0577996/-118.3092322	
depth to gw:	10.74 - 14.7	
sample data:	BZ	.81 UG/L 2007-02-09 (max 2.3 UG/L 2006-04-24)
	BZME	2.4 UG/L 2009-01-15
	EBZ	3.8 UG/L 2009-01-15
	MTBE	.67 UG/L 2009-07-20 (max 27 UG/L 2004-08-26)
mple data:	BZ	.93 UG/L 2012-04-02 (max 2.3 UG/L 2006-04-24)
	BZME	2.4 UG/L 2009-01-15
	EBZ	3.8 UG/L 2009-01-15
	IPBZ	1.4 UG/L 2015-11-25
	MTBE	4.3 UG/L 20 PHCG 110 UG/L 2009-10-30 (max 1400 UG/L 2006-01-27)
	TBA	97 UG/L 2011-04-01 (12-10-25 (max 27 UG/L 2004-08-26)
	PHCG	110 UG/L 2009-10-30 (max 1400 UG/L 2006-01-27)
max 480 UG/L 2006-01-27)		
	XYLENES	.31 UG/L 2009-10-30 (max 22 UG/L 2009-01-15)
	TBA	97 UG/L 2011-04-01 (max 480 UG/L 2006-01-27)
	TPPH	68 UG/L 2015-11-25 max 480 UG/L 2006-01-27)
	TPPH	65 UG/L 2013-12-12 (max 110 UG/L 2013-04-25)

XYLENES 1.5 UG/L 2012-04-02 (max 22 UG/L 2009-01-15)
(max 110 UG/L 2013-04-25)
XYLENES 1.5 UG/L 2012-04-02 (max 22 UG/L 2009-01-15)
XYLENES 1.5 UG/L 2012-04-02 (max 22 UG/L 2009-01-15)

Monitoring well: GW-2D active
lat/long: 34.0579182/-118.3094706
depth to gw: 34.3 - 37.88

Monitoring well: GW-2D active
lat/long: 34.0579182/-118.3094706
depth to gw: 34.3 - 37.88
sample data: BZ 250 UG/L 2010-01-21 (max 3600 UG/L 2004-02-03)
BZME 1.1 UG/L 2009-05-21 (
Monitoring well: GW-2D active
lat/long: 34.0579182/-118.3094706
depth to gw: 34.3 - 38.17
samax 150 UG/L 2004-02-03)
DIPE .4 UG/L 2005-10-14 (max 1.1 UG/L 2005-07-21)
EBZ 26 UG/L 2010-01-21 (max 390 UG/L 2004-02-03)
MTBE 76 UG/L 2010-01-21 (max 330 UG/Lmple data:BTBZS 1.9 UG/L
2011-04-01
BZ 4.1 UG/L 2015-06-19 (max 3600 UG/L 2004-02-03)
BZME 1.1 UG/L 2009-05-21 (max 150 UG/L 2004-02-03)
DIPE .4 UG/L 2005-10-14 (max 1.1 UG/L 2005-07-21)
EBZ 2.5 UG/L 2014-12-30 (max 390 UG/L 2004-02-03)
(max 1.1 UG/L 2005-07-21)
EBZ 2.7 UG/L 2012-04-02 (max 390 UG/L 2004-02-03)
IPBZ 4.2 UG/L 2015-11-25 (max 10 UG/L 2011-04-01)
MTBE 4.3 UG/L 2015-06-19 (max 330 04-02-03)
PBZN 12 UG/L 2011-04-01
PHCG 1000 UG/L 2011-04-01 (max 13000 UG/L 2004-02-03)
UG/L 2004-05-04)
PBZN 2.3 UG/L 2015-11-25 (max 12 UG/L 2011-04-01)
PHCG 1 TBA 56 UG/L 2012-10-25 (max 1600 UG/L 2004-02-03)
TMB124 2.9 UG/L 2011-04-01
000 UG/L 2011-04-01 (max 13000 UG/L 2004-02-03)
TBA 56 UG/L 2012-10-25 (max 1600 UG/L 2 TPPH 260 UG/L
2014-03-03 (max 1300 UG/L 2011-04-01)
XYLENES 5.4 UG/L 2011-04-01004-02-03)
TMB124 2.9 UG/L 2011-04-01
TPPH 180 UG/L 2015-11-25 (max 1300 UG (max 670 UG/L 2004-02-03)
/L 2011-04-01)
XYLENES 5.4 UG/L 2011-04-01 (max 670 UG/L 2004-02-03)
1 (max 670 UG/L 2004-02-03)

Monitoring well: GW-2S active
lat/long: 34.0579186/-118.3094695
depth to gw: 10.08 - 14.28

Monitoring well: GW-2S active
lat/long: 34.0579186/-118.3094695
depth to gw: 10.08 - 14.28
sample data: BZ 130 UG/L 2010-01-21 (max 5500 UG/L 2006-10-07)
BZME 1.6 UG/L 2010-01-21 (max 440 UG/L 2007-06-09)
EBZ 20 UG/L 2010-01-21 (max 2200 UG/L 2007-02-09)
MTBE 7.8 UG/L 2010-01-21 (max 110 UG/L 2007-02-09)
PHCG 3000 UG/L 2010-01-21 (max 22000 UG/L 2007-02-09)
XYLENES 11 UG/L 2010-01-21 (max 3000 UG/L 2003-11-24)

Monitoring well: GW-2S active
lat/long: 34.0579186/-118.3094695
depth to gw: 10.08 - 14.28
sample data: BZ .65 UG/L 2015-11-25 (max 5500 UG/L 2006-10-07)
BZME 3.3 UG/L 2010-10-19 (max 440 UG/L 2007-06-09)
EBZ 2.6 UG/L 2014-12-29 (max 2200 UG/L 2007-02-09)
IPBZ 1.7 UG/L 2015-11-25
MTBE 14 UG/L 2014-12-29 (max 110 UG/L 2007-02-09)
PBZN 2.5 UG/L 2015-11-25
PHCG 110 UG/L 2011-04-01 (max 22000 UG/L 2007-02-09)
00 UG/L 2007-02-09)
TPPH 150 UG/L 2014-03-03 (max 370 UG/L 2012-04-02)
XYL TPPH 340 UG/L 2015-11-25 (max 470 UG/L 2014-09-08)

XYLENES 100 UG/L 2010-10-19 ENES 100 UG/L 2010-10-19 (max 1600 UG/L 2007-02-09)
(max 1600 UG/L 2007-02-09)

Monitoring well: GW-3D dry
lat/long: 34.057809/-118.3093327
depth to gw: 0 - 38.75

Monitoring well: GW-3D dry
lat/long: 34.057809/-118.3093327
depth to gw: 0 - 38.09
sample data: BZ 190 UG/L 2007-06-09 (max 2000 UG/L 2003-01-14)
BZME .31 UG/L 2007-06-09 (max 5.9 UG/L 2001-12-14)
DIPE .3 UG/L 2005-10-14 (max 4.5 UG/L 2005-07-21)
EBZ 8.2 UG/L 2007-06-09 (max 38 UG/L 2002-03-05)
MTBE 39 UG/L 2007-06-09 (max 2200 UG/L 2001-12-14)
PHCG 980 UG/L 2007-06-09 (max 6900 UG/L 2002-07-22)
TBA 220 UG/L 2007-06-09 (max 7900 UG/L 2003-01-14)
XYLENES 4.5 UG/L 2007-06-09 (max 500 UG/L 2001-12-
Monitoring well: GW-3D dry
lat/long: 34.057809/-118.3093327
depth to gw: 0 - 38.75
sample da14)

Monitoring well: GW-3D dry
lat/long: 34.057809/-118.3093327
depth to gw: 0 - 38.75
sample data: BZ 3.7 PPMV 2013-12-05 (max 2000 PPMV 2003-01-14)
BZME 1.1 PPMV 2013-12-05 (max 5.9 PPMV 2001-12-14)
CDS .72 PPMV 2013-11-22 (max 1.5 PPMV 2013-07-26)
DIPE G/L 2001-12-14)
DIPE .3 UG/L 2005-10-14 (max 4.5 UG/L 2005-07-21)
EBZ .85ta:BZ 3.7 PPMV 2013-12-05 (max 2000 PPMV 2003-01-14)
BZME 1.1 PPMV 2013-12-05 (max 5.9 PPMV 2001-12-14)
CDS .72 PPMV 2013-11-22 (max 1.5 PPMV 2013-07-26)
DIPE .3 UG/L 2005-10-14 (max 1.5 UG/L 2005-07-21)
EBZ .67 PPMV 2013-12-05 (max 38 PPMV 2002-.3 UG/L 2005-10-14 (max 1.5 UG/L 2005-07-21)
EBZ .67 PPMV 2013-12-05 (max 38 PPMV 2002-03-05)
EBZME4 .078 PPMV 2013-11-22 (max 8.2 PPMV 2013-05-10)
MEK .0036 PPM12-14)
PHCG 9900 PPMV 2013-01-03 (max 6900 PPMV 2002-07-22)
TBA 220 UG/L 203-05)
EBZME4 .078 PPMV 2013-11-22 (max 8.2 PPMV 2013-05-10)
MEK .0036 PPMV 2013-05-10 (max 8.2 PPMV 2013-05-10)
MTBE .81 PPMV 2013-11-22 (max 2200 PPMV 2001-12-14)
PHCG 1300 PPMV 2013-12-05 (max 6900 PPMV 2002-07-22)
TBA 220 UG/L 2007V 2013-05-10 (max 8.2 PPMV 2013-05-10)
MTBE .81 PPMV 2013-11-22 (max 2200 PPMV 2001-12--06-09 (max 7900 UG/L 2003-01-14)
TCLME .059 PPMV 2013-07-26 (max 220 PPMV 2013-05-10)
14)
PHCG 1300 PPMV 2013-12-05 (max 6900 PPMV 2002-07-22)
TBA 220 UG/L 2007 TMB124 .082 PPMV 2013-11-22 (max 220 PPMV 2013-11-22)
TMB135 .036 PPMV 201-06-09 (max 7900 UG/L 2003-01-14)
TCLME .059 PPMV 2013-07-26 (max 220 PPMV 2013-05-10)
TMB124 .082 PPMV 2013-11-22 (max 220 PPMV 2013-11-22)
TMB135 .036 PPMV 2013-11-22 (max 220 PPMV 2013-05-10)
XYLENES 1.1 PPMV 2013-12-05 (max 500 PPMV 2001-12-14)3-11-22 (max 220 PPMV 2013-05-10)
XYLENES 1.1 PPMV 2013-12-05 (max 500 PPMV 2001-12-14)
XYLENES1314 .86 PPMV 2013-12-05 (max 1.5 PPMV 2013-10-25)
XYLO .22 PPMV 2013-12-05 (max 1.5 PPMV 2013-07-26)

XYLENES1314 .86 PPMV 2013-12-05 (max 1.5 PPMV 2013-10-25)
XYLO .22 PPMV 2013-12-05 (max 1.5 PPMV 2013-07-26)

Monitoring well: GW-3S dry
lat/long: 34.057809/-118.3093332
depth to gw: 0 - 14.9

Monitoring well: GW-3S dry

lat/long: 34.057809/-118.3093332
depth to gw: 0 - 14.9
sample data: BZ 330 UG/L 2010-01-21 (max 1200 UG/L 2006-02-17)

Monitoring well: GW-3S dry
lat/long: 34.057809/-118.3093332
depth to gw: 0 - 14.9
sample data: ACE .13 PPMV 2013-02-01 (max 4.5 PPMV 2013-02-01)

Monitoring well: GW-3S dry
lat/long: 34.057809/-118.3093332
depth to gw: 0 - 14.9
sample dat
Monitoring well: GW-3S dry
lat/long: 34.057809/-118.3093332
depth to gw: 0 - 14.9
sample data: ACE .13 PPMV 2013-02-01 (max 1.5 PPMV 2013-02-01)
a: ACE .13 PPMV 2013-02-01 (max 1.5 PPMV 2013-02-01)

Monitoring well: GW-5 no access
lat/long: 34.0576336/-118.3095078
depth to gw: 0 - 39.56

Monitoring well: GW-5 no access
lat/long: 34.0576336/-118.3095078
depth to gw: 0 - 39.56

Monitoring well: GW-5 no access
lat/long: 34.0576336/-118.3095078
depth to gw: 0 - 39.56

Monitoring well: GW-5 no access
lat/long: 34.0576336/-118.3095078
depth to gw: 0 - 39.56

Monitoring well: GW-5 no access
lat/long: 34.0576336/-118.3095078
depth to gw: 0 - 39.92

Monitoring well: GW-6D active
lat/long: 34.057642/-118.30922
depth to gw: 35.37 - 38.46

Monitoring well: GW-6D active
lat/long: 34.057642/-118.30922
depth to gw: 35.37 - 38.46
sample data: BZ 2.2 UG/L 2010-01-21 (max 20000 UG/L 2006-02-21)
BZME .16 UG/L 2007-02-09 (max 1500 UG/L 2006-02-13)
DIPE .26 UG/L 2006-04-24 (max 450 UG/L 2006-04-24)
EBZ .34 UG/L 2009-01-15 (max 2800 UG/L 2006-02-21)
MTBE .36 UG/L 2009-10-30 (max 1900 UG/L 2006-02-21)
PHCG 560 UG/L 2010-01-21 (max 1600000 UG/L 2006-02-21)
TBA 220 UG/L 2010-01-21 (max 2700 UG/L 2001-12-14)
XYLENES .98 UG/L 2007-02-09 (max 160
Monitoring well: GW-6D active
lat/long: 34.057642/-118.30922
depth to gw: 35.37 - 38.46
sampUG/L 2003-11-24)
XYLENES1314 920 PPBV 2006-02-21 (max 2700 PPBV 2006-02-13)
le data: BTBZS 1.1 UG/L 2011-04-01
BZ .51 UG/L 2012-10-25 (max 20000 UG/L 2006-02-21)
BZME .16 UG/L 2007-02-09 (max 1500 UG/L 2006-02-13)
DIPE .26 UG/L 2006-04-24 (max 450 UG/L 2006-04-24)
EBZ .34 UG/L 2009-01-15 (max 2800 UG/L 2006-02-21)
IPBZ 5.4 UG/L 2011-04-01
MTBE 1.5 UG/L 2012-04-02 (max 1900 UG/L 2006-02-21)
PBZN 1.8 UG/L 2011-04-01
PHCG 470 UG/L 2011-04-01 (max 1600000 UG/L 2006-02-21)

Monitoring well: GW-6D active
lat/long: 34.057642/-118.30922
depth to gw: 35.37 - 38.46
samp TBA 240 UG/L 2013-03-29 (max 2700 UG/L 2001-12-14)

TPPH 86 UG/L 2012-10-25
Monitoring well: GW-6D active
lat/long: 34.057642/-118.30922
depth to gw: 34.71 - 38.71
sample data: BTBZS 1.1 UG/L 2011-04-01
BZ 2.7 UG/L 2014-03-03 (max 20000 UG/L 2006-02-21)
BZME .16 UG/L 2007-02-09 (max 1500 UG/L 2006-02-13)
DIPE .26 UG/L 2006-04-24 le data:BTBZS 1.1 UG/L 2011-04-01
BZ 2.4 UG/L 2015-11-25 (max 20000 UG/L 2006-02-21)
BZME .16 UG/L 2007-02-09 (max 1500 UG/L 2006-02-13)
DIPE .26 UG/L 2006-04-24 (max 450 UG/L 2006-04-24)
EBZ .34 UG/L 2009-01-15 (max 2800 UG/L 2006-02-21)
-13
IPBZ 5.4 UG/L 2011-04-01
MTBE 4.7 UG/L 2015-11-25 (max 1900 UG/L 2006-02-21)
PBZN 1.8 UG/L 2011-04-01
PHCG 470 UG/L 2011-04-01 (max 1600000 UG/L 2006-02-21)
TBA 300 UG/L 2015-11-25 (max 2700 UG/L 2001-12-14)
TPPH 56 UG/L 2015-11-25 (max 450 UG/L 2011-04-01)
XYLENES .98 UG/L 2007-02-09 (max 160 UG/L 2003-11-24)
2-13
-13

Monitoring well: GW-6S dry
lat/long: 34.0576418/-118.30922
depth to gw: 0 - 21.67

Monitoring well: GW-6S dry
lat/long: 34.0576418/-118.30922
depth to gw: 0 - 21.67

Monitoring well: GW-6S dry
lat/long: 34.0576418/-118.30922
depth to gw: 0 - 21.67

Monitoring well: GW-6S dry
lat/long: 34.0576418/-118.30922
depth to gw: 0 - 21.67

Monitoring well: GW-6S dry
lat/long: 34.0576418/-118.30922
depth to gw: 0 - 21.67

Monitoring well: GW-7D active
lat/long: 34.0577585/-118.3095453
depth to gw: 35.87 - 39.6

Monitoring well: GW-7D active
lat/long: 34.0577585/-118.3095453
depth to gw: 35.87 - 39.6
sample data: BZ 20 UG/L 2010-01-21 (max 7700 UG/L 2001-12-14)
BZME .98 UG/L 2009-07-20 (max 190 UG/L 2003-11-24)
DIPE .3 UG/L 2006-07-27 (max 1.4 UG/L 2006-04-24)
EBZ 13 UG/L 2010-01-21 (max 820 UG/L 2001-12-14)
ETBE .57 UG/L 2008-04-29 (max 13 UG/L 2008-04-29)
MTBE 17 UG/L 2010-01-21 (max 260 UG/L 2001-12-14)
PHCG 1400 UG/L 2010-01-21 (max 23000 UG/L 2001-12-14)
TBA 2000 UG/L 2010-01-21 (max 3600 UG/L 2009-05-21)
XYLENES 9 UG/L 2010-01-21 (max 1700 UG/L 2001-12-14)

Monitoring well: GW-7D active
lat/long: 34.0577585/-118.3095453
depth to gw: 35.87 - 39.6
sample data: BTBZN 62 UG/L 2011-04-01
BTBZS 55 UG/L 2011-04-01
BZ 160 UG/L 2013-03-29 (max 7700 UG/L 2001-12-14)
BZME 73 UG/L 2011-10-10 (max 190 UG/L 2003-11-24)
(max 73 UG/L 2006-04-24)
EBZ 190 UG/L 2013-03-29 (max 820 UG/L 2001-12-14)
EBZME4 .0014 PPMV 2013-01-03 (max 190 PPMV 2013-01-03)
ETBE .57 UG/L 2008-04-29 (max
Monitoring well: GW-7D active
lat/long: 34.0577585/-118.3095453

depth to gw: 35.87 - 39.6
sa 190 UG/L 2008-04-29)
IPBZ 420 UG/L 2011-04-01
MEK .0048 PPMV 2013-01-03 (
Monitoring well: GW-7D active
lat/long: 34.0577585/-118.3095453
depth to gw: 35.87 - 39.6
sample data: BTBZN 62 UG/L 2011-04-01
BTBZS 55 UG/L 2011-04-01
BZ 1.8 UG/L 2014-03-03 (max 7700 UG/L 2001-12-14)
BZME .17 PPMV 2013-12-05 (max 190 PPMV 2003-11-24)
mple data: BTBZN 62 UG/L 2011-04-01
BTBZS 55 UG/L 2011-04-01
BZ .52 UG/L 201PBZN 1100 UG/L 2011-04-01
PHCG 13 PPMV 2013-01-03 (max 23000 PPMV 2001-12-14)
CLME .00087 PPMV 2013-12-05 (max 73 PPMV 2013-01-03)
DIPE .3 UG/L 2006-07-25-03-24 (max 7700 UG/L 2001-12-14)
BZME 27 UG/L 2014-12-30 (max 190 UG/L 2003-11-24)
CLME .00087 PPMV 2013-12-05 (max 27 PPMV 2013-01-03)
DIPE .3 UG/L 2006-07-277 (max 73 UG/L 2006-04-24)
EBZ .048 PPMV 2013-12-05 (max 820 PPMV 2001-12-14)
(max 27 UG/L 2006-04-24)
EBZ 31 UG/L 2014-12-30 (max 820 UG/L 2001-12-14)
x 2200 PPMV 2013-01-03)
TMB124 .0016 PPMV 2013-01-03 (max 2200 PPMV 2013-01-03)
EBZME4 .0043 PPMV 2013-12-05 (max 31 PPMV 2013-01-03)
ETBE .57 UG/L 2008-04-29 (max max 160 UG/L 2008-04-29)
FC12 .00054 PPMV 2013-12-05 (max 160 PPMV 2013-05-10)
IPBZ 420 UG/L 2011-04-01
MEK .002 PPMV 2013-12-05 (max 420 PPMV 2013-01-03)
31 UG/L 2008-04-29)
FC12 .00054 PPMV 2013-12-05 (max 31 PPMV 2013-05-10)
I MTBE 1.7 UG/L 2014-03-03 (max 260 UG/L 2001-12-14)
MTLNCL .013 PPMV 2013-12-05 (PBZ 420 UG/L 2011-04-01
MEK .002 PPMV 2013-12-05 (max 420 PPMV 2013-01-03)
MTBE 2.2 UG/L 2014-12-30 (max 260 UG/L 2001-12-14)
MTLNCL .013 PPMV 2013-12-05 (max 2.max 1.7 PPMV 2013-12-05)
PBZN 1100 UG/L 2011-04-01
PHCG 6.2 PPMV 2013-12-05 (max 23000 PPMV 2001-12-14)
TBA 940 UG/L 2014-03-03 (max 5700 UG/L 2010-10-19)
2 PPMV 2013-12-05)
PBZN 1100 UG/L 2011-04-01
PHCG 6.2 PPMV 2013-12-05 (max 23000 PPMV 2001-12-14)
TBA 48 UG/L 2015-11-25 (max 5700 UG/L 2010-10-19)
05 (max 1400 PPMV 2013-01-03)
TMB135 .0046 PPMV 2013-12-05 (max 1400 PPMV 2013-01-03)
TCLME .00061 PPMV 2013-12-05 (max 48 PPMV 2013-01-03)
TMB124 .0097 PPMV 2013-12-05 (max 48 PPMV 2013-01-03)
TMB135 .0046 PPMV 2013-12-05 (max 48 PPMV 2013-01-03)
TPPH 71 UG/L 2015-06-19 (max 11000 UG/L 2011-04-01)
XYLENES 68 UG/L 2014-12-30 (max 1712-05 (max 1700 PPMV 2001-12-14)
XYLENES1314 .11 PPMV 2013-12-05 (max 69 PPMV 2013-12-000 UG/L 2001-12-14)
XYLENES1314 51 UG/L 2014-12-30 (max 68 UG/L 2013-12-05)
5)
XYLO .034 PPMV 2013-12-05 (max 69 PPMV 2013-12-05)
XYLO 16 UG/L 2014-12-30 (max 51 UG/L 2013-12-05)

Monitoring well: GW-7S active
lat/long: 34.0577585/-118.3095445
depth to gw: 11.35 - 15.65

Monitoring well: GW-7S active
lat/long: 34.0577585/-118.3095445
depth to gw: 11.35 - 15.65
sample data: BZ 440 UG/L 2010-01-21 (max 3200 UG/L 2006-02-23)
BZME 5.6 UG/L 2010-01-21 (max 4600 UG/L 2006-02-23)
EBZ 87 UG/L 2010-01-21 (max 11000 UG/L 2006-02-23)
UG/L 2006-02-23)
PHCG 9200 UG/L 2010-01-21 (max 3300000 UG/L 2006-02-15)
TBA 6400 UG/L 2010-01-21 (max 8200 UG/L 2008-10-16)
XYLENES 20 UG/L 2010-01-21 (max 2400 UG/L 2002-03-05)
XYLENES1314 22000 PPBV 2006-02-23
XYLO 4700 PPBV 2006-02-23

Monitoring well: GW-7S active
lat/long: 34.0577585/-118.3095445
depth to gw: 11.35 - 15.65
sample data: BTBZN 85 UG/L 2011-04-01
BTBZS 55 UG/L 2011-04-01
BZ 32 UG/L 2013-03-29 (max 3200 UG/L 2006-02-23)
BZME .013 PPMV 2013-02-01 (max 4600 PPMV 2006-02-23)
CLME .00074 PPMV 2013-02-01 (max 10 PPMV 2013-02-01)
DCA12 .22 PPMV 2011-06-28 (max 10 PPMV 2011-06-28)
EBZ 37 UG/L 2013-03-29 (max 11000 UG/L 2006-02-23)
EBZME4 .003 PPMV 2013-02-01 (max 37 PPMV 2011-06-28)
ETBE .7 UG/L 2004-02-03 (max 37 UG/L 2004-02-03)
HEXANE 2200 PPMV 2011-06-28
IPBZ 370 UG/L 2011-04-01
MEK .0017 PPMV 2013-02-01 (max 370 PPMV 2013-02-01)
MTBE 45 UG/L 2013-03-29 (max 17000 UG/L 2006-02-23)
NAPH 380 UG/L 2011-04-01
PBZN 960 UG/L 201
Monitoring well: GW-7S active
lat/long: 34.0577585/-118.3095445
depth to gw: 11.35 - 15.65
s1-04-01 (max 380 UG/L 2011-04-01)
PHCG 12000 UG/L 2011-04-01 (max 3300000 UG/L 2006-02-
Monitoring well: GW-7S active
lat/long: 34.0577585/-118.3095445
depth to gw: 11.35 - 15.65
sample data: ACE .056 PPMV 2013-06-28 (max 69 PPMV 2013-06-28)
BTBZN 85 UG/L 2011-04-01
BTBZS 55 UG/L 2011-04-01
BZ 6.4 UG/L 2014-03-03 (max 3200 UG/L 2006-02-23)
15)
STY .17 PPMV 2011-06-28 (max 12000 PPMV 2011-06-28)
TBA 1100 UG/L 2013ample data:ACE .056 PPMV 2013-06-28 (max 16 PPMV
2013-06-28)
BTBZN 2.7 UG/L 2015-11-25 (max 85 UG/L 2011-04-01)
BTBZS 9.6 UG/L 2015-11-25 (max 55 UG/L 2011-04-01)
-03-29 (max 8200 UG/L 2008-10-16)
TMB124 .0028 PPMV 2013-02-01 (max 10 PPMV 2011-04-01) BZ 23 UG/L
2014-12-30 (max 3200 UG/L 2006-02-23)
BZME 3.3 UG/L 2014-12-30 (max 4600 -05 (max 2.1 PPMV 2013-02-01)
DCA12 .22 PPMV 2011-06-28 (max 2.1 PPMV 2011-06-28)

TMB135 .0011 PPMV 2013-02-01 (max 15 PPMV 2011-04-01)
TPPH 6400 UG/L 2013 EBZ 10 UG/L 2014-03-03 (max 11000 UG/L
2006-02-23)
EBZME4 .001 PPMV 2013-12-05 -03-29 (max 12000 UG/L 2012-10-25)
XYLENES .017 PPMV 2013-02-01 (max 2400 PPMV 2002-03-UG/L 2006-02-23)
CLME .0006 PPMV 2013-12-05 (max 3.3 PPMV 2013-02-01)
DCA1 (max 10 PPMV 2011-06-28)
ETBE .7 UG/L 2004-02-03 (max 10 UG/L 2004-02-03)
05)
XYLENES1314 22000 PPBV 2006-02-23
XYLO 4700 PPBV 2006-02-23
2 .22 PPMV 2011-06-28 (max 3.3 PPMV 2011-06-28)
EBZ 1.8 UG/L 2015-11-25 (max 11000 UG/L 2006-02-23)
EBZME4 .001 PPMV 2013-12-05 (max 1.8 PPMV 2011-06-28)
ETBE . IPBZ 370 UG/L 2011-04-01
MEK .0034 PPMV 2013-09-06 (max 370 PPMV 2013-02-01)
7 UG/L 2004-02-03 (max 1.8 UG/L 2004-02-03)
FC12 .00051 PPMV 2013-12-05 (max 1.8 PPMV 2 MTBE 42 UG/L
2014-03-03 (max 17000 UG/L 2006-02-23)
NAPH 380 UG/L 2011-04-01
013-06-28)
HEXANE 2200 PPMV 2011-06-28
IPBZ 53 UG/L 2015-11-25 (max 370 UG/ PBZN 960 UG/L 2011-04-01
(max 380 UG/L 2011-04-01)
PHCG 12000 UG/L 2011-04L 2011-04-01)
MEK .0034 PPMV 2013-09-06 (max 53 PPMV 2013-02-01)
MTBE 12 -01 (max 3300000 UG/L 2006-02-15)
STY .17 PPMV 2011-06-28 (max 12000 PPMV 2011-06-28)
UG/L 2015-11-25 (max 17000 UG/L 2006-02-23)
NAPH 380 UG/L 2011-04-01

PBZN TBA 540 UG/L 2014-03-03 (max 8200 UG/L 2008-10-16)
TCLME .00065 PPMV 2013-156 UG/L 2015-11-25 (max 380 UG/L 2011-04-01)
PHCG 12000 UG/L 2011-04-01 (max 3300000 UG/2-05 (max 540 PPMV 2013-12-05)
TMB124 .0029 PPMV 2013-12-05 (max 10 PPMV 2011-04-01)
L 2006-02-15)
STY .17 PPMV 2011-06-28 (max 12000 PPMV 2011-06-28)
TBA 75 TMB135 .001 PPMV 2013-12-05 (max 15 PPMV 2011-04-01)
TPPH 6600 UG/L 2014-03-UG/L 2015-11-25 (max 8200 UG/L 2008-10-16)
TCLME .00065 PPMV 2013-12-05 (max 75 PPMV 2003 (max 12000 UG/L 2012-10-25)
XYLENES .03 PPMV 2013-12-05 (max 2400 PPMV 2002-03-05)
13-12-05)
TMB124 .0029 PPMV 2013-12-05 (max 10 PPMV 2011-04-01)
TMB135 .00 XYLENES1314 .024 PPMV 2013-12-05 (max 22000 PPMV 2006-02-23)
XYLO .0063 PPM1 PPMV 2013-12-05 (max 15 PPMV 2011-04-01)
TPPH 1600 UG/L 2015-11-25 (max 12000 UG/L 2012-10-25)
XYLENES 4.2 UG/L 2014-12-30 (max 2400 UG/L 2002-03-05)
XYLENES131V 2013-12-05 (max 4700 PPMV 2006-02-23)
4 2.8 UG/L 2014-12-30 (max 22000 UG/L 2006-02-23)
XYLO 1.4 UG/L 2014-12-30 (max 4700 UG/L 2006-02-23)

Monitoring well: GW-8D dry
lat/long: 34.0577124/-118.3096173
depth to gw: 0 - 39.66

Monitoring well: GW-8D dry
lat/long: 34.0577124/-118.3096173
depth to gw: 0 - 39.66
sample data: BZ 17 UG/L 2008-04-29 (max 260 UG/L 2001-12-14)
BZME .16 UG/L 2008-07-23 (max 1000 UG/L 2007-10-30)
EBZ .2 UG/L 2008-07-23 (max 1000 UG/L 2001-12-14)
MTBE .34 UG/L 2008-07-23 (max 39 UG/L 2001-12-14)
PHCG 19 UG/L 2008-07-23 (max 11000 UG/L 2003-07-19)
TBA 26 UG/L 2007-10-30 (max 1100 UG/L 2003-11-24)
XYLENES 1.4 UG/L 2008-07-23 (max 1200 UG/L 2007-10-30)

Monitoring well: GW-8D dry
lat/long: 34.0577124/-118.3096173
depth to gw: 0 - 39.66
sample data: BTBZN 2.6 UG/L 2011-04-01
BTBZS 2.8 UG/L 2011-04-01
BZ .19 PPMV 2013-01-03 (max 260 PPMV 2001-12-14)
BZME .16 UG/L 2008-07-23 (max 1000 UG/L 2007-10-30)
CDS .056 PPMV 2013-01-03 (max 1000 PPMV 2013-01-03)
EBZ .12 PPMV 2013-01-03 (max 1000 PPMV 2001-12-14)
EBZME4 .023 PPMV 2013-01-03 (max 3.1 PPMV 2013-01-03)
IPBZ 10 UG/L 2011-04-01
MTBE 2.3 UG/L 2011-04-01 (max 39 UG/L 2001-12-14)
PBZN 17 UG/L 2011-04-01
PHCG 17 PPMV 2013-01-03 (max 11000 PPMV 2003-07-19)
TBA 22 UG/L 2011-04-01 (max 1100 UG/L 2003-11-24)
TCE .0025 PPMV 2013-01-03 (max 22 PPMV 2013-01-03)
TMB124 .042 PPMV 2013-01-03 (max 15 PPMV 2011-04-01)
TMB135 .018 PPMV 2013-01-03 (max 3.8 PPMV 2011-04-01)
TPPH 82 UG/L 2012-04-02 (max 1200 UG/L 2011-04-01)
XYLENES .13 PPMV 2013-01-03 (max 1200 PPMV 2007-10-30)

Monitoring well: GW-8D dry
lat/long: 34.0577124/-118.3096173
depth to gw: 0 - 39.66
sample data: BTBZN 2.6 UG/L 2011-04-01
BTBZS 2.8 UG/L 2011-04-01
BZ 5.3 UG/L 2014-03-03 (max 260 UG/L 2001-12-14)
BZME 23 PPMV 2013-12-05 (max 1000 PPMV 2007-10-30)

Monitoring well: GW-8D dry
lat/long: 34.0577124/-118.3096173
depth to gw: 0 - 39.76
sample d CDS 8.7 PPMV 2013-12-05 (max 23 PPMV 2013-01-03)
EBZ 3.3 UG/L 2014-03-03 (max ata:ACE 41 UG/L 2015-11-24 (max 51 UG/L 2015-06-19)

	BTBZN	2.6 UG/L 2011-04-01
	BTBZS	2.8 UG/L 2011-04-01
	BZ	14 UG/L 2015-11-24 (max 260 UG/L 2001-12-14)
230 UG/L 2007-10-30)		
	EBZME4	.12 PPMV 2013-12-05 (max 3.3 PPMV 2013-01-03)
		BZME 7.2 UG/L 2015-11-24 (max 1000 UG/L 2007-10-30)
	CDS	8.7 PPMV 2013-12-05
IPBZ	10 UG/L 2011-04-01	
	MEK	.28 PPMV 2013-12-05 (max 10 PPMV 2013-11-22)
	M	EBZ 4 UG/L 2015-11-24 (max 230 UG/L 2007-10-30)
	EBZME4	.12 PPMV 2013-12-05 (max TBE 2 UG/L 2014-03-03 (max 39 UG/L
2001-12-14)		
	PBZN	17 UG/L 2011-04-01
	PHC4 PPMV 2013-01-03)	
	IPBZ	1.1 UG/L 2015-06-19 (max 10 UG/L 2011-04-01)
	MEK	G 1100 PPMV 2013-12-05 (max 11000 PPMV 2003-07-19)
	TBA	120 UG/L 2013-08-05 (max 1100 UG.28 PPMV 2013-12-05 (max 1.1
PPMV 2013-11-22)		
	MTBE	17 UG/L 2015-11-24 (max 39 UG/L 2001/L 2003-11-24)
	TCA112	.19 PPMV 2013-11-22 (max 120 PPMV 2013-11-22)
	TCE	.-12-14)
	PBZN	1.3 UG/L 2015-06-19 (max 17 UG/L 2011-04-01)
	PHCG	1100 PPMV 20025 PPMV 2013-01-03 (max 120 PPMV 2013-01-03)
	TMB124	.21 PPMV 2013-12-05 (max 15 PPMV 013-12-05 (max 11000 PPMV
2003-07-19)		
	TBA	50 UG/L 2015-11-24 (max 1100 UG/L 2003-11-24)2011-04-01)
	TMB135	.13 PPMV 2013-12-05 (max 3.8 PPMV 2011-04-01)
	TPPH	92 UG/L 2014-03-03 (max 1700 UG/L 2013-08-05)
	XYLENES	6.7 UG/L 2014-03-03 (max 1200 UG/L 20
	TCA112	.19 PPMV 2013-11-22 (max 50 PPMV 2013-11-22)
	TCE	.0025 PPMV 2013-007-10-30)
	XYLENES1314	3.3 UG/L 2014-03-03 (max 120 UG/L 2013-08-05)
	XYLO	31-03 (max 50 PPMV 2013-01-03)
	TMB124	1.2 UG/L 2015-11-24 (max 15 UG/L 2011-04-01)
	TMB135	1.1 UG/L 2015-06-19 (max 3.8 UG/L 2011-04-01)
	TPPH	140 UG/L 2015-11-24 .4 UG/L 2014-03-03 (max 64 UG/L 2013-08-05)
		(max 1700 UG/L 2013-08-05)
	XYLENES	11 UG/L 2015-11-24 (max 1200 UG/L 2007-10-30)
	XYLENES1314	5.9 UG/L 2015-11-24 (max 120 UG/L 2013-08-05)
	XYLO	5.5 UG/L 2015-11-24 (max 64 UG/L 2013-08-05)

Monitoring well:	GW-8S active
lat/long:	34.0577126/-118.3096162
depth to gw:	11.55 - 19.33

Monitoring well:	GW-8S active	
lat/long:	34.0577126/-118.3096162	
depth to gw:	11.55 - 19.33	
sample data:	BZ	450 UG/L 2010-01-21 (max 2200 UG/L 2009-01-15)
	BZME	12000 UG/L 2010-01-21 (max 18000 UG/L 2009-01-15)
	DIPE	.31 UG/L 2006-10-07 (max 12000 UG/L 2004-02-03)
	EBZ	7300 UG/L 2010-01-21
	ETBE	.33 UG/L 2005-10-14 (max 7300 UG/L 2005-10-14)
	MTBE	74 UG/L 2007-02-09
	PHCG	250000 UG/L 2010-01-21
	TBA	1100 UG/L 2007-02-09 (max 2400 UG/L 2005-10-14)
	XYLENES	36000 UG/L 2010-01-21 (max 41000 UG/L 2009-01-15)

Monitoring well:	GW-8S active	
lat/long:	34.0577126/-118.3096162	
depth to gw:	11.55 - 19.33	
sample data:	BTBZN	160 UG/L 2011-04-01
	BTBZS	38 UG/L 2011-04-01
	BZ	68 UG/L 2013-03-29 (max 2200 UG/L 2009-01-15)
	BZME	5600 UG/L 2013-03-29 (max 18000 UG/L 2009-01-15)
	CH4	9.3 %V/V 2011-06-27 (max 5600 %V/V 2011-06-27)
	CO2	11 %V/V 2011-06-27
	CYMP	20 UG/L 2011-04-01
	DCA12	1.2 PPMV 2011-06-27
	DIPE	.31 UG/L 2006-10-07 (max 1.2 UG/L 2004-02-03)
	EBZ	5100 UG/L 2013-03-29 (max 7300 UG/L 2010-01-21)
	EBZME4	.1 PPMV 2013-02-01 (max 5100 PPMV 2013-02-01)
	ETBE	.33 UG/L 2005-10-14 (max 5100 UG/L 2005-10-14)

HEXANE 6000 PPMV 2011-06-27
IPBZ 120 UG/L 2011-04-01
MEK .018 PPMV 2013-02-01 (max 120 PPMV 2013-02-01)
MTBE .2 PPMV 2013-02-01 (max 81 PPMV 2010-10-19)
N 74.8 %V/V 2011-06-27
NAPH 480 UG/L 2011-04-01
OXYARGON 4.86 %V/V 2011-06-27
PBZN 320 UG/L 2011-04-01
PHCG 19 PPMV 2013-02-01 (max 250000 PPMV 2010-01-21)
STY .013 PPMV 2013-02-01 (max 1.2 PPMV 2011-06-27)
TBA .096 PPMV 2013-02-01 (max 2400 PPMV 2005-10-14)
TMB124 .096 PPMV 2013-02-01 (max 2600 PPMV 2011-04-01)
TMB135 .039 PPMV 2013-02-01 (max 740 PPMV 2011-04-01)
TPPH 230000 UG/L 2013-03-29
XYLENES 30000 UG/L 2

Monitoring well: GW-8S active
lat/long: 34.0577126/-118.3096162
depth to gw: 11.55 - 19.33
s013-03-29 (max 41000 UG/L 2009-01-15)
ample data:BTBZN 160 UG/L 2011-04-01
BTBZS 38 UG/L 2011-04-01
BZ 770 UG/L 2014-03-03 (max 2200 UG/L 2009-01-15)
BZME 600 UG/L 2014-03-03 (max 18000 UG/L 2009-01-15)
CH4 9.3 %V/V 2011-06-27 (max 600 %V/V 2011-06-27)
CLME .0013 PPMV 2013-

Monitoring well: GW-8S active
lat/long: 34.0577126/-118.3096162
depth to gw: 11.55 - 19.33
s06-28 (max 600 PPMV 2013-06-28)
CO2 11 %V/V 2011-06-27
CYMP 20 UG/L 2011-0ample data:BTBZN 75 UG/L 2015-06-19 (max 160 UG/L 2011-04-01)
BTBZS 38 UG/L 2011-04-01
BZ 35 UG/L 2015-06-19 (max 2200 UG/L 2009-01-15)
BZME 640 UG/L 2015-06-19 4-01
DCA12 1.2 PPMV 2011-06-27
DIPE .31 UG/L 2006-10-07 (max 1.2 UG/L 2004 (max 18000 UG/L 2009-01-15)
CH4 9.3 %V/V 2011-06-27 (max 640 %V/V 2011-06-27)
-02-03)
EBZ 1700 UG/L 2014-03-03 (max 7300 UG/L 2010-01-21)
EBZME4 .0023 P CLME .0013 PPMV 2013-06-28 (max 640 PPMV 2013-06-28)
CO2 11 %V/V 2011-06-27
PMV 2013-04-05 (max 1700 PPMV 2013-02-01)
ETBE .33 UG/L 2005-10-14 (max 1700 UG/L 2005- CYMP 20 UG/L 2011-04-01
DCA12 1.2 PPMV 2011-06-27
DIPE .31 UG/L 2006-10-14)
HEXANE 6000 PPMV 2011-06-27
IPBZ 120 UG/L 2011-04-01
ME10-07 (max 1.2 UG/L 2004-02-03)
EBZ 350 UG/L 2015-06-19 (max 7300 UG/L 2010-01-21)
K .12 PPMV 2013-12-05 (max 120 PPMV 2013-02-01)
MTBE 37 UG/L 2013-12-12 (max 81 UG/L 2 EBZME4 .0023 PPMV 2013-04-05 (max 350 PPMV 2013-02-01)
ETBE .33 UG/L 2005-10-1010-10-19)
N 74.8 %V/V 2011-06-27
NAPH 480 UG/L 2011-04-01
OXY4 (max 350 UG/L 2005-10-14)
HEXANE 6000 PPMV 2011-06-27
IPBZ 140 UG/L 2015ARGON 4.86 %V/V 2011-06-27
PBZN 320 UG/L 2011-04-01
PHCG 48 PPMV 2013-12-05 (max 250000 PPMV 2010-01-21)
STY .013 PPMV 2013-02-01 (max 1.2 PPMV 2011-06-27)
-06-19
MEK .12 PPMV 2013-12-05 (max 140 PPMV 2013-02-01)
MTBE 37 UG/L 2013 TBA .11 PPMV 2013-12-05 (max 2400 PPMV 2005-10-14)
TCLME .0074 PPMV 2013-12-05 -12-12 (max 81 UG/L 2010-10-19)
N 74.8 %V/V 2011-06-27
NAPH 450 UG/L 2015-(max 600 PPMV 2013-04-05)
TMB124 .0067 PPMV 2013-04-05 (max 2600 PPMV 2011-04-01)
06-19 (max 480 UG/L 2011-04-01)
OXYARGON 4.86 %V/V 2011-06-27

	PBZN	270 UG/ TMB135 .0029 PPMV 2013-04-05 (max 740 PPMV 2011-04-01)
	TPPH	62000 UG/L 2014-03-03L 2015-06-19 (max 320 UG/L 2011-04-01)
	PHCG	48 PPMV 2013-12-05 (max 250000 PPMV 2010-01 (max 470000 UG/L 2013-08-05)
	XYLENES	10000 UG/L 2014-03-03 (max 41000 UG/L 2009-01-15)-21)
	STY	.013 PPMV 2013-02-01 (max 1.2 PPMV 2011-06-27)
	TBA	.11 PPMV 2013-12-05 (max 2400 PPMV 2005-10-14)
	TCLME	.0074 PPMV 2013-12-05 (max 600 PPMV 2013-04-05)
	XYLENES1314	6600 UG/L 2014-03-03 (max 22000 UG/L 2013-08-05)
	XYLO	3600 UG TMB124 2400 UG/L 2015-06-19 (max 2600 UG/L 2011-04-01)
	TMB135	620 UG/L 201/L 2014-03-03 (max 8000 UG/L 2013-08-05) 5-06-19 (max 740 UG/L 2011-04-01)
	TPPH	35000 UG/L 2015-06-19 (max 470000 UG/L 2013-08-05)
	XYLENES	7900 UG/L 2015-06-19 (max 41000 UG/L 2009-01-15)
	XYLENES1314	5000 UG/L 2015-06-19 (max 22000 UG/L 2013-08-05)
	XYLO	2800 UG/L 2015-06-19 (max 8000 UG/L 2013-08-05)

Monitoring well: GW-9D active
lat/long: 34.057563/-118.3088872
depth to gw: 36.59 - 41.2

Monitoring well: GW-9D active
lat/long: 34.057563/-118.3088872
depth to gw: 36.59 - 41.2
sample data:

ACE	< 82000 UG/KG 2002-02-12
BDCME	< 85 UG/KG 2002-02-12 (max 82000 UG/KG 2002-02-12)
BRBZ	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
BRCLME	< 8200 UG/KG 2002-02-12
BRME	< 82000 UG/KG 2002-02-12
BTBZN	< 85 UG/KG 2002-02-12 (max 82000 UG/KG 2002-02-12)
BTBZS	< 85 UG/KG 2002-02-12 (max 4200 UG/KG 2002-02-12)
BTBZT	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
BZ	16 UG/L 2010-01-21 (max 4200 UG/L 2002-02-12)
BZME	11 UG/L 2010-01-21 (max 230000 UG/L 2002-02-12)
CDS	< 9.5 UG/KG 2002-02-12 (max 41000 UG/KG 2002-02-12)
CLBZ	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
CLBZME2	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
CLBZME4	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
CLEA	< 8200 UG/KG 2002-02-12
CLME	< 82000 UG/KG 2002-02-12
CTCL	< 85 UG/KG 2002-02-12 (max 82000 UG/KG 2002-02-12)
CYMP	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DBCME	< 8200 UG/KG 2002-02-12
DBCP	< 430 UG/KG 2002-02-12 (max 21000 UG/KG 2002-02-12)
DBMA	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCA11	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCA12	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCBZ12	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCBZ13	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCBZ14	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCE11	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCE12C	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCE12T	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCP11	< 8200 UG/KG 2002-02-12
DCP13C	< 85 UG/KG 2002-02-12 (max 8200 UG/KG 2002-02-12)
DCP13T	< 8200 UG/KG 2002-02-12
DCPA12	< 85 UG/KG 2002-02-12 (max 8200 UG/KG 2002-02-12)
DCPA13	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCPA22	< 5 UG/KG 2002-02-12 (max 21000 UG/KG 2002-02-12)
DIPE	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
EBZ	49 UG/L 2010-01-21 (max 120000 UG/L 2002-02-12)
EDB	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
ETBE	< 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
ETHANOL	< .1 MG/KG 2002-02-12 (max 85 MG/KG 2002-02-12)
FC11	< 9.5 UG/KG 2002-02-12 (max 41000 UG/KG 2002-02-12)
FC12	< 8200 UG/KG 2002-02-12
HXO2	< 82000 UG/KG 2002-02-12
IPBZ	< 85 UG/KG 2002-02-12 (max 82000 UG/KG 2002-02-12)
MEK	< 82000 UG/KG 2002-02-12
MIBK	< 82000 UG/KG 2002-02-12

MTBE 1.1 UG/L 2010-01-21 (max 8200 UG/L 2002-02-12)
MTLNCL < 9.5 UG/KG 2002-02-12 (max 41000 UG/KG 2002-02-12)
NAPH < 850 UG/KG 2002-02-12 (max 41000 UG/KG 2002-02-12)
PBZN < 85 UG/KG 2002-02-12 (max 35000 UG/KG 2002-02-12)
PCA < 8200 UG/KG 2002-02-12
PCE < 85 UG/KG 2002-02-12 (max 8200 UG/KG 2002-02-12)
PHCG 640 UG/L 2010-01-21 (max 31000 UG/L 2002-05-09)
STY < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
TAME < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
TBA 15 UG/L 20
Monitoring well: GW-9D active
lat/long: 34.057563/-118.3088872
depth to gw: 36.59 - 41.2
sam10-01-21 (max 82000 UG/L 2002-02-12)
TBME < 5 UG/KG 2002-02-12 (max 21000 UG/KG 2002-02-ple data:ACE< 82000 UG/KG 2002-02-12
BDCME < 85 UG/KG 2002-02-12 (max 82000 UG/KG 2002-02-12)
BRBZ < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
BRCLME < 8200 UG12)
TC1112 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
TCA111 < 85 UG//KG 2002-02-12
BRME < 82000 UG/KG 2002-02-12
BTBZN < 85 UG/KG 2002-02-12 (maxKG 2002-02-12 (max 4100 UG/KG 2002-02-12)
TCA112 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2 82000 UG/KG 2002-02-12)
BTBZS < 85 UG/KG 2002-02-12 (max 4200 UG/KG 2002-02-12)
002-02-12)
TCB123 < 8200 UG/KG 2002-02-12
TCB124 < 8200 UG/KG 2002-02-12
BTBZT < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
BZ 3.4 UG/L 2012-04-02 (ma)
TCPR123 < 8200 UG/KG 2002-02-12
TMB124 7.1 UG/KG 2002-02-12 (max 330000 UGx 4200 UG/L 2002-02-12)
BZME 1.4 UG/L 2011-10-10 (max 230000 UG/L 2002-02-12)
CDS < 9.5 UG/KG 2002-02-12 (max 41000 UG/KG 2002-02-12)
CLBZ < 85 UG/KG 2002-02-12 (m/KG 2002-02-12)
TMB135 99000 UG/KG 2002-02-12 (max 170 UG/KG 2002-02-12)
VA < 9.5 UG/KG 2002-02-12 (max 41000 UG/KG 2002-02-12)
VC < 85 UG/KG 2002-02-12 (max 4100 ax 4100 UG/KG 2002-02-12)
CLBZME2 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
CLBZME4 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
CLEA < 8200 UG/KG 2002-0UG/KG 2002-02-12)
XYLENES 28 UG/L 2010-01-21 (max 5200 UG/L 2002-05-09)
XY2-12
CLME < 82000 UG/KG 2002-02-12
CTCL < 85 UG/KG 2002-02-12 (max 82000 UG/KLENES1314 66 UG/KG 2002-02-12 (max 560000 UG/KG 2002-02-12)
XYLO 92 UG/KG 2002-02-12 (mG 2002-02-12)
CYMP < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DBCME ax 220000 UG/KG 2002-02-12)
< 8200 UG/KG 2002-02-12
DBCP < 430 UG/KG 2002-02-12 (max 21000 UG/KG 2002-02-12)
DBMA < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCA11 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCA12 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCBZ12 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCBZ13 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCBZ14 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCE11 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCE12C < 85 UG/KG 20
Monitoring well: GW-9D active
lat/long: 34.057563/-118.3088872
depth to gw: 36.59 - 41.2
sam02-02-12 (max 4100 UG/KG 2002-02-12)
DCE12T < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-0ple data:ACE< 82000 UG/KG 2002-02-12
BDCME < 85 UG/KG 2002-02-12 (max 82000 UG/KG 2002-02-12)
BRBZ < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
BRCLME < 8200 UG2-12)
DCP11 < 8200 UG/KG 2002-02-12
DCP13C < 85 UG/KG 2002-02-12 (max 8200 UG/KG 2002-02-12
BRME < 82000 UG/KG 2002-02-12
BTBZN < 85 UG/KG 2002-02-12 (max 82000 UG/KG 2002-02-12)

BTBZS < 85 UG/KG 2002-02-12 (max 4200 UG/KG 2002-02-12)
(max 8200 UG/KG 2002-02-12)
DCPA13 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)

Monitoring well: GW-9D no access
lat/long: 34.057563/-118.3088872
depth to gw: 0 - 41.2
samp BTBZT < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
BZ 3.4 UG/L 2012-04-02 (male data:ACE< 82000 UG/KG 2002-02-12
BDCME < 85 UG/KG 2002-02-12 (max 82000 UG/KG 2002-02-12)
BRBZ < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
BRCLME < 8200 UG/x 4200 UG/L 2002-02-12)
BZME 1.4 UG/L 2011-10-10 (max 230000 UG/L 2002-02-12)
CDS < 9.5 UG/KG 2002-02-12 (max 41000 UG/KG 2002-02-12)
CLBZ < 85 UG/KG 2002-02-12 (mKG 2002-02-12
BRME < 82000 UG/KG 2002-02-12
BTBZN < 85 UG/KG 2002-02-12 (max 2 (max 4100 UG/KG 2002-02-12)
ETHANOL < .1 MG/KG 2002-02-12 (max 85 MG/KG 2002-02-12)
82000 UG/KG 2002-02-12)
BTBZS < 85 UG/KG 2002-02-12 (max 4200 UG/KG 2002-02-12)
ax 4100 UG/KG 2002-02-12)
CLBZME2 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
BTBZT < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
BZ 1.6 UG/L 2014-12-30 (max 4200 UG/L 2002-02-12)
BZME 1.4 UG/L 2011-10-10 (max 230000 UG/L 2002-02-12)
2-12
CLME < 82000 UG/KG 2002-02-12
CTCL < 85 UG/KG 2002-02-12 (max 82000 UG/K CDS< 9.5 UG/KG 2002-02-12
(max 41000 UG/KG 2002-02-12)
CLBZ < 85 UG/KG 2002-02-12 (maG 2002-02-12)
CYMP < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DBCME MTBE 1.1 UG/L 2012-10-26 (max 8200 UG/L 2002-02-12)
MTLNCL < 9.5 UG/KG 2002-02-12< 8200 UG/KG 2002-02-12
DBCP < 430 UG/KG 2002-02-12 (max 21000 UG/KG 2002-02-12)
x 4100 UG/KG 2002-02-12)
CLBZME2 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
CLBZME4 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
CLEA < 8200 UG/KG 2002-02 PBZN 8.4 UG/L 2011-04-01 (max 35000
UG/L 2002-02-12)
PCA < 8200 UG/KG 2002-0-12
CLME < 82000 UG/KG 2002-02-12
CTCL < 85 UG/KG 2002-02-12 (max 82000 UG/KGmax 4100 UG/KG
2002-02-12)
DCA12 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
2002-02-12)
CYMP < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DBCME <2-12
PCE < 85 UG/KG 2002-02-12 (max 8200 UG/KG 2002-02-12)
PHCG 460 UG/L 20 8200 UG/KG 2002-02-12
DBCP < 430 UG/KG 2002-02-12 (max 21000 UG/KG 2002-02-12)
12 (max 4100 UG/KG 2002-02-12)
DCBZ14 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DBMA < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCA11 < 85 UG/KG 2002-02-12 (m2)
TAME < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
TBA 12 UG/L 2012-02-02-12 (max 4100 UG/KG 2002-02-12)
DCE12T < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-010-26 (max 82000
UG/L 2002-02-12)
TBME < 5 UG/KG 2002-02-12 (max 21000 UG/KG 2002-02-12)ax 4100 UG/KG
2002-02-12)
DCA12 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCBZ12 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCBZ13 < 85 UG/KG 2002-02-12-12)
DCP11 < 8200 UG/KG 2002-02-12
DCP13C < 85 UG/KG 2002-02-12 (max 8200 UG
TC1112 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
TCA111 < 85 UG/KG /KG 2002-02-12)
DCP13T < 8200 UG/KG 2002-02-12
DCPA12 < 85 UG/KG 2002-02-12 2 (max 4100 UG/KG 2002-02-12)
DCBZ14 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCE11 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCE12C < 85 UG/KG 200(max 8200 UG/KG 2002-02-12)
DCPA13 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)

-02-12)
TCB123 < 8200 UG/KG 2002-02-12
TCB124 < 8200 UG/KG 2002-02-12
DCPA22 < 5 UG/KG 2002-02-12 (max 21000 UG/KG 2002-02-12)
DIPE < 85 UG/KG 2002-02-2-02-12 (max 4100 UG/KG 2002-02-12)
DCE12T < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02 TCPR123< 8200 UG/KG 2002-02-12
TMB124 2 UG/L 2011-04-01 (max 330000 UG/L 20-12)
DCP11 < 8200 UG/KG 2002-02-12
DCP13C < 85 UG/KG 2002-02-12 (max 8200 UG/12 (max 4100 UG/KG 2002-02-12)
EBZ 1.1 UG/L 2012-10-26 (max 120000 UG/L 2002-02-12)
EDB < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
ETBE < 85 UG/KG 2002-02-102-02-12)
TMB135 99000 UG/KG 2002-02-12 (max 170 UG/KG 2002-02-12)
TPPH 12KG 2002-02-12)
DCP13T < 8200 UG/KG 2002-02-12
DCPA12 < 85 UG/KG 2002-02-12 (0 UG/L 2013-03-29 (max 540 UG/L 2012-04-02)
VA < 9.5 UG/KG 2002-02-12 (max 41000 UG/KG 22 (max 4100 UG/KG 2002-02-12)
ETHANOL < .1 MG/KG 2002-02-12 (max 85 MG/KG 2002-02-12) max 8200 UG/KG 2002-02-12)
DCPA13 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
DCPA22 < 5 UG/KG 2002-02-12 (max 21000 UG/KG 2002-02-12)
DIPE < 85 UG/KG 2002-02-1002-02-12)
VC < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
XYLENES 1.5 UG/L 2012-04-02 (max 5200 UG/L 2002-05-09)
XYLENES1314 66 UG/KG 2002-02-12 (max 560000 2 (max 4100 UG/KG 2002-02-12)
EBZ 2.3 UG/L 2014-12-30 (max 120000 UG/L 2002-02-12)
EDB < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
ETBE < 85 UG/KG 2002-02-12UG/KG 2002-02-12)
XYLO 92 UG/KG 2002-02-12 (max 220000 UG/KG 2002-02-12) (max 4100 UG/KG 2002-02-12)
ETHANOL < .1 MG/KG 2002-02-12 (max 85 MG/KG 2002-02-12)
FC11 < 9.5 UG/KG 2002-02-12 (max 41000 UG/KG 2002-02-12)
FC12 < 8200 UG/KG 2002 2002-02-12)
MEK < 82000 UG/KG 2002-02-12
MIBK < 82000 UG/KG 2002-02-12 2-12
PCE < 85 UG/KG 2002-02-12 (max 8200 UG/KG 2002-02-12)
PHCG 460 UG/L 20 MTBE 1.1 UG/L 2012-10-26 (max 8200 UG/L 2002-02-12)
MTLNCL < 9.5 UG/KG 2002-02-12 11-04-01 (max 31000 UG/L 2002-05-09)
STY < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-1 (max 41000 UG/KG 2002-02-12)
NAPH < 850 UG/KG 2002-02-12 (max 41000 UG/KG 2002-02-12) 2)
TAME < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
TBA 12 UG/L 2012- PBZN 8.4 UG/L 2011-04-01 (max 35000 UG/L 2002-02-12)
PCA < 8200 UG/KG 2002-0210-26 (max 82000 UG/L 2002-02-12)
TBME < 5 UG/KG 2002-02-12 (max 21000 UG/KG 2002-02-12)-12
PCE < 85 UG/KG 2002-02-12 (max 8200 UG/KG 2002-02-12)
PHCG 460 UG/L 201
TC1112 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
TCA111 < 85 UG/KG 1-04-01 (max 31000 UG/L 2002-05-09)
STY < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-122002-02-12 (max 4100 UG/KG 2002-02-12)
TCA112 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002)
TAME < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
TBA 12 UG/L 2012-1-02-12)
TCB123 < 8200 UG/KG 2002-02-12
TCB124 < 8200 UG/KG 2002-02-12
TCE < 8200 UG/KG 2002-02-12
TCLME < 85 UG/KG 2002-02-12 (max 8200 UG/KG 2002-02-12) 0-26 (max 82000 UG/L 2002-02-12)
TBME < 5 UG/KG 2002-02-12 (max 21000 UG/KG 2002-02-12)
TC1112 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
TCA111 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
TCA112 < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002- UG/L 2014-03-03 (max 540 UG/L 2012-04-02)
VA < 9.5 UG/KG 2002-02-12 (max 41000 UG/KG 2002-12)
TCB123 < 8200 UG/KG 2002-02-12

TCB124 < 8200 UG/KG 2002-02-12
TCE < 8200 UG/KG 2002-02-12
TCLME < 85 UG/KG 2002-02-12 (max 8200 UG/KG 2002-02-12)
02-02-12)
VC < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
XYLENES 1.5 TCPR123< 8200 UG/KG 2002-02-12
TMB124 2 UG/L 2011-04-01 (max 330000 UG/L 200UG/L 2012-04-02 (max 5200
UG/L 2002-05-09)
XYLENES1314 66 UG/KG 2002-02-12 (max 560000 U2-02-12)
TMB135 99000 UG/KG 2002-02-12 (max 170 UG/KG 2002-02-12)
TPPH 82 G/KG 2002-02-12)
XYLO 92 UG/KG 2002-02-12 (max 220000 UG/KG 2002-02-12)
UG/L 2014-12-30 (max 540 UG/L 2012-04-02)
VA < 9.5 UG/KG 2002-02-12 (max 41000 UG/KG 2002-02-12)
VC < 85 UG/KG 2002-02-12 (max 4100 UG/KG 2002-02-12)
XYLENES 5.4 UG/L 2014-12-30 (max 5200 UG/L 2002-05-09)
XYLENES1314 4.3 UG/L 2014-12-30 (max 560000 UG/L 2002-02-12)
XYLO 1.1 UG/L 2014-12-30 (max 220000 UG/L 2002-02-12)

Monitoring well: GW-9S dry
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 15.24

Monitoring well: GW-9S dry
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 15.24
sample data: ACE < 20 UG/KG 2002-02-12 (max 1700 UG/KG 2002-02-12)

Monitoring well: GW-9S dry
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 15.24
sample data: ACE < 20 UG/KG 2002-02-12 (max 1700 UG/KG 2002-02-12)

Monitoring well: GW-9S dry
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 15.24
sample data: ACE < 20 UG/KG 2002-02-12 (max 1700 UG/KG 2002-02-12)

Monitoring well: GW-9S no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 15.86
sample data: ACE < 20 UG/KG 2002-02-12 (max 1700 UG/KG 2002-02-12)

Monitoring well: MW-12D no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 43.01

Monitoring well: MW-12D no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 42.81
sample data: BZ 4.1 UG/L 2010-01-21 (max 8 UG/L 2009-01-15)
BZME 7.4 UG/L 2010-01-21 (max 7.7 UG/L 2009-07-20)
EBZ 2 UG/L 2010-01-21 (max 7.4 UG/L 2008-10-16)
PHCG 220 UG/L 2010-01-21 (max 290 UG/L 2009-07-20)
TBA 17 UG/L 2010-01-21
XYLENES 7.8 UG/L 2010-01-21

Monitoring well: MW-12D no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 43.01
sample data: BZ 1.2 UG/L 2013-03-29 (max 8 UG/L 2009-01-15)
BZME 7.4 UG/L 2010-01-21 (max 7.7 UG/L 2009-07-20)
EBZ 2 UG/L 2010-01-21 (max 7.4 UG/L 2008-10-16)
PHCG 850 UG/L 2010-10-18
TBA 17 UG/L 2010-01-21
TPPH 180 UG/L 2013-03-29 (max 430 UG/L 2012-04-02)
XYLENES 1.1 UG/L 2011-10-10 (max 7.8 UG/L 2010-01-21)

Monitoring well: MW-12D no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 43.01
sample data: BZ 31 UG/L 2014-03-03
BZME 7.4 UG/L 2010-01-21 (max 7.7 UG/L 2009-07-20)

	EBZ	27 UG/L 2014-03-03
	PHCG	850 UG/L 2010-10-18
	TBA	36 UG/L 2014-03-03
	TPPH	3200 UG/L 2014-03-03
	XYLENES	26 UG/L 2014-03-03
	XYLENES1314	26 UG/L 2014-03-03

Monitoring well: MW-12D no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 43.89
sample data:

BTBZN	21 UG/L 2015-06-19	
BTBZS	11 UG/L 2015-06-19	
BZ	3.5 UG/L 2015-06-19	(max 31 UG/L 2014-03-03)
BZME	1.2 UG/L 2014-09-08	(max 7.7 UG/L 2009-07-20)
EBZ	11 UG/L 2015-06-19	(max 27 UG/L 2014-03-03)
IPBZ	120 UG/L 2015-06-19	
PBZN	260 UG/L 2015-06-19	
PHCG	850 UG/L 2010-10-18	
TBA	21 UG/L 2015-03-24	(max 36 UG/L 2014-03-03)
TPPH	88 UG/L 2015-11-24	(max 6000 UG/L 2015-06-19)
XYLENES	2.3 UG/L 2015-03-24	(max 26 UG/L 2014-03-03)
XYLENES1314	2.3 UG/L 2015-03-24	(max 26 UG/L 2014-03-03)
XYLO	2.9 UG/L 2014-09-08	

Monitoring well: MW-12S no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 16.12

Monitoring well: MW-12S no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 16.12
sample data: BZ 2 UG/L 2010-01-21 (max 4.1 UG/L 2009-05-21)

Monitoring well: MW-12S no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 16.12
sample data: BZ 4.8 UG/L 2013-03-29

Monitoring well: MW-12S no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 16.12
sample data: BZ 1.3 UG/L 2014-03-03 (max 4.8 UG/L 2013-03-29)

Monitoring well: MW-12S no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 16.3
sample data: BTBZN 37 UG/L 2015-11-24 (max 49 UG/L 2015-06-19)

Monitoring well: PW-1 active
lat/long: 34.0575639/-118.3088872
depth to gw: 48.81 - 48.81

Monitoring well: PW-1 active
lat/long: 34.0575639/-118.3088872
depth to gw: 48.81 - 48.81

Monitoring well: PW-1 active
lat/long: 34.0575639/-118.3088872
depth to gw: 48.81 - 48.81

Monitoring well: PW-1 active
lat/long: 34.0575639/-118.3088872
depth to gw: 48.81 - 48.81

Monitoring well: PW-1 active
lat/long: 34.0575639/-118.3088872
depth to gw: 48.81 - 48.81

Monitoring well: PW-1D active
lat/long: 34.0575639/-118.3088872
depth to gw: 39.07 - 40.9

Monitoring well: PW-1D active

lat/long: 34.0575639/-118.3088872
depth to gw: 39.59 - 40.9
sample data:

BZ	16 UG/L 2009-10-30	(max 37 UG/L 2008-04-29)
BZME	.27 UG/L 2009-01-15	(max 16 UG/L 2008-04-29)
EBZ	.97 UG/L 2009-10-30	(max 3 UG/L 2008-04-29)
PHCG	410 UG/L 2009-10-30	(max 730 UG/L 2008-04-29)
XYLENES	19 UG/L 2009-10-30	(max 46 UG/L 2008-04-29)

Monitoring well: PW-1D active
lat/long: 34.0575639/-118.3088872
depth to gw: 39.07 - 40.9
sample data:

BZ	6.8 UG/L 2013-03-29	(max 37 UG/L 2008-04-29)
BZME	.27 UG/L 2009-01-15	(max 6.8 UG/L 2008-04-29)
EBZ	1.4 UG/L 2010-10-18	(max 3 UG/L 2008-04-29)
IPBZ	4.2 UG/L 2011-04-01	
PBZN	3.2 UG/L 2011-04-01	
PHCG	570 UG/L 2011-04-01	(max 820 UG/L 2010-10-18)
TMB124	2.7 UG/L 2011-04-01	
TMB135	1.3 UG/L 2011-04-01	
TPPH	590 UG/L 2013-03-29	(max 640 UG/L 2012-10-25)
XYLENES	3.5 UG/L 2012-04-02	(max 46 UG/L 2008-04-29)

Monitoring well: PW-1D active
lat/long: 34.0575639/-118.3088872
depth to gw: 39.07 - 40.9
sample data:

BZ	7.1 UG/L 2014-03-03	(max 37 UG/L 2008-04-29)
BZME	.27 UG/L 2009-01-15	(max 7.1 UG/L 2008-04-29)
EBZ	1.4 UG/L 2010-10-18	(max 3 UG/L 2008-04-29)
IPBZ	4.2 UG/L 2011-04-01	
MTBE	1.4 UG/L 2014-03-03	(max 1.5 UG/L 2013-08-05)
PBZN	3.2 UG/L 2011-04-01	
PHCG	570 UG/L 2011-04-01	(max 820 UG/L 2010-10-18)
TMB124	2.7 UG/L 2011-04-01	
TMB135	1.3 UG/L 2011-04-01	
TPPH	620 UG/L 2014-03-03	(max 640 UG/L 2012-10-25)
XYLENES	3.5 UG/L 2012-04-02	(max 46 UG/L 2008-04-29)

Monitoring well: PW-1D no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 40.9
sample data:

BTBZS	1.1 UG/L 2015-06-19	
BZ	7.4 UG/L 2015-11-24	(max 37 UG/L 2008-04-29)
BZME	.27 UG/L 2009-01-15	(max 7.4 UG/L 2008-04-29)
EBZ	1.4 UG/L 2010-10-18	(max 3 UG/L 2008-04-29)
IPBZ	4 UG/L 2015-11-24	(max 5.5 UG/L 2015-06-19)
MTBE	3.1 UG/L 2015-11-24	(max 3.2 UG/L 2015-06-19)
PBZN	2.8 UG/L 2015-11-24	(max 4.1 UG/L 2015-06-19)
PHCG	570 UG/L 2011-04-01	(max 820 UG/L 2010-10-18)
TMB124	2.7 UG/L 2011-04-01	
TMB135	1.3 UG/L 2011-04-01	
TPPH	380 UG/L 2015-11-24	(max 730 UG/L 2015-03-24)
XYLENES	3.5 UG/L 2012-04-02	(max 46 UG/L 2008-04-29)

Monitoring well: PW-1S no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 17.47

Monitoring well: PW-1S no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 16.77

Monitoring well: PW-1S no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 17.47

Monitoring well: PW-1S no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 17.47

Monitoring well: PW-1S no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 17.53

Monitoring well: VW-1 no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 17

Monitoring well: VW-1 no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 17
sample data:

BZ	.15 UG/L 2005-04-18	(max 69 UG/L 2003-11-24)
BZME	150 UG/L 2003-11-24	
EBZ	.39 UG/L 2005-04-18	(max 17 UG/L 2003-11-24)
ETHANOL	110 UG/L 2008-01-29	
MTBE	3.1 UG/L 2005-10-14	(max 58 UG/L 2002-05-09)
PHCG	35 UG/L 2005-10-14	(max 840 UG/L 2003-11-24)
TBA	23 UG/L 2005-10-14	
XYLENES	91 UG/L 2003-11-24	(max 1.7 UG/L 2002-05-09)

Monitoring well: VW-1 no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 17

Monitoring well: VW-1 no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 17

Monitoring well: VW-1 no access
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 17

Monitoring well: VW-1S dry
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 13.86

Monitoring well: VW-1S dry
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 13.86

Monitoring well: VW-1S dry
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 13.86

Monitoring well: VW-1S dry
lat/long: 34.0575639/-118.3088872
depth to gw: 0 - 19.34

Site: PAK'S WESTERN PLAZA LLC
Address: 833 S WESTERN AVE
City: LOS ANGELES
Map Loc: 13 - about .1 mile SW of the subject
Status: REM - Remedial Action

The aquifer is potentially impacted. The case, 000006007, .

AQUIFER USED FOR DRINKING WATER SUPPLY

2013-01-28: FREE PRODUCT REMOVAL
2014-06-18: REFERRAL TO REGIONAL BOARD
2014-06-23: SITE ASSESSMENT REPORT
2014-06-24: STAFF LETTER
2014-07-23: OTHER REPORT / DOCUMENT
2014-11-21: STAFF LETTER
2015-02-19: MEETING
2015-12-22: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
2016-01-07: HEALTH AND SAFETY CODE SECTION 25296.10(C)
2016-07-15: ELECTRONIC REPORTING SUBMITTAL DUE
2016-07-15: MONITORING REPORT - SEMI-ANNUALLY
2016-07-15: OTHER REPORT / DOCUMENT
2016-07-15: REMEDIAL PROGRESS REPORT
2016-07-15: REMEDIAL PROGRESS REPORT

Site: KOREAN DRYCLEANERS & LAUNDRY
Address: 3807 WILSHIRE BLVD,#720

City: LOS ANGELES
Map Loc: 39 - about .2 mile N of the subject
Status: NRA -

The aquifer is potentially impacted. The case, 03799574, .

AQUIFER USED FOR DRINKING WATER SUPPLY

Site: TEXACO STATION (FORMER)
Address: 3855 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 44 - about .2 mile NW of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03700486, .

AQUIFER USED FOR DRINKING WATER SUPPLY

Site: ARCO #5355
Address: 3675 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 52 - about .2 mile NE of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03700485, is managed by the Regional Water Quality Board.

AQUIFER USED FOR DRINKING WATER SUPPLY

1999-06-14: STAFF LETTER
2002-07-15: MONITORING REPORT - QUARTERLY
2002-08-06: STAFF LETTER
2002-09-06: CAP/RAP - FEASIBILITY STUDY REPORT
2002-10-15: MONITORING REPORT - QUARTERLY
2002-11-20: STAFF LETTER
2003-01-15: MONITORING REPORT - QUARTERLY
2003-04-15: MONITORING REPORT - QUARTERLY
2003-05-13: SOIL VAPOR EXTRACTION (SVE)
2003-07-15: MONITORING REPORT - QUARTERLY
2003-10-15: MONITORING REPORT - QUARTERLY
2004-01-15: MONITORING REPORT - QUARTERLY
2004-04-06: STAFF LETTER
2004-04-15: MONITORING REPORT - QUARTERLY
2004-05-01: EXCAVATION
2004-06-15: SOIL AND WATER INVESTIGATION WORKPLAN
2004-06-15: UNKNOWN
2004-06-24: STAFF LETTER
2004-07-15: MONITORING REPORT - QUARTERLY
2004-08-23: SITE VISIT / INSPECTION / SAMPLING
2004-09-30: SOIL AND WATER INVESTIGATION REPORT
2004-10-15: MONITORING REPORT - QUARTERLY
2004-12-15: STAFF LETTER
2005-01-15: MONITORING REPORT - QUARTERLY
2005-04-15: MONITORING REPORT - QUARTERLY
2005-07-14: STAFF LETTER
2005-07-15: MONITORING REPORT - QUARTERLY
2005-10-05: 13267 REQUIREMENT
2005-10-15: INTERIM REMEDIAL ACTION REPORT
2005-10-15: MONITORING REPORT - QUARTERLY
2005-10-15: RISK ASSESSMENT REPORT
2005-10-15: SOIL AND WATER INVESTIGATION REPORT
2005-12-12: 13267 REQUIREMENT
2006-01-01: EXCAVATION
2006-01-15: MONITORING REPORT - QUARTERLY
2006-02-22: PREPARATION OF RECORD FOR APPEAL/REFERRAL/PETITION
2006-04-15: CAP/RAP - OTHER REPORT

2006-04-15: MONITORING REPORT - QUARTERLY
2006-04-15: WELL INSTALLATION REPORT
2006-06-28: 13267 REQUIREMENT
2006-07-15: MONITORING REPORT - QUARTERLY
2006-10-15: MONITORING REPORT - QUARTERLY
2006-12-31: WELL INSTALLATION REPORT
2006-12-31: WELL INSTALLATION REPORT
2007-01-15: MONITORING REPORT - QUARTERLY
2007-04-15: MONITORING REPORT - QUARTERLY
2007-07-15: MONITORING REPORT - QUARTERLY
2007-10-15: MONITORING REPORT - QUARTERLY
2008-01-15: MONITORING REPORT - QUARTERLY
2008-04-15: MONITORING REPORT - QUARTERLY
2008-07-15: MONITORING REPORT - QUARTERLY
2008-09-08: NOTIFICATION - PRECLOSURE
2008-09-12: SITE VISIT / INSPECTION / SAMPLING
2008-09-24: CLOSURE/NO FURTHER ACTION LETTER

Monitoring well: E-1 destroyed
lat/long: 34.0083104/-118.3346517
depth to gw: 0 - 22.94

Monitoring well: E-10 destroyed
lat/long: 34.0620524/-118.3059547
depth to gw: 0 - 29.98
sample data:

GRO	50 UG/L 2002-08-01
MTBE	35 UG/L 2002-08-01

Monitoring well: E-12 destroyed
lat/long: 34.0620816/-118.3059547
depth to gw: 0 - 49.81

Monitoring well: E-12 destroyed
lat/long: 34.0620816/-118.3059547
depth to gw: 0 - 49.81
sample data:

ALK	580 MG/L 2004-02-11 (max 590 MG/L 2003-12-16)
BA	.16 MG/L 2002-10-17 (max 580 MG/L 2002-10-17)
COD	38 MG/L 2003-04-14
FE2	.068 MG/L 2003-04-14 (max 38 MG/L 2003-04-14)
HARD	200 MG/L 2004-02-11 (max 220 MG/L 2003-12-16)
HPC	1300 CFU/ML 2004-02-11 (max 7800 CFU/ML 2003-12-16)
MN	.28 MG/L 2004-02-11 (max 1300 MG/L 2002-10-17)
MTBE	24 UG/L 2004-02-11 (max 45 UG/L 2002-08-01)
NO3	.6 MG/L 2003-04-14 (max 24 MG/L 2003-04-14)
S	13 MG/L 2004-02-11 (max 24 MG/L 2002-10-17)
SO4	100 MG/L 2004-02-11
TBA	82 UG/L 2004-02-11 (max 110 UG/L 2003-07-15)

Monitoring well: E-13 destroyed
lat/long: 34.0614903/-118.3056602
depth to gw: 0 - 26.38

Monitoring well: E-13 destroyed
lat/long: 34.0614903/-118.3056602
depth to gw: 0 - 26.38
sample data:

ALK	280000 UG/L 2008-04-16 (max 310000 UG/L 2008-01-16)
AS	.1 MG/L 2002-10-17 (max 280000 MG/L 2002-10-17)
BA	.81 MG/L 2002-10-17 (max 280000 MG/L 2002-10-17)
BTBZS	1 UG/L 2008-04-16 (max 280000 UG/L 2008-04-16)
BZ	13 UG/L 2008-04-16 (max 20 UG/L 2008-01-16)
BZME	.82 UG/L 2008-04-16 (max 13 UG/L 2007-10-22)
CA	26000 UG/L 2008-04-16 (max 32000 UG/L 2008-01-16)
CH4	220 UG/L 2008-04-16 (max 26000 UG/L 2007-08-24)
CO	.015 MG/L 2002-10-17 (max 220 MG/L 2002-10-17)
CO2	44000 UG/L 2008-04-16
COD	19 MG/L 2007-10-22 (max 73 MG/L 2002-10-17)
CR	.012 MG/L 2002-10-17 (max 19 MG/L 2002-10-17)
CU	.036 MG/L 2002-10-17 (max 19 MG/L 2002-10-17)
EBZ	.97 UG/L 2008-04-16 (max 19 UG/L 2007-10-22)
FE2	200 UG/L 2008-04-16 (max 4000 UG/L 2008-01-16)
GROC4C12	350 UG/L 2008-04-16 (max 450 UG/L 2008-01-16)
HARD	150 MG/L 2008-04-16 (max 350 MG/L 2002-10-17)
HPC	210 MPN/ML 2008-04-16 (max 480 MPN/ML 2008-01-16)

	IPBZ	13 UG/L 2008-04-16
	MG	22000 UG/L 2008-04-16 (max 24000 UG/L 2008-01-16)
	MN	5.4 MG/L 2007-10-22
	MO	.045 MG/L 2002-10-17 (max 5.4 MG/L 2002-10-17)
	MTBE	1.2 UG/L 2005-07-14
	MTLNCL	2.9 UG/L 2008-04-16
	NAPH	16 UG/L 2008-04-16
	NI	.022 MG/L 2002-10-17 (max 16 MG/L 2002-10-17)
	PB	.0078 MG/L 2002-10-17 (max 16 MG/L 2002-10-17)
	PBZN	17 UG/L 2008-04-16
	S	94 UG/L 2008-01-16 (max 17 UG/L 2007-08-24)
	SO4	11000 UG/L 2008-04-16 (max 14000 UG/L 2008-01-16)
	TL	.014 MG/L 2002-10-17 (max 11000 MG/L 2002-10-17)
	TMB124	.58 UG/L 2008-04-16 (max 11000 UG/L 2008-04-16)
	TMB135	.81 UG/L 2008-04-16 (max 11000 UG/L 2008-04-16)
	V	.034 MG/L 2002-10-17 (max 11000 MG/L 2002-10-17)
	XYLENES	3.1 UG/L 2008-04-16
	XYLENES1314	2.3 UG/L 2008-04-16
	XYLO	.83 UG/L 2008-04-16 (max 1.1 UG/L 2008-01-16)
	ZN	.046 MG/L 2002-10-17 (max 1.1 MG/L 2002-10-17)

Monitoring well: E-14 destroyed
lat/long: 34.0619076/-118.306449
depth to gw: 0 - 28.62

Monitoring well: E-14 destroyed
lat/long: 34.0619076/-118.306449
depth to gw: 0 - 28.62
sample data: ALK 230000 UG/L 2008-04-16 (max 280000 UG/L 2008-01-16)

Monitoring well: E-15R destroyed
lat/long: 34.0619076/-118.306449
depth to gw: 0 - 13.96

Monitoring well: E-15R destroyed
lat/long: 34.0619076/-118.306449
depth to gw: 0 - 13.96

Monitoring well: E-16 destroyed
lat/long: 34.0619076/-118.306449
depth to gw: 0 - 23.22

Monitoring well: E-16 destroyed
lat/long: 34.0619076/-118.306449
depth to gw: 0 - 23.22
sample data: ALK 490 MG/L 2004-02-11 (max 730 MG/L 2002-10-17)

Monitoring well: E-16R destroyed
lat/long: 34.0619076/-118.306449
depth to gw: 0 - 15.55

Monitoring well: E-16R destroyed
lat/long: 34.0619076/-118.306449
depth to gw: 0 - 15.55

Monitoring well: E-17 active
lat/long: 34.0620495/-118.3058857
depth to gw: 20.02 - 22.85

Monitoring well: E-17 active
lat/long: 34.0620495/-118.3058857
depth to gw: 20.02 - 22.85
sample data: ALK 300 MG/L 2003-04-21 (max 640 MG/L 2003-04-14)

Monitoring well: E-17R destroyed
lat/long: 34.0620495/-118.3058857
depth to gw: 0 - 12.56

Monitoring well: E-17R destroyed
lat/long: 34.0620495/-118.3058857
depth to gw: 0 - 12.56
sample data: ALK 590000 UG/L 2008-04-16
BZME .00073 MG/KG 2006-07-22 (max 590000 MG/KG 2006-07-22)

	CA	91000 UG/L 2008-04-16 (max 100000 UG/L 2008-01-16)
	CH4	4000 UG/L 2008-04-16
	CO2	46000 UG/L 2008-04-16
	COD	36 MG/L 2007-10-22 (max 43 MG/L 2007-08-24)
	FE2	200 UG/L 2008-04-16
	GROC4C12	30 UG/L 2007-10-22 (max 42 UG/L 2006-07-22)
	HARD	550 MG/L 2008-04-16 (max 610 MG/L 2008-01-16)
	HPC	4140 MPN/ML 2008-04-16 (max 7380 MPN/ML 2007-08-24)
	MG	79000 UG/L 2008-04-16 (max 83000 UG/L 2008-01-16)
	MN	.34 MG/L 2007-10-22 (max 79000 MG/L 2007-08-24)
	MTBE	.86 UG/L 2008-04-16 (max 79000 UG/L 2006-07-22)
	S	2600 UG/L 2008-04-16 (max 79000 UG/L 2007-08-24)
	SO4	480000 UG/L 2008-04-16 (max 560000 UG/L 2008-01-16)
	TBA	270 UG/L 2008-04-16 (max 480000 UG/L 2006-07-22)

Monitoring well: E-18R destroyed
lat/long: 34.0620495/-118.3058857
depth to gw: 0 - 10.34

Monitoring well: E-18R destroyed
lat/long: 34.0620495/-118.3058857
depth to gw: 0 - 10.34

Monitoring well: E-2 destroyed
lat/long: 34.0620495/-118.3058857
depth to gw: 0 - 27.58

Monitoring well: E-2 destroyed
lat/long: 34.0620495/-118.3058857
depth to gw: 0 - 27.58
sample data:

ALK	160 MG/L 2004-02-11 (max 210 MG/L 2003-04-14)
AS	.006 MG/L 2002-10-17 (max 160 MG/L 2002-10-17)
BA	.14 MG/L 2002-10-17 (max 160 MG/L 2002-10-17)
BZ	480 UG/L 2002-03-19
EBZ	62 UG/L 2002-03-19
FE2	1.3 MG/L 2003-04-14
GRO	280 UG/L 2002-08-01 (max 3700 UG/L 2002-03-19)
GROC4C12	53 UG/L 2003-07-16 (max 310 UG/L 2003-04-14)
HARD	170 MG/L 2004-02-11 (max 200 MG/L 2003-12-16)
HPC	690 CFU/ML 2004-02-11 (max 37000 CFU/ML 2003-12-16)
MN	1.5 MG/L 2004-02-11 (max 2.2 MG/L 2002-10-17)
MTBE	8.8 UG/L 2003-04-14 (max 120 UG/L 2002-03-19)
NI	.013 MG/L 2002-10-17 (max 8.8 MG/L 2002-10-17)
SO4	150 MG/L 2004-02-11 (max 160 MG/L 2003-12-16)
TBA	72 UG/L 2003-07-16 (max 720 UG/L 2002-06-07)
BZ	2.6 MG/KG 2004-07-12
BZME	.48 MG/KG 2004-07-12 (max 2.6 MG/KG 2004-07-12)
EBZ	15 MG/KG 2004-07-12
GROC4C12	230 MG/KG 2004-07-12 (max 1900 MG/KG 2004-07-12)
XYLENES	18 MG/KG 2004-07-12 (max 230 MG/KG 2004-07-12)
XYLENES1314	17 MG/KG 2004-07-12 (max 18 MG/KG 2004-07-12)
XYLO	1.1 MG/KG 2004-07-12 (max 17 MG/KG 2004-07-12)

Monitoring well: E-3 destroyed
lat/long: 34.0620713/-118.3055655
depth to gw: 0 - 29.94

Monitoring well: E-3 destroyed
lat/long: 34.0620713/-118.3055655
depth to gw: 0 - 29.94
sample data:

ALK	280 MG/L 2003-04-21 (max 420 MG/L 2002-10-17)
AS	.054 MG/L 2002-10-17 (max 280 MG/L 2002-10-17)
BA	.54 MG/L 2002-10-17 (max 280 MG/L 2002-10-17)
BE	.0074 MG/L 2002-10-17 (max 280 MG/L 2002-10-17)
BZ	19 UG/L 2003-01-23
CD	.0052 MG/L 2002-10-17 (max 19 MG/L 2002-10-17)
CO	.01 MG/L 2002-10-17 (max 19 MG/L 2002-10-17)
COD	25 MG/L 2003-04-21 (max 370 MG/L 2002-10-17)
CR	.025 MG/L 2002-10-17 (max 25 MG/L 2002-10-17)
CU	.11 MG/L 2002-10-17 (max 25 MG/L 2002-10-17)
EBZ	3 UG/L 2003-01-23
GRO	130 UG/L 2002-08-01 (max 200 UG/L 2002-06-07)
GROC4C12	56 UG/L 2003-07-16 (max 230 UG/L 2003-01-23)

	HARD	520 MG/L 2003-04-21 (max 730 MG/L 2002-10-17)
	MN	.85 MG/L 2003-04-21 (max 520 MG/L 2002-10-17)
	MO	.053 MG/L 2002-10-17 (max 520 MG/L 2002-10-17)
	MTBE	41 UG/L 2004-02-12 (max 380 UG/L 2002-06-07)
	NI	.036 MG/L 2002-10-17 (max 41 MG/L 2002-10-17)
	NO3	.65 MG/L 2003-04-21 (max 1.8 MG/L 2002-10-17)
	PB	.26 MG/L 2002-10-17 (max 1.8 MG/L 2002-10-17)
	S	.15 MG/L 2003-04-21 (max 1.8 MG/L 2003-04-21)
	SO4	250 MG/L 2003-04-21 (max 500 MG/L 2002-10-17)
	TBA	230 UG/L 2003-01-23
	V	.039 MG/L 2002-10-17 (max 230 MG/L 2002-10-17)
	XYLENES	4 UG/L 2003-01-23
	XYLENES1314	2.3 UG/L 2003-01-23
	ZN	.69 MG/L 2002-10-17 (max 2.3 MG/L 2002-10-17)

Monitoring well: E-4 dry
lat/long: 34.0620251/-118.3056606
depth to gw: 0 - 24.21

Monitoring well: E-4 dry
lat/long: 34.0620251/-118.3056606
depth to gw: 0 - 24.21
sample data:

ALK	430 MG/L 2002-10-17
AS	.02 MG/L 2002-10-17 (max 430 MG/L 2002-10-17)
BA	.28 MG/L 2002-10-17 (max 430 MG/L 2002-10-17)
CD	.0085 MG/L 2002-10-17 (max 430 MG/L 2002-10-17)
CO	.024 MG/L 2002-10-17 (max 430 MG/L 2002-10-17)
COD	250 MG/L 2002-10-17
CR	.045 MG/L 2002-10-17 (max 250 MG/L 2002-10-17)
CU	.13 MG/L 2002-10-17 (max 250 MG/L 2002-10-17)
GRO	110 UG/L 2002-08-01
GROC4C12	58 UG/L 2003-01-23 (max 59 UG/L 2002-10-17)
HARD	940 MG/L 2002-10-17 (max 58 MG/L 2002-10-17)
MN	2.4 MG/L 2002-10-17
MO	.076 MG/L 2002-10-17 (max 2.4 MG/L 2002-10-17)
MTBE	67 UG/L 2003-07-16 (max 120 UG/L 2002-08-01)
NI	.046 MG/L 2002-10-17 (max 67 MG/L 2002-10-17)
NO3	1.7 MG/L 2002-10-17
PB	.086 MG/L 2002-10-17 (max 1.7 MG/L 2002-10-17)
SE	.0071 MG/L 2002-10-17 (max 1.7 MG/L 2002-10-17)
SO4	820 MG/L 2002-10-17
TBA	650 UG/L 2003-07-16 (max 1900 UG/L 2002-03-19)
TL	.0079 MG/L 2002-10-17 (max 650 MG/L 2002-10-17)
V	.075 MG/L 2002-10-17 (max 650 MG/L 2002-10-17)
XYLENES	9.8 UG/L 2002-08-01 (max 650 UG/L 2002-08-01)
XYLENES1314	7.8 UG/L 2002-08-01
XYLO	2 UG/L 2002-08-01
ZN	3.6 MG/L 2002-10-17

Monitoring well: E-5 destroyed
lat/long: 34.0618945/-118.3056478
depth to gw: 0 - 22.73

Monitoring well: E-5 destroyed
lat/long: 34.0618945/-118.3056478
depth to gw: 0 - 22.73
sample data:

ALK	470 MG/L 2003-04-15 (max 640 MG/L 2002-10-17)
AS	.024 MG/L 2002-10-17 (max 470 MG/L 2002-10-17)
BA	.2 MG/L 2002-10-17 (max 470 MG/L 2002-10-17)
BZ	270 UG/L 2003-07-16 (max 700 UG/L 2002-03-19)
BZME	17 UG/L 2003-04-15 (max 140 UG/L 2002-03-19)
CO	.011 MG/L 2002-10-17 (max 17 MG/L 2002-10-17)
COD	130 MG/L 2003-04-15
EBZ	270 UG/L 2003-07-16
FE2	9.3 MG/L 2003-04-15 (max 270 MG/L 2002-10-17)
GRO	3500 UG/L 2002-08-01 (max 6400 UG/L 2002-06-07)
GROC4C12	800 UG/L 2004-02-12 (max 7200 UG/L 2003-04-15)
HARD	500 MG/L 2003-04-15 (max 570 MG/L 2002-10-17)
MN	3.8 MG/L 2003-04-15 (max 3.9 MG/L 2002-10-17)
MO	.23 MG/L 2002-10-17 (max 3.8 MG/L 2002-10-17)
MTBE	110 UG/L 2003-07-16 (max 250 UG/L 2002-03-19)
PB	.032 MG/L 2002-10-17 (max 110 MG/L 2002-10-17)
S	.1 MG/L 2003-04-15 (max 110 MG/L 2003-04-15)

	SO4	290 MG/L 2003-04-15
	TBA	5800 UG/L 2004-02-12 (max 8300 UG/L 2003-07-16)
	XYLENES	72 UG/L 2003-04-15 (max 130 UG/L 2002-03-19)
	XYLENES1314	62 UG/L 2003-04-15 (max 100 UG/L 2002-03-19)
	XYLO	9.9 UG/L 2003-04-15 (max 13 UG/L 2002-06-07)
	ZN	.03 MG/L 2002-10-17 (max 5.4 MG/L 2002-10-17)

Monitoring well: E-7 destroyed
lat/long: 34.0617465/-118.3055032
depth to gw: 0 - 26.99

Monitoring well: E-7 destroyed
lat/long: 34.0617465/-118.3055032
depth to gw: 0 - 26.99
sample data:

ALK	320 MG/L 2003-04-15 (max 430 MG/L 2002-10-17)
AS	.057 MG/L 2002-10-17 (max 320 MG/L 2002-10-17)
BA	.1 MG/L 2002-10-17 (max 320 MG/L 2002-10-17)
BZ	5.5 UG/L 2003-12-17 (max 250 UG/L 2002-10-17)
BZME	160 UG/L 2002-10-17
COD	31 MG/L 2003-04-15 (max 47 MG/L 2002-10-17)
EBZ	88 UG/L 2003-12-17 (max 140 UG/L 2002-10-17)
GRO	93 UG/L 2002-08-01 (max 160 UG/L 2002-06-07)
GROC4C12	78 UG/L 2004-02-12 (max 1800 UG/L 2002-10-17)
HARD	210 MG/L 2003-04-15 (max 310 MG/L 2002-10-17)
MN	.86 MG/L 2003-04-15 (max 1.9 MG/L 2002-10-17)
MO	.23 MG/L 2002-10-17 (max 1.9 MG/L 2002-10-17)
MTBE	12 UG/L 2004-02-12 (max 68 UG/L 2002-10-17)
NI	.024 MG/L 2002-10-17 (max 12 MG/L 2002-10-17)
NO3	.69 MG/L 2003-04-15 (max 12 MG/L 2003-04-15)
SO4	130 MG/L 2003-04-15
TBA	900 UG/L 2004-02-12 (max 2400 UG/L 2002-06-07)
XYLENES	12 UG/L 2003-12-17 (max 180 UG/L 2002-10-17)
XYLENES1314	9.1 UG/L 2003-12-17 (max 86 UG/L 2002-10-17)
XYLO	99 UG/L 2002-10-17 (max 4.6 UG/L 2002-10-17)

Monitoring well: E-8 destroyed
lat/long: 34.061652/-118.3055558
depth to gw: 0 - 23.87

Monitoring well: E-8 destroyed
lat/long: 34.061652/-118.3055558
depth to gw: 0 - 23.87
sample data:

ALK	560 MG/L 2004-02-11 (max 580 MG/L 2003-04-21)
AS	.01 MG/L 2002-10-17 (max 560 MG/L 2002-10-17)
BA	.13 MG/L 2002-10-17 (max 560 MG/L 2002-10-17)
BZ	69 UG/L 2004-02-11 (max 890 UG/L 2003-04-15)
BZME	23 UG/L 2003-12-16 (max 38 UG/L 2003-04-15)
COD	51 MG/L 2004-02-11 (max 290 MG/L 2003-12-16)
EBZ	15 UG/L 2004-02-11 (max 1400 UG/L 2002-03-19)
FE2	.2 MG/L 2003-04-21 (max 15 MG/L 2002-10-17)
GRO	4900 UG/L 2002-08-01 (max 15000 UG/L 2002-03-19)
GROC4C12	740 UG/L 2004-02-11 (max 7500 UG/L 2002-10-17)
HARD	520 MG/L 2004-02-11 (max 800 MG/L 2003-12-16)
HPC	150000 CFU/ML 2004-02-11 (max 510000 CFU/ML 2003-12-16)
MN	1.9 MG/L 2004-02-11 (max 150000 MG/L 2002-10-17)
MO	.023 MG/L 2002-10-17 (max 1.9 MG/L 2002-10-17)
MTBE	21 UG/L 2004-02-11 (max 140 UG/L 2003-04-15)
S	.43 MG/L 2004-02-11 (max 21 MG/L 2003-04-15)
SO4	220 MG/L 2004-02-11 (max 620 MG/L 2003-12-16)
TBA	250 UG/L 2004-02-11 (max 360 UG/L 2003-04-21)
XYLENES	11 UG/L 2004-02-11 (max 890 UG/L 2002-03-19)
XYLENES1314	7.7 UG/L 2004-02-11 (max 870 UG/L 2002-03-19)
XYLO	130 UG/L 2003-12-16

Monitoring well: E-9 dry
lat/long: 34.0618806/-118.3059281
depth to gw: 0 - 0

Monitoring well: E-9 dry
lat/long: 34.0618806/-118.3059281
depth to gw: 0 - 0

Site: JAMISON 3875 WILSHIRE, LLC.

Address: 3875 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject
Status: CLSD - Case Closed

The case, 03787429, .

UNDER INVESTIGATION

2005-08-15: EXCAVATION
2007-01-11: STAFF LETTER
2007-03-15: OTHER REPORT / DOCUMENT
2007-07-25: REQUEST FOR CLOSURE
2007-07-31: SITE VISIT / INSPECTION / SAMPLING
2007-08-08: CLOSURE/NO FURTHER ACTION LETTER

Site: KINGSLEY AUTOMOTIVE
Address: 3401 W 8TH ST
City: LOS ANGELES
Map Loc: 79 - about .3 mile E of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03700468, is managed by the Regional Water Quality Board.

AQUIFER USED FOR DRINKING WATER SUPPLY

1999-01-11: STAFF LETTER
2002-04-15: MONITORING REPORT - QUARTERLY
2002-06-17: STAFF LETTER
2002-06-25: STAFF LETTER
2002-07-15: MONITORING REPORT - QUARTERLY
2002-07-31: OTHER REPORT / DOCUMENT
2002-08-31: CAP/RAP - FINAL REMEDIATION / DESIGN PLAN
2002-10-15: CAP/RAP - FINAL REMEDIATION / DESIGN PLAN
2003-01-07: STAFF LETTER
2003-01-15: MONITORING REPORT - QUARTERLY
2003-02-28: MONITORING REPORT - QUARTERLY
2003-03-18: OTHER WORKPLAN
2003-04-03: STAFF LETTER
2003-04-15: MONITORING REPORT - QUARTERLY
2003-07-15: MONITORING REPORT - QUARTERLY
2003-10-15: MONITORING REPORT - QUARTERLY
2003-12-31: CAP/RAP - FINAL REMEDIATION / DESIGN PLAN
2004-01-08: WELL INSTALLATION REPORT
2004-01-15: MONITORING REPORT - QUARTERLY
2004-02-11: OTHER WORKPLAN
2004-02-27: STAFF LETTER
2004-04-15: CAP/RAP - FEASIBILITY STUDY REPORT
2004-04-15: MONITORING REPORT - QUARTERLY
2004-07-15: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN
2004-07-15: MONITORING REPORT - QUARTERLY
2004-10-15: MONITORING REPORT - QUARTERLY
2005-01-15: MONITORING REPORT - QUARTERLY
2005-01-15: SOIL AND WATER INVESTIGATION REPORT
2005-04-15: MONITORING REPORT - QUARTERLY
2005-07-15: MONITORING REPORT - QUARTERLY
2005-10-15: MONITORING REPORT - QUARTERLY
2006-04-15: MONITORING REPORT - QUARTERLY
2006-07-15: MONITORING REPORT - QUARTERLY
2006-10-15: MONITORING REPORT - QUARTERLY
2007-01-15: MONITORING REPORT - QUARTERLY
2008-01-15: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN
2008-01-15: MONITORING REPORT - QUARTERLY
2008-02-07: STAFF LETTER
2008-04-15: STAFF LETTER
2008-05-08: STAFF LETTER
2008-10-17: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2009-06-15: STAFF LETTER
2010-03-02: STAFF LETTER

2010-08-06: CLOSURE/NO FURTHER ACTION LETTER

Site: 76 PRODUCTS STATION #3900
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03700641, is managed by the Regional Water Quality Board.

AQUIFER USED FOR DRINKING WATER SUPPLY

1994-05-01: FREE PRODUCT REMOVAL
1998-10-01: EXCAVATION
1999-07-06: STAFF LETTER
2002-04-15: MONITORING REPORT - QUARTERLY
2002-04-16: STAFF LETTER
2002-06-10: STAFF LETTER
2002-07-15: MONITORING REPORT - QUARTERLY
2002-07-31: SOIL AND WATER INVESTIGATION REPORT
2002-09-02: WELL INSTALLATION REPORT
2002-10-15: MONITORING REPORT - QUARTERLY
2003-01-15: MONITORING REPORT - QUARTERLY
2003-01-24: STAFF LETTER
2003-02-28: INTERIM REMEDIAL ACTION PLAN
2003-04-15: MONITORING REPORT - QUARTERLY
2003-06-11: STAFF LETTER
2003-07-15: MONITORING REPORT - QUARTERLY
2003-10-10: CAP/RAP - FEASIBILITY STUDY REPORT
2003-10-10: SOIL AND WATER INVESTIGATION REPORT
2003-10-15: MONITORING REPORT - QUARTERLY
2003-12-01: STAFF LETTER
2003-12-31: WELL INSTALLATION REPORT
2004-03-01: STAFF LETTER
2004-03-31: WELL INSTALLATION REPORT
2004-04-15: MONITORING REPORT - QUARTERLY
2004-07-15: MONITORING REPORT - QUARTERLY
2004-10-15: MONITORING REPORT - QUARTERLY
2005-01-15: MONITORING REPORT - QUARTERLY
2005-04-15: MONITORING REPORT - QUARTERLY
2005-07-15: MONITORING REPORT - QUARTERLY
2005-10-15: MONITORING REPORT - QUARTERLY
2006-01-15: MONITORING REPORT - QUARTERLY
2006-04-15: MONITORING REPORT - QUARTERLY
2006-07-15: MONITORING REPORT - QUARTERLY
2006-10-15: MONITORING REPORT - QUARTERLY
2007-01-15: MONITORING REPORT - QUARTERLY
2007-04-15: MONITORING REPORT - QUARTERLY
2007-07-15: MONITORING REPORT - QUARTERLY
2007-07-15: SOIL AND WATER INVESTIGATION REPORT
2007-10-15: MONITORING REPORT - QUARTERLY
2008-01-15: MONITORING REPORT - QUARTERLY
2008-04-15: MONITORING REPORT - QUARTERLY
2008-07-15: MONITORING REPORT - QUARTERLY
2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-15: MONITORING REPORT - QUARTERLY
2009-04-15: MONITORING REPORT - QUARTERLY
2009-06-15: STAFF LETTER
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2009-10-15: MONITORING REPORT - QUARTERLY
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-04-15: MONITORING REPORT - SEMI-ANNUALLY
2010-07-15: MONITORING REPORT - SEMI-ANNUALLY
2011-01-15: MONITORING REPORT - SEMI-ANNUALLY
2011-04-15: MONITORING REPORT - SEMI-ANNUALLY
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2012-01-15: MONITORING REPORT - SEMI-ANNUALLY
2012-07-15: MONITORING REPORT - SEMI-ANNUALLY
2012-12-06: REQUEST FOR CLOSURE - REGULATOR RESPONDED
2013-01-15: MONITORING REPORT - SEMI-ANNUALLY
2013-07-15: MONITORING REPORT - SEMI-ANNUALLY

2013-08-06: NOTIFICATION - PRECLOSURE
2013-10-06: OTHER REPORT / DOCUMENT
2013-10-09: NOTIFICATION - PRECLOSURE
2013-12-09: OTHER REPORT / DOCUMENT
2013-12-16: CLOSURE/NO FURTHER ACTION LETTER
2014-04-15: WELL DESTRUCTION REPORT

Monitoring well: HLA-1 active
lat/long: 34.0632466/-118.3105211
depth to gw: 11.87 - 21.22

Monitoring well: HLA-11 active
lat/long: 34.0632281/-118.3107676
depth to gw: 0 - 18.14
free product: 1.620001 (2003-02-01)

Monitoring well: HLA-2 dry
lat/long: 34.0633089/-118.3106165
depth to gw: 0 - 15.15
sample data:

BZ	72 UG/L 2005-04-06
BZME	.72 UG/L 2005-04-06 (max 72 UG/L 2005-01-14)
EBZ	7.4 UG/L 2005-04-06
ETBE	.76 UG/L 2005-04-06 (max 7.4 UG/L 2005-04-06)
MTBE	390 UG/L 2005-04-06
PHCG	680 UG/L 2005-04-06
TBA	6100 UG/L 2005-04-06
XYLENES	4.9 UG/L 2005-04-06 (max 11 UG/L 2005-01-14)

Monitoring well: HLA-3 dry
lat/long: 34.0633008/-118.3105239
depth to gw: 0 - 15.18

Monitoring well: HLA-3 dry
lat/long: 34.0633008/-118.3105239
depth to gw: 0 - 15.18
sample data:

BZ	.75 UG/L 2003-05-16 (max 4.9 UG/L 2003-05-16)
EBZ	1.9 UG/L 2005-04-06 (max 13 UG/L 2005-01-14)
ETBE	1.7 UG/L 2005-10-05 (max 1.9 UG/L 2005-04-06)
MTBE	220 UG/L 2005-10-05 (max 2600 UG/L 2001-10-19)
PHCG	260 UG/L 2005-10-05 (max 2600 UG/L 2005-01-14)
TBA	140000 UG/L 2005-10-05 (max 580000 UG/L 2001-10-19)

Monitoring well: HLA-4 active
lat/long: 34.063363/-118.3105773
depth to gw: 11.47 - 19.3

Monitoring well: HLA-4 active
lat/long: 34.063363/-118.3105773
depth to gw: 11.47 - 19.3
sample data:

BZ	.16 UG/L 2005-04-06 (max 140000 UG/L 2005-04-06)
BZME	.52 UG/L 2007-07-03 (max 140000 UG/L 2005-04-06)
EBZ	.75 UG/L 2009-11-25 (max 140000 UG/L 2005-04-06)
ETBE	.66 UG/L 2012-12-01 (max 5.7 UG/L 2004-01-20)
MTBE	.57 UG/L 2013-06-12 (ma330 UG/L 2006-04-03)
PCE	.52 UG/L 2006-04-03 (max 1.6 UG/L 2006-04-03)
PHCx 330 UG/L 2006-04-03)	
PCE	.29 UG/L 2012-12-01 (max 1.4 UG/L 2006-04-03)
PG	75 UG/L 2010-05-27 (max 1400 UG/L 2003-05-16)
TBA	1400 UG/L 2010-08-06 (max 38000 UG/HCG 21 UG/L 2012-12-01 (max 1400 UG/L 2003-05-16)
TBA	500 UG/L 2013-06-12 (max 38000 UG/L 2004-01-20)
TCLME	.4 UG/L 2006-04-03 (max 500 UG/L 2006-04-03)
TPPH	32G/L 2004-01-20)
TCLME	.4 UG/L 2006-04-03 (max 1600 UG/L 2006-04-03)
TPPH	L 2004-01-20)
TCLME	.4 UG/L 2006-04-03 (max 1400 UG/L 2006-04-03)
XYLENES	UG/L 2012-06-05
XYLENES	3 UG/L 2009-11-25 (max 32 UG/L 2005-01-14)
32 UG/L 2012-06-05	
XYLENES	3 UG/L 2009-11-25 (max 32 UG/L 2005-01-14)

Monitoring well: MW-12 active
lat/long: 34.0632665/-118.3109073

depth to gw: 12.49 - 19.6

Monitoring well: MW-12 active
lat/long: 34.0632665/-118.3109073
depth to gw: 12.49 - 19.6
sample data: BZ 12 UG/L 2010-08-06
BZME 5 UG/L 2010-08-06
EBZ .52 UG/L 2010-08-06 (max 3.9 UG/L 2006-01-03)
MTBE 8.2 UG/L 2010-08-06 (max 430 UG/L 2003-11-13)
PCE .76 UG/L 2012-12-01 (max 8.2 UG/L 2012-12-01)
PHCG 43 UG/L 2010-08-06 (max 230 UG/L 2003-11-13)
TBA 47 UG/L 2005-04-06 (max 740 UG/L 2004-05-11)
TCL740 UG/L 2004-05-11)
TCLME .68 UG/L 2006-04-03 (max 47 UG/L 2006-04-03)
XYLENES 2 UG/L 2010-08-06 (max 14 UG/L 2006-01-03)
ME .28 UG/L 2012-12-01 (max 47 UG/L 2006-04-03)
XYLENES 2 UG/L 2010-08-06 (max 14 UG/L 2006-01-03)

Monitoring well: MW-13 active
lat/long: 34.0632665/-118.3109073
depth to gw: 12.19 - 21.6

Monitoring well: MW-13 active
lat/long: 34.0632665/-118.3109073
depth to gw: 12.19 - 21.6
sa
Monitoring well: MW-13 active
lat/long: 34.0632665/-118.3109073
depth to gw: 12.19 - 21.6
sample data: BZ 1 UG/L 2006-04-03 (max 2.6 UG/L 2006-01-03)
BZME .19 UG/L 2007-07-03 (max 2.2 UG/L 2006-01-03)
DIPE .62 UG/L 2006-04-03 (max 4.8 UG/L 2003-09-19)
Dmple data: BZ 1 UG/L 2006-04-03 (max 2.6 UG/L 2006-01-03)
BZME .19 UG/L 2007-07-03 (max 2.2 UG/L 2006-01-03)
DIPE .62 UG/L 2006-04-03 (max 4.8 UG/L 2003-09-19)
DO 6.4 MG/L 2003-09-19
EBZ 1.8 UG/L 2009-09-15 (max 7.1 UG/L 2003-09-19)
ETBE 1.2 UG/L 2006-01-03 (max 5 UG/L 2003-09-19)
MTBE 31 UG/L 2010-08-06 (max 730 UG/L 2O 6.4 MG/L 2003-09-19
EBZ .84 UG/L 2011-11-11 (max 7.1 UG/L 2003-09-19)
ET001-10-19)
PH 7.26 PH UNITS 2003-09-19
PHCG 24 UG/L 2010-08-06 (max 650 UG/BE 1.2 UG/L 2006-01-03 (max 5 UG/L
2003-09-19)
MTBE 1.2 UG/L 2013-06-12 (max 730 UG/L 2001-10-19)
PCE .71 UG/L 2012-12-01 (max 1.2 UG/L 2012-12-01)
PH 7.26 PH UL 2002-02-15)
TBA 36 UG/L 2009-09-15 (max 33000 UG/L 2003-09-19)
TCE 5.4 NITS 2003-09-19
PHCG 7.3 UG/L 2012-12-01 (max 650 UG/L 2002-02-15)
TBA 63 UG/L 2006-04-03
TMB135 .69 UG/L 2006-04-03 (max 5.4 UG/L 2006-04-03)
XYLENES 1.4 UG/L 2009-09-15 (max 10 UG/L 2006-01-03)
UG/L 2011-11-11 (max 33000 UG/L 2003-09-19)
TCE 5.4 UG/L 2006-04-03
TMB135 .69 UG/L 2006-04-03 (max 5.4 UG/L 2006-04-03)
TPPH 23 UG/L 2012-06-05
XYLENES .38 UG/L 2011-11-11 (max 23 UG/L 2003-09-19)

Monitoring well: MW-14 active
lat/long: 34.0632665/-118.3109073
depth to gw: 11.1 - 19.59

Monitoring well: MW-14 active
lat/long: 34.0632665/-118.3109073
depth to gw: 11.1 - 19.59
sample data: BZ .33 UG/L 2007-07-03 (max 2.4 UG/L 2006-01-03)
BZME .5 UG/L 2007-07-03 (ma
Monitoring well: MW-14 active
lat/long: 34.0632665/-118.3109073
depth to gw: 0 - 19.59
samplx 2.4 UG/L 2003-09-19)
DIPE .32 UG/L 2006-10-02 (max 2.2 UG/L 2003-09-19)

DO 6.2 MG/L 2003-09-19
EBZ .95 UG/L 2007-07-03 (max 2.8 UG/L 2006-01-03)
Me data: BZ .33 UG/L 2007-07-03 (max 2.4 UG/L 2006-01-03)
BZME .5 UG/L 2007-07-03 (max 2mple data:BZ .33 UG/L 2007-07-03 (max 2.4 UG/L 2006-01-03)
BZME .5 UG/L 2007-07-03 (ma.4 UG/L 2003-09-19)
DIPE .32 UG/L 2006-10-02 (max 2.2 UG/L 2003-09-19)
DO TBE .83 UG/L 2009-11-25 (max 1100 UG/L 2006-04-03)
PCE 2.6 UG/L 2006-04-03
x 2.4 UG/L 2003-09-19)
DIPE .32 UG/L 2006-10-02 (max 2.2 UG/L 2003-09-19)
PH 7.76 PH UNITS 2003-09-19
PHCG 20 UG/L 2007-07-03 (max 760 UG/L 2002-08-20)
6.2 MG/L 2003-09-19
EBZ .95 UG/L 2007-07-03 (max 2.8 UG/L 2006-01-03)
MTBEDO 6.2 MG/L 2003-09-19
EBZ .95 UG/L 2007-07-03 (max 2.8 UG/L 2006-01-03)
M .35 UG/L 2012-06-05 (max 1100 UG/L 2006-04-03)
PCE .86 UG/L 2012-12-01 (max 2.6 UG/L TBA 380 UG/L 2006-04-03 (max 2700 UG/L 2005-07-01)
TCE 7.1 UG/L 2006-04-03
TBE .35 UG/L 2012-06-05 (max 1100 UG/L 2006-04-03)
PCE .86 UG/L 2012-12-01 (max 2.6 UG/ TCLME .48 UG/L 2006-04-03 (max 7.1 UG/L 2006-04-03)
TMB124 1.9 UG/L 2006-04-03
2006-04-03)
PH 7.76 PH UNITS 2003-09-19
PHCG 68 UG/L 2011-11-11 (max 760 UGL 2006-04-03)
PH 7.76 PH UNITS 2003-09-19
PHCG 68 UG/L 2011-11-11 (max 760 UG/L 2002-08-20)
TBA 380 UG/L 2006-04-03 (max 2700 UG/L 2005-07-01)
TCE /L 2002-08-20)
TBA 380 UG/L 2006-04-03 (max 2700 UG/L 2005-07-01)
TCE 7.1 UG/L 2006-04-03
TCLME .48 UG/L 2006-04-03 (max 7.1 UG/L 2006-04-03)
TMB12403 (max 2.3 UG/L 2006-04-03)
7.1 UG/L 2006-04-03
TCLME .48 UG/L 2006-04-03 (max 7.1 UG/L 2006-04-03)
TMB 1.9 UG/L 2006-04-03
TMB135 .71 UG/L 2006-04-03 (max 1.9 UG/L 2006-04-03)
124 1.9 UG/L 2006-04-03
TMB135 .71 UG/L 2006-04-03 (max 1.9 UG/L 2006-04-03)
XYLENES 1.8 UG/L 2007-07-03 (max 2.3 UG/L 2006-04-03)
XYLENES 1.8 UG/L 2007-07-03 (max 2.3 UG/L 2006-04-03)

Site: FISHER PROPERTY
Address: 3800 W 6TH ST , -3832
City: LOS ANGELES
Map Loc: 123 - about .3 mile NE of the subject
Status: REM - Remedial Action

The aquifer is potentially impacted. The case, 03732362, .

AQUIFER USED FOR DRINKING WATER SUPPLY

2002-05-31: STAFF LETTER
2002-07-15: OTHER REPORT / DOCUMENT
2002-08-02: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
2002-08-08: STAFF LETTER
2002-09-16: STAFF LETTER
2002-11-01: SOIL AND WATER INVESTIGATION WORKPLAN
2002-11-19: STAFF LETTER
2003-01-29: STAFF LETTER
2003-03-26: STAFF LETTER
2003-04-15: MONITORING REPORT - QUARTERLY
2003-05-15: SOIL AND WATER INVESTIGATION REPORT
2003-07-15: MONITORING REPORT - QUARTERLY
2003-07-18: STAFF LETTER
2003-08-28: STAFF LETTER
2003-09-15: SOIL AND WATER INVESTIGATION WORKPLAN
2003-10-15: MONITORING REPORT - QUARTERLY

2003-12-05: STAFF LETTER
2004-01-15: MONITORING REPORT - QUARTERLY
2004-03-04: STAFF LETTER
2004-04-15: SOIL AND WATER INVESTIGATION WORKPLAN
2004-04-23: SOIL AND WATER INVESTIGATION REPORT
2004-04-26: STAFF LETTER
2004-05-25: STAFF LETTER
2004-06-15: SOIL AND WATER INVESTIGATION REPORT
2004-07-15: MONITORING REPORT - QUARTERLY
2004-08-27: STAFF LETTER
2004-09-01: SOIL AND WATER INVESTIGATION REPORT
2004-10-15: INTERIM REMEDIAL ACTION PLAN
2004-10-15: MONITORING REPORT - QUARTERLY
2004-10-15: SOIL AND WATER INVESTIGATION WORKPLAN
2005-01-15: MONITORING REPORT - QUARTERLY
2005-01-25: STAFF LETTER
2005-04-15: MONITORING REPORT - QUARTERLY
2005-05-02: CAP/RAP - OTHER REPORT
2005-07-15: MONITORING REPORT - QUARTERLY
2005-10-15: MONITORING REPORT - QUARTERLY
2006-01-15: MONITORING REPORT - QUARTERLY
2006-04-15: MONITORING REPORT - QUARTERLY
2006-07-15: MONITORING REPORT - QUARTERLY
2006-10-15: MONITORING REPORT - QUARTERLY
2007-01-15: MONITORING REPORT - QUARTERLY
2007-04-15: MONITORING REPORT - QUARTERLY
2007-07-15: MONITORING REPORT - QUARTERLY
2007-07-25: INTERIM REMEDIAL ACTION PLAN
2007-10-15: MONITORING REPORT - QUARTERLY
2008-01-12: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN
2008-01-15: MONITORING REPORT - QUARTERLY
2008-03-28: STAFF LETTER
2008-04-15: MONITORING REPORT - QUARTERLY
2008-04-30: PILOT STUDY / TREATABILITY WORKPLAN
2008-07-15: MONITORING REPORT - QUARTERLY
2008-07-28: PILOT STUDY/ TREATABILITY REPORT
2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-12: INTERIM REMEDIAL ACTION PLAN
2009-01-15: MONITORING REPORT - QUARTERLY
2009-02-20: TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER
2009-04-15: MONITORING REPORT - QUARTERLY
2009-04-15: STAFF LETTER
2009-05-15: WELL INSTALLATION WORKPLAN
2009-06-08: STAFF LETTER
2009-11-05: SITE VISIT / INSPECTION / SAMPLING
2009-12-15: WELL INSTALLATION REPORT
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-01-15: REMEDIAL PROGRESS REPORT
2010-05-06: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2010-07-09: PUMP & TREAT (P&T) GROUNDWATER
2010-07-09: SOIL VAPOR EXTRACTION (SVE)
2010-07-15: MONITORING REPORT - SEMI-ANNUALLY
2011-01-03: REMEDIAL PROGRESS REPORT
2011-01-15: MONITORING REPORT - SEMI-ANNUALLY
2011-04-15: REMEDIAL PROGRESS REPORT
2011-04-28: WELL DESTRUCTION WORKPLAN
2011-05-23: STAFF LETTER
2011-06-02: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2011-07-15: REMEDIAL PROGRESS REPORT
2011-08-30: WELL DESTRUCTION REPORT
2011-10-15: REMEDIAL PROGRESS REPORT
2012-01-15: MONITORING REPORT - SEMI-ANNUALLY
2012-01-15: REMEDIAL PROGRESS REPORT
2012-04-15: MONITORING REPORT - SEMI-ANNUALLY
2012-04-15: REMEDIAL PROGRESS REPORT
2012-05-22: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2012-07-15: REMEDIAL PROGRESS REPORT
2012-10-15: MONITORING REPORT - SEMI-ANNUALLY
2012-10-15: REMEDIAL PROGRESS REPORT
2013-01-15: REMEDIAL PROGRESS REPORT
2013-04-15: REMEDIAL PROGRESS REPORT
2013-07-15: MONITORING REPORT - SEMI-ANNUALLY

2013-07-15: REMEDIAL PROGRESS REPORT
2013-10-15: REMEDIAL PROGRESS REPORT
2014-01-15: REMEDIAL PROGRESS REPORT
2014-01-15: REQUEST FOR CLOSURE - REGULATOR RESPONDED
2014-02-03: STAFF LETTER
2014-02-28: OTHER REPORT / DOCUMENT
2014-04-07: STAFF LETTER
2014-04-25: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN - ADDENDUM - REGULATOR RESPONDED
2014-07-01: STAFF LETTER
2014-07-15: MONITORING REPORT - SEMI-ANNUALLY
2014-07-15: REMEDIAL PROGRESS REPORT
2015-01-15: MONITORING REPORT - SEMI-ANNUALLY
2015-01-15: REMEDIAL PROGRESS REPORT
2015-07-15: MONITORING REPORT - SEMI-ANNUALLY
2015-07-15: REMEDIAL PROGRESS REPORT
2016-01-15: MONITORING REPORT - SEMI-ANNUALLY
2016-01-22: MEETING

Monitoring well: MW1 inactive
lat/long: 34.05146/-118.4512865
depth to gw: 0 - 24.25

Monitoring well: MW10 inactive
lat/long: 34.0628992/-118.3060433
depth to gw: 0 - 20.16
samp data: BZME .57 UG/L 2006-12-19 (max 6 UG/L 2004-09-15)
FE2 .034 MG/L 2009-09-24 (max 5le data:BZME .57 UG/L 2006-12-19 (max 6 UG/L 2004-09-15)
FE2 .034 MG/L 2009-09-24 (max 5.8 MG/L 2009-09-24)
GRO .18 MG/L 2007-12-11 (max 5.8 MG/L 2007-12-11)
NO.8 MG/L 2009-09-24)
GRO .18 MG/L 2007-12-11 (max 5.8 MG/L 2007-12-11)
NO3N 7.9 MG/L 2009-09-24
SO4 110 MG/L 2009-09-24
3N 7.9 MG/L 2009-09-24
SO4 110 MG/L 2009-09-24

Monitoring well: MW11 inactive
lat/long: 34.0634112/-118.3065387
depth to gw: 0 - 13.95

Monitoring well: MW11 inactive
lat/long: 34.0634112/-118.3065387
depth to gw: 0 - 13.95
sampe data: BTBZN 1.2 UG/L 2009-09-24 (max 14 UG/L 2004-12-13)
BTBZS 2.7 UG/L 2009-09-24 (mle data:BTBZN 1.7 UG/L 2013-03-19 (max 14 UG/L 2004-12-13)
BTBZS 3.1 UG/L 2013-03-19 (ax 4.4 UG/L 2007-06-20)
BTBZT .63 UG/L 2009-09-24 (max 2.7 UG/L 2007-06-20)
max 4.8 UG/L 2011-03-09)
BTBZT .76 UG/L 2013-03-19 (max 3.1 UG/L 2007-06-20)
BZ .82 UG/L 2013-03-19 (max 2.7 UG/L 2004-07-22)
BZME .88 UG/L 2013-03-19 (max 2.8 U/L 2004-09-14)
CH4 1800 UG/L 2009-09-24
CYMP 2.9 UG/L 2009-09-24 (max 6.7 G/L 2004-09-14)
CH4 1800 UG/L 2009-09-24
CYMP 3.3 UG/L 2013-03-19 (max 6.7 UG/L 2007-06-20)
DRO .39 MG/L 2013-03-19 (max 3.3 MG/L 2013-03-19)
EBZ 1UG/L 2007-06-20)
EBZ 1.5 UG/L 2009-09-24 (max 18 UG/L 2004-07-22)
ETHANOL .8 UG/L 2013-03-19 (max 18 UG/L 2004-07-22)
ETHANOL < .1 MG/L 2007-06-20 (max 1.8 MG/L 2< .1 MG/L 2007-06-20 (max 1.5 MG/L 2007-06-20)
FE2 1.2 MG/L 2009-09-24
GASO007-06-20)
FE2 1.2 MG/L 2009-09-24
GASOLINE 110000 UG/KG 2004-04-17
LINE 110000 UG/KG 2004-04-17
GRO 2.8 MG/L 2009-09-24 (max 1200 MG/L 2005-08-30)
GRO 2.9 MG/L 2013-03-19 (max 1200 MG/L 2005-08-30)
GROC4C12 2100 UG/L 2005-06-16 (max 2900 UG/L 2004-09-14)
GROC6C12 3000 UG/L 2006-12-19

IPBZ 25 UG/L 2013-0-19
IPBZ 20 UG/L 2009-09-24 (max 180 UG/L 2004-04-17)
NAPH 1.8 UG/L 2009-03-19 (max 180 UG/L 2004-04-17)
NAPH 1.6 UG/L 2013-03-19 (max 25 UG/L 2004-04-22)
9-24 (max 20 UG/L 2004-04-22)
PBZN 24 UG/L 2009-09-24 (max 360 UG/L 2004-04-17)
PBZN 33 UG/L 2013-03-19 (max 360 UG/L 2004-04-17)
SO4 .37 MG/L 2009-09-24 (max 33 MG/L 2009-09-24)
TBA 7.4 UG/L 2011-03-09 (max 16 UG/L 2010-03-31)
TCA1 TMB135 1.2 UG/L 2009-09-24 (max 18 UG/L 2006-12-19)
XYLENES1314 4.3 UG/L 2009-0912 93 UG/L 2012-03-05 (max 7.4 UG/L 2012-03-05)
TCE 1.1 UG/L 2004-07-22
TM-24 (max 11 UG/L 2005-11-29)
XYLO .31 UG/L 2009-03-05 (max 4.3 UG/L 2009-03-05)
B124 .5 UG/L 2011-03-09 (max 2.2 UG/L 2005-11-29)
TMB135 1.5 UG/L 2013-03-19 (max 18 UG/L 2006-12-19)
XYLENES1314 3.6 UG/L 2013-03-19 (max 11 UG/L 2005-11-29)
XYLO .28 UG/L 2011-03-09 (max 3.6 UG/L 2009-03-05)

Monitoring well: MW12 inactive
lat/long: 34.0633449/-118.3063312
depth to gw: 0 - 17.1

Monitoring well: MW12 active
lat/long: 34.0633449/-118.3063312
depth to gw: 0 - 15.63
sample data: BTBZS 6.5 UG/KG 2004-04-10
BZ 3.4 UG/L 2006-09-12 (max 13 UG/L 2004-04-10)
BZME 1.6 UG/L 2005-06-17
CH4 110 UG/L 2009-09-24
CYMP 6.7 UG/KG 2004
Monitoring well: MW12 inactive
lat/long: 34.0633449/-118.3063312
depth to gw: 0 - 17.1
sampl-04-10
EBZ 1.3 UG/L 2006-12-20 (max 12 UG/L 2005-03-11)
ETHANOL < .1 MG/L 2e data:BTBZS .5 UG/L 2010-09-22 (max 6.5 UG/L 2004-04-10)
BTBZT .48 UG/L 2010-09-22 (m007-06-20 (max 1.3 MG/L 2007-06-20)
GRO .12 MG/L 2009-09-24 (max 20000 MG/L 2004-04-10)ax 6.5 UG/L 2010-09-22)
BZ 3.4 UG/L 2006-09-12 (max 13 UG/L 2004-04-10)
BZME 1.6 UG/L 2005-06-17
CH4 110 UG/L 2009-09-24
CYMP 6.7 UG/KG 2004-04-10

GROC4C12 76 UG/L 2005-06-17 (max 210 UG/L 2005-03-11)
GROC6C12 110 UG/L 2 DCBZ12 .51 UG/L 2010-09-22 (max 6.7 UG/L 2010-09-22)
DRO .1 MG/L 2013-03-19 006-12-20 (max 150 UG/L 2006-09-12)
IPBZ 1.5 UG/L 2005-03-11 (max 14 UG/L 2004-04-10)
(max 6.7 MG/L 2013-03-19)
EBZ 1.3 UG/L 2006-12-20 (max 12 UG/L 2005-03-11)
ETHANOL < .1 MG/L 2007-06-20 (max 1.3 MG/L 2007-06-20)
GRO .07 MG/L 2012-03-06 (max 20005-03-11 (max 33 UG/L 2004-04-10)
PCE .57 UG/L 2007-09-05 (max 1.2 UG/L 2004-04-22)
SO4 82 MG/L 2009-09-24
TCE 1.3 UG/L 2004-12-14 (max 1.5 UG/L 2004-07-22)
000 MG/L 2004-04-10)
GROC4C12 76 UG/L 2005-06-17 (max 210 UG/L 2005-03-11)
GROC6C12 110 UG/L 2006-12-20 (max 150 UG/L 2006-09-12)
IPBZ .51 UG/L 2010-09-22 (max 1 TMB124 1.2 UG/L 2005-03-11
TMB135 2 UG/L 2005-03-11
XYLENES1314 1.1 UG/L 2005-06-17 (max 5.1 UG/L 2005-03-11)
4 UG/L 2004-04-10)
NAPH 20 UG/L 2006-09-12
NO3N 1.5 MG/L 2009-09-24
PBZN 2 UG/L 2005-03-11 (max 33 UG/L 2004-04-10)
PCE .57 UG/L 2007-09-05 (max 1.2 UG/L 2004-04-22)
SO4 82 MG/L 2009-09-24
TCE 1.3 UG/L 2004-12-14 (max 1.5 UG/L 2004-07-22)
TMB124 1.2 UG/L 2005-03-11
TMB135 2 UG/L 2005-03-11
XYLENES1314 1.1 UG/L 2005-06-17 (max 5.1 UG/L 2005-03-11)

Monitoring well: MW13 inactive
lat/long: 34.0634239/-118.3052958
depth to gw: 0 - 15.81

Monitoring well: MW13 active
lat/long: 34.0634239/-118.3052958
depth to gw: 9.05 - 15.81
sample data: BTBZN 26 UG/L 2009-09-24 (max 1900 UG/L 2004-07-15)
BTBZS 15 UG/L 2009-09-24 (max 360 UG/L 2004-07-15)
BTBZT .23 UG/L 2009-03-05 (max 15 UG/L 2009-03-05)
BZ 150 UG/L 2009-09-24 (max 420 UG/L 2005-08-30)
BZME 7.9 UG/L 2009-09-24 (max 140 UG/L 2004-07-15)
CH4 1700 UG/L 2009-09-24
CYMP 3.2 UG/L 2009-09-24 (max 230

Monitoring well: MW13 inactive
lat/long: 34.0634239/-118.3052958
depth to gw: 0 - 15.81
samp UG/L 2004-07-15)
DCBZ14 .58 UG/L 2009-09-24 (max 1.7 UG/L 2005-03-10)
DCEle data: BTBZN 38 UG/L 2013-03-19 (max 1900 UG/L 2004-07-15)
BTBZS 22 UG/L 2013-03-19 (11 1 UG/L 2004-12-13 (max 1.3 UG/L 2004-07-22)
DCE12C 4.8 UG/L 2009-09-24 (max 200 UG/Lmax 360 UG/L 2004-07-15)
BTBZT .39 UG/L 2011-03-09 (max 22 UG/L 2009-03-05)
BZ 29 UG/L 2013-03-19 (max 420 UG/L 2005-08-30)
BZME 2.2 UG/L 2013-03-19 (max 140 UG/ UG/L 2009-09-24 (max 3100 UG/L 2004-07-15)
ETHANOL < .1 MG/L 2007-06-20 (max 120 MG/L 2L 2004-07-15)
CH4 1700 UG/L 2009-09-24
CYMP 2.3 UG/L 2013-03-19 (max 230 U007-06-20)
FE2 2.9 MG/L 2009-09-24
GRO 6.5 MG/L 2009-09-24 (max 320000 MG/LG/L 2004-07-15)
DCBZ14 1.4 UG/L 2013-03-19 (max 1.7 UG/L 2005-03-10)
DCE11 1 UG/L 2004-12-13 (max 1.3 UG/L 2004-07-22)
DCE12C 2.7 UG/L 2012-03-05 (max 200 UG/L 2004-07-15)
GROC4C12 7300 UG/L 2005-06-16 (max 7500 UG/L 2005-03-10)
GROC2004-09-14)
DCE12T .21 UG/L 2009-03-05 (max 5.5 UG/L 2004-09-14)
DRO 1.9 M6C12 3900 UG/L 2006-12-19 (max 6000 UG/L 2006-03-02)
IPBZ 57 UG/L 2009-09-24 (max 630 UG/L 2013-03-19
EBZ 17 UG/L 2013-03-19 (max 3100 UG/L 2004-07-15)
ETACET 72 UG/L 2012-03-05
ETHANOL < .1 MG/L 2007-06-20 (max 72 MG/L 2007-06-20)
FE2 18 UG/L 2009-09-24 (max 2300 UG/L 2004-07-15)
PBZN 190 UG/L 2009-09-24 (max 2600 UG/L 2004-07-15)
PCE 2.8 UG/L 2006-03-02 (max 19 UG/L 2004-07-22)
SO4 3.6 MG/L 22.9 MG/L 2009-09-24
GRO 6.1 MG/L 2013-03-19 (max 320000 MG/L 2004-07-15)
GR009-09-24
TBA 10 UG/L 2009-03-05
TCE .26 UG/L 2009-03-05 (max 67 UG/L 2004OC4C12 7300 UG/L 2005-06-16 (max 7500 UG/L 2005-03-10)
GROC6C12 3900 UG/L 2006-12-19 (m-07-22)
TCLME 1.9 UG/L 2004-12-13
TMB124 1 UG/L 2009-03-05 (max 15000 UG/L ax 6000 UG/L 2006-03-02)
IPBZ 65 UG/L 2013-03-19 (max 630 UG/L 2004-07-15)
MTLNCL .51 UG/L 2008-09-03 (max 65 UG/L 2008-09-03)
NAPH 18 UG/L 2013-03-19 (max 2300 2004-07-15)
TMB135 2.6 UG/L 2009-09-24 (max 5200 UG/L 2004-07-15)
VC .59 UG/L 2004-07-15)
PBZN 250 UG/L 2013-03-19 (max 2600 UG/L 2004-07-15)
PCE 2004-07-15)
XYLO 2 UG/L 2009-09-24 (max 300 UG/L 2004-07-15)
2.8 UG/L 2006-03-02 (max 19 UG/L 2004-07-22)
SO4 3.6 MG/L 2009-09-24
TBA 5.2 UG/L 2011-03-09 (max 10 UG/L 2009-03-05)
TCE .26 UG/L 2009-03-05 (max 67 UG/L 2004-07-22)
TCLME 1.9 UG/L 2004-12-13
TMB124 .96 UG/L 2011-03-09 (max 15000 UG/L 2004-07-15)
TMB135 1 UG/L 2013-03-19 (max 5200 UG/L 2004-07-15)
VC .59 UG/L 2008-12-11 (max 5.9 UG/L 2004-09-14)
XYLENES1314 4.8 UG/L 2013-03-19 (max 6600 UG/L 2004-07-15)
XYLO .84 UG/L 2013-03-19 (max 300 UG/L 2004-07-15)

Monitoring well: MW14 inactive
lat/long: 34.0630666/-118.3060395
depth to gw: 0 - 15.21

Monitoring well: MW14 active
lat/long: 34.0630666/-118.3060395
depth to gw: 0 - 15.21
sample data:

BTBZN	13 UG/KG 2004-07-16
BZME	1 UG/L 2005-03-11
CH4	.94 UG/L 2009-09-24 (max 1 UG/L 2009-09-24)
DCA12	.7 UG/L 2009-09-24 (max 1.5 UG/L 2008-05-14)
ETHANOL	< .1 MG/L 2007-06-20 (max 1.1 MG/L 2007-06-20)
FE2	.029 MG/L 2009-09-24 (max 1.1 MG/L 2009-09-24)
GRO	700 UG/KG 2004-07-16
GROC6C12	66 UG/L 2006-12-19
NO3N	5.1 MG/L 2009-09-24
PBZN	.47 UG/L 2007-12-11 (max 5.1 UG/L 2007-12-

Monitoring well: MW14 inactive
lat/long: 34.0630666/-118.3060395
depth to gw: 0 - 15.21
samp11)

SO4	150 MG/L 2009-09-24
TBA	3.9 UG/L 2008-12-11 (max 7.7 UG/L 2008-05-le data:BTBZN 13 UG/KG

2004-07-16

BZME	1 UG/L 2005-03-11
CH4	.94 UG/L 2009-09-24 (max 1 UG/L 2009-09-24)
DCA12	.41 UG/L 2011-03-09 (max 1.5 UG/L 2008-05-14)

14)

DRO .06 MG/L 2013-03-19 (max 1.1 MG/L

2013-03-19)

ETHANOL	< .1 MG/L 2007-06-20 (max 1.1 MG/L 2007-06-20)
FE2	.029 MG/L 2009-09-24 (max 1.1 MG/L 2009-09-24)
GRO	.16 MG/L 2011-03-09 (max 700 MG/L 2004-07-16)
GROC6C12	66 UG/L 2006-12-19
NO3N	5.1 MG/L 2009-09-24
PBZN	.47 UG/L 2007-12-11 (max 5.1 UG/L 2007-12-11)
SO4	150 MG/L 2009-09-24
TBA	3.9 UG/L 2008-12-11 (max 7.7 UG/L 2008-05-14)

Monitoring well: MW15 inactive
lat/long: 34.0630113/-118.3052948
depth to gw: 0 - 18.05

Monitoring well: MW15 active
lat/long: 34.0630113/-118.3052948
depth to gw: 11.04 - 18.05
sample data:

BTBZS	.87 UG/L 2007-12-11 (max 3.9 UG/L 2007-12-11)

Monitoring well: MW15 inactive
lat/long: 34.0630113/-118.3052948
depth to gw: 0 - 18.05
sample data:

BTBZS	.87 UG/L 2007-12-11 (max 3.9 UG/L 2007-12-11)

Monitoring well: MW2 active
lat/long: 34.0632881/-118.3057939
depth to gw: 8.86 - 17.88

Monitoring well: MW2 active
lat/long: 34.0632881/-118.3057939
depth to gw: 8.86 - 16.27
sample data:

ACE	< 250 UG/L 2003-09-29
BDCME	< 25 UG/L 2003-09-29
BRBZ	< 25 UG/L 2003-09-29
BRCLME	< 25 UG/L 2003-09-29
BRME	< 250 UG/L 2003-09-29
BTBZN	58 UG/L 2009-09-24 (max 130 UG/L 2004-04-23)
BTBZS	22 UG/L 2009-09-24 (max 27 UG/L 2008-12-11)
BTBZT	< 25 UG/L 2003-09-29
BZ	6900 UG/L 2009-09-24 (max 12000 UG/L 2006-09-12)
BZME	4800 UG/L 2009-09-24 (max 7100 UG/L 2006-12-20)
CDS	

Monitoring well: MW2 active

lat/long: 34.0632881/-118.3057939
depth to gw: 8.86 - 17.88
samp < 250 UG/L 2003-09-29
CH4 1300 UG/L 2009-09-24
CLBZ < 25 UG/L 2003-09-29
le data: ACE < 250 UG/L 2003-09-29
BDCME < 25 UG/L 2003-09-29
BRBZ < 25 UG/L 20 CLBZME2< 25 UG/L 2003-09-29
CLBZME4 < 25 UG/L 2003-09-29
CLEA < 25 03-09-29
BRCLME < 25 UG/L 2003-09-29
BRME < 250 UG/L 2003-09-29
BTBZN 44 UG/L 2014-12-16 (max 130 UG/L 2004-04-23)
BTBZS 13 UG/L 2014-12-16 (max 27 UG/UG/L 2003-09-29
CLME < 250 UG/L 2003-09-29
CTCL < 13 UG/L 2003-09-29
CYMP 41 UG/L 2009-09-24 (max 52 UG/L 2009-03-05)
DBCME < 25 UG/L 2003-09-29
L 2008-12-11)
BTBZT < 25 UG/L 2003-09-29
BZ 410 UG/L 2014-12-16 (max 12000 DBCP< 130 UG/L 2003-09-29
DBMA < 25 UG/L 2003-09-29
DCA11 < 25 UG/L 2003UG/L 2006-09-12)
BZME 12 UG/L 2013-10-16 (max 7100 UG/L 2006-12-20)
CDS < -09-29
DCA12 12 UG/L 2006-12-20 (max 19 UG/L 2003-12-17)
DCBZ12 < 25 UG/L 2250 UG/L 2003-09-29
CH4 1800 UG/L 2012-03-05
CLBZ < 25 UG/L 2003-09-29
CLBZME2 < 25 UG/L 2003-09-29
CLBZME4 < 25 UG/L 2003-09-29
CLEA < 25 UG/003-09-29
DCBZ13 < 25 UG/L 2003-09-29
DCBZ14 < 25 UG/L 2003-09-29
DCE11 < 25 UG/L 2003-09-29
DCE12C 30 UG/L 2009-09-24
DCE12T < 25 UG/L 2003-0L 2003-09-29
CLME < 250 UG/L 2003-09-29
CTCL < 13 UG/L 2003-09-29
CYMP 8.1 UG/L 2013-10-16 (max 52 UG/L 2009-03-05)
DBCME < 25 UG/L 2003-09-29
9-29
DCP11 < 25 UG/L 2003-09-29
DCP13C < 13 UG/L 2003-09-29
DCP1 DBCP< 130 UG/L 2003-09-29
DBMA < 25 UG/L 2003-09-29
DCA11 < 25 UG/L 2003-03T< 13 UG/L 2003-09-29
DCPA12 < 25 UG/L 2003-09-29
DCPA13 31 UG/L 2006-12-20
DCPA22 < 25 UG/L 2003-09-29
DIESEL2 27000 UG/L 2003-09-29
DIPE -29
DCA12 12 UG/L 2006-12-20 (max 19 UG/L 2003-12-17)
DCBZ12 < 25 UG/L 20039-29
DCA12 12 UG/L 2006-12-20 (max 19 UG/L 2003-12-17)
DCBZ12 < 25 UG/L 200 1.5 UG/L 2004-12-14 (max 50 UG/L 2003-09-29)
DO 7.1 MG/L 2006-12-20
DRO 4-09-29
DCBZ13 < 25 UG/L 2003-09-29
DCBZ14 < 25 UG/L 2003-09-29
D3-09-29
DCBZ13 < 25 UG/L 2003-09-29
DCBZ14 < 25 UG/L 2003-09-29
.8 MG/L 2003-12-17 (max 8.7 MG/L 2003-07-16)
EBZ 4400 UG/L 2009-09-24 (max 5200 UG/L 20CE11< 25 UG/L 2003-09-29
DCE12C 16 UG/L 2012-03-05 (max 31 UG/L 2010-09-22)
DCE11 < 25 UG/L 2003-09-29
DCE12C 16 UG/L 2012-03-05 (max 31 UG/L 2010-09-22)
DCE12T < 25 UG/L 2003-09-29
DCP11 < 25 UG/L 2003-09-29
DCP13C < 13 UG/L 200306-06-08)
EDB < 25 UG/L 2003-09-29
ETBE < 50 UG/L 2003-09-29

ETH-09-29
DCP13T < 13 UG/L 2003-09-29
DCPA12 < 25 UG/L 2003-09-29
D09-29
DCP13T < 13 UG/L 2003-09-29
DCPA12 < 25 UG/L 2003-09-29
DCANOL < .1 MG/L 2007-06-20 (max 2500 MG/L 2003-09-29)
FC11 < 250 UG/L 2003-09-29
FC12 < 25 UG/L 2003-09-29
FE2 .43 MG/L 2009-09-24 (max 25 MG/L 2006-09-12)
CPA13 31 UG/L 2006-12-20
DCPA22 < 25 UG/L 2003-09-29
DIESEL2 27000 UG/L 2003-PA13 31 UG/L 2006-12-20
DCPA22 < 25 UG/L 2003-09-29
DIESEL2 27000 UG/L 2003-0 GASOLINE 97000 UG/KG 2003-04-08 (max 25 UG/KG 2003-04-08)
GRO 80 MG/L 2009-09-24 (m09-29
DIPE 1.5 UG/L 2004-12-14 (max 50 UG/L 2003-09-29)
DO 7.1 MG/L 2006-19-29
DIPE 1.5 UG/L 2004-12-14 (max 50 UG/L 2003-09-29)
DO 7.1 MG/L 2006-12-20
DRO 6.5 MG/L 2013-03-19 (max 8.7 MG/L 2003-07-16)
EBZ 2100 UG/L 2013-02-20
DRO 7.1 MG/L 2013-10-16 (max 8.7 MG/L 2003-07-16)
EBZ 1100 UG/L 2014-ax 48000 MG/L 2005-09-02)
GROC4C12 52000 UG/L 2005-06-17 (max 72000 UG/L 2004-07-22)
GROC6C12 93000 UG/L 2006-12-20 (max 81000 UG/L 2006-09-12)
HXO2 < 250 UG/L 200312-16 (max 5200 UG/L 2006-06-08)
EDB < 25 UG/L 2003-09-29
ETBE < 50 UG/L 2003-19 (max 5200 UG/L 2006-06-08)
EDB < 25 UG/L 2003-09-29
ETBE < 50 UG/L 2003-09-29
ETHANOL < .1 MG/L 2007-06-20 (max 2500 MG/L 2003-09-29)
FC11 < 250 UG3-09-29
ETHANOL < .1 MG/L 2007-06-20 (max 2500 MG/L 2003-09-29)
FC11 < 250 U/L 2003-09-29
FC12 < 25 UG/L 2003-09-29
FE2 .75 MG/L 2012-03-05 (max 25 MG/L03-09-29
MIBK < 250 UG/L 2003-09-29
MTBE < 25 UG/L 2003-09-29
MTG/L 2003-09-29
FC12 < 25 UG/L 2003-09-29
FE2 .75 MG/L 2012-03-05 (max 25 MG/ 2006-09-12)
GASOLINE 97000 UG/KG 2003-04-08 (max 25 UG/KG 2003-04-08)
GROL 2006-09-12)
GASOLINE 97000 UG/KG 2003-04-08 (max 25 UG/KG 2003-04-08)
GR 30 MG/L 2013-03-19 (max 48000 MG/L 2005-09-02)
GROC4C12 52000 UG/L 2005-06-17 (max 720G/L 2003-04-08)
PBZN 380 UG/L 2009-09-24 (max 570 UG/L 2003-04-08)
PCA < 2O 25 MG/L 2013-10-16 (max 48000 MG/L 2005-09-02)
GROC4C12 52000 UG/L 2005-06-17 (max 72000 UG/L 2004-07-22)
GROC6C12 93000 UG/L 2006-12-20 (max 81000 UG/L 2006-09-12)
5 UG/L 2003-09-29
PCE < 25 UG/L 2003-09-29
PH 6.3 PH UNITS 2006-12-20 (max 6 HXO2< 250 UG/L 2003-09-29
IPBZ 55 UG/L 2014-12-16 (max 160 UG/L 2003-12-17)
.4 PH UNITS 2006-09-12)
PHCG 37000 UG/L 2003-09-29
REDOX 230 MILLIVOLTS 2006 MEK< 250 UG/L 2003-09-29
MIBK < 250 UG/L 2003-09-29
MTBE < 25 UG/L 200-12-20 (max 270 MILLIVOLTS 2006-09-12)
SO4 .44 MG/L 2007-09-05 (max 230 MG/L 2007-06-20)
STY 8.7 UG/L 2008-09-03 (max 25 UG/L 2003-09-29)
TAME < 50 UG/L 2003-09-2-09-29
MTLNCL 9.6 UG/L 2008-09-03 (max 250 UG/L 2003-09-29)
NAPH 820 UG/L 3-09-29
MTLNCL 9.6 UG/L 2008-09-03 (max 250 UG/L 2003-09-29)
NAPH 380 UG/L 2014-12-16 (max 1400 UG/L 2010-03-31)
NO3N .053 MG/L 2010-09-22 (max 380 MG/L 2010-09-2013-03-19 (max 1400 UG/L 2010-03-31)
NO3N .053 MG/L 2010-09-22 (max 820 MG/L 2010-09-29
TBA 220 UG/L 2009-03-05 (max 250 UG/L 2003-09-29)
TBME < 25 UG/L 2003-09-22)

PBZN 200 UG/L 2014-12-16 (max 570 UG/L 2003-04-08)
PCA < 25 UG/L 2003-0-29
PCE < 25 UG/L 2003-09-29
PH 6.3 PH UNITS 2006-12-20 (max 6.4 PH UNITS 22< 25 UG/L 2003-09-29
TCB123 < 25 UG/L 2003-09-29
TCB124 < 25 UG/L 2003-09-29
9-29
PCE < 25 UG/L 2003-09-29
PH 6.3 PH UNITS 2006-12-20 (max 6.4 PH UNITS TCE< 25 UG/L
2003-09-29
TCLME < 25 UG/L 2003-09-29
TCPR123 < 13006-09-12)
PHCG 37000 UG/L 2003-09-29
REDOX 230 MILLIVOLTS 2006-12-20 (max 2006-09-12)
PHCG 14000 UG/L 2014-12-16 (max 37000 UG/L 2003-09-29)
REDOX 2270 MILLIVOLTS 2006-09-12)
SO4 26 MG/L 2011-03-09 (max 230 MG/L 2007-06-20)
30 MILLIVOLTS 2006-12-20 (max 270 MILLIVOLTS 2006-09-12)
SO4 26 MG/L 2011-03-09 (max 230 MG/L 2007-06-20)
STY 8.2 UG/L 2010-09-22 (max 25 UG/L 2003-09-29)
TAME < B135 800 UG/L 2009-09-24 (max 1300 UG/L 2003-04-08)
VA < 250 UG/L 2003-09-29
TBA 200 UG/L 2011-03-09 (max 290 UG/L 2010-09-22)
TBME < 25 UG/L 2003-09-29
50 UG/L 2003-09-29
TBA 200 UG/L 2011-03-09 (max 290 UG/L 2010-09-22)
TBME < 25 UG/L 2003-09-29
TC1112 < 25 UG/L 2003-09-29
TCA111 < 25 UG/L 2003-09-29
TCA112 6.9 UG/L 2012-03-05 (max 25 UG/L 2003-09-29)
TCB123 < 25 UG/L 2003-09-212-03-05 (max 25 UG/L 2003-09-29)
TCB123 < 25 UG/L 2003-09-29
TCB124 < 25 UG2-03-05 (max 25 UG/L 2003-09-29)
TCB123 < 25 UG/L 2003-09-29
TCB124 < 25 UG//L 2003-09-29
TCE < 25 UG/L 2003-09-29
TCLME < 25 UG/L 2003-09-29
9
TCB124 < 25 UG/L 2003-09-29
TCE < 25 UG/L 2003-09-29
TCLME < 2L 2003-09-29
TCE < 25 UG/L 2003-09-29
TCLME < 25 UG/L 2003-09-29
TCPR123 < 130 UG/L 2003-09-29
TMB124 3000 UG/L 2013-03-19 (max 4100 UG/L 2006-06-08)
TCPR123 < 130 UG/L 2003-09-29
TMB124 2600 UG/L 2013-10-16 (max 4100 UG/L 2006-06-08)
5 UG/L 2003-09-29
TCPR123 < 130 UG/L 2003-09-29
TMB124 870 UG/L 2014-12-16 (TMB135 470 UG/L 2013-10-16 (max 1300
UG/L 2003-04-08)
VA < 250 UG/L 2003-09-29max 4100 UG/L 2006-06-08)
TMB135 190 UG/L 2014-12-16 (max 1300 UG/L 2003-04-08)
VA < 250 UG/L 2003-09-29
VC < 13 UG/L 2003-09-29
XYLENES 790 UG/L 2014-1
VC < 13 UG/L 2003-09-29
XYLENES1314 3500 UG/L 2013-10-16 (max 16000 UG/L 2006-06-08)
XYLO 150 UG/L 2013-10-16 (max 5300 UG/L 2006-12-20)
2-16
XYLENES1314 790 UG/L 2014-12-16 (max 16000 UG/L 2006-06-08)
XYLO 150 UG/L 2013-10-16 (max 5300 UG/L 2006-12-20)

Monitoring well: MW3 inactive
lat/long: 34.0633986/-118.3056656
depth to gw: 0 - 15.77

Monitoring well: MW3 active
lat/long: 34.0633986/-118.3056656
depth to gw: 8.41 - 15.77
sample data: ACE < 250 UG/L 2003-09-29
BDCME < 25 UG/L 2003-09-29
BRBZ < 25 UG/L 2003-09-29

BRCLME < 25 UG/L 2003-09-29
BRME < 250 UG/L 2003-09-29
BTBZN 3.2 UG/L 2009-09-24 (max 790 UG/L 2003-04-09)
BTBZS 2.4 UG/L 2009-09-24 (max 280 UG/L 2003-04-09)
BTBZT < 25 UG/L 2003-09-29 (max 2300 UG/L 2003-04-09)
BZ 1400 UG/L 2009-09-24 (max 8500 UG/L 2003-04-12)
BZME 23 UG/L 2009-09-24 (max 29000 UG/L 2003-04-09)
CDS < 250 UG/L 2003-09-29
CH4 1300 UG/L 2009-09-24 (max 5690 UG
Monitoring well: MW3 inactive
lat/long: 34.0633986/-118.3056656
depth to gw: 0 - 15.77
sampl/L 2006-09-12)
CLBZ < 25 UG/L 2003-09-29
CLBZME2 14 UG/L 2003-12-18 (max 25
Monitoring well: MW3 inactive
lat/long: 34.0633986/-118.3056656
depth to gw: 0 - 16.48
sample data: ACE < 250 UG/L 2003-09-29
BDCME < 25 UG/L 2003-09-29
BRBZ < 25 UG/L 200 UG/L 2003-09-29)
CLBZME4 < 25 UG/L 2003-09-29
CLEA < 25 UG/L 2003-09-29
3-09-29
BRCLME < 25 UG/L 2003-09-29
BRME < 250 UG/L 2003-09-29
Be data: ACE< 250 UG/L 2003-09-29
BDCME < 25 UG/L 2003-09-29
BRBZ < 25 UG/L 200 CLME< 250 UG/L 2003-09-29
CTCL < 13 UG/L 2003-09-29
CYMP 2 UG/L 2003-09-29
BRCLME < 25 UG/L 2003-09-29
BRME < 250 UG/L 2003-09-29
BTBZN 5 UG/L 2013-10-16 (max 790 UG/L 2003-04-09)
BTBZS 4 UG/L 2013-10-16 (max 280 UG/L 2003-04-09)
BTBZT < 25 UG/L 2003-09-29 (max 2300 UG/L 2003-04-09)
BZ 960 U7-12-11 (max 25 UG/L 2003-09-29)
DBCME < 25 UG/L 2003-09-29
DBCP < 130 UG/L G/L 2003-04-09)
BTBZT < 25 UG/L 2003-09-29 (max 2300 UG/L 2003-04-09)
BZ 9TBZN 7.1 UG/L 2014-12-16 (max 790 UG/L 2003-04-09)
BTBZS 4 UG/L 2013-10-16 (max 280 UG/20 UG/L 2013-03-19 (max 8500 UG/L
2003-04-12)
BZME 2 UG/L 2013-03-19 (max 29000 UG/L 20G/L 2013-10-16 (max 8500 UG/L
2003-04-12)
BZME 7.8 UG/L 2013-10-16 (max 29000 UG/L 2003L 2003-04-09)
BTBZT < 25 UG/L 2003-09-29 (max 2300 UG/L 2003-04-09)
BZ 690 UG/L 2014-12-16 (max 8500 UG/L 2003-04-12)
BZME 6.4 UG/L 2014-12-16 (max 29000 UG/L 20-04-09)
CDS < 250 UG/L 2003-09-29
CH4 1900 UG/L 2012-03-05 (max 5690 UG/L 203-04-09)
CDS < 250 UG/L 2003-09-29
CH4 1900 UG/L 2012-03-05 (max 5690 UG/L DCA12< 13 UG/L 2003-09-29
(max 320 UG/L 2003-04-09)
DCBZ12 < 25 UG/L 2003-09-29
2006-09-12)
CLBZ < 25 UG/L 2003-09-29
CLBZME2 14 UG/L 2003-12-18 (max 25 UG03-04-09)
CDS < 250 UG/L 2003-09-29
CH4 1900 UG/L 2012-03-05 (max 5690 UG/L 2006-09-12)
CLBZ < 25 UG/L 2003-09-29
CLBZME2 14 UG/L 2003-12-18 (max 25 UG/L 2003-09-29)
CLBZME4 < 25 UG/L 2003-09-29
CLEA < 25 UG/L 2003-09-29
03-09-29
DCE12C 3.6 UG/L 2009-03-05 (max 180 UG/L 2005-11-29)
DCE12T < 25 U CLME< 250 UG/L 2003-09-29
CTCL < 13 UG/L 2003-09-29
CYMP 2 UG/L 2007-12-/L 2003-09-29)
CLBZME4 < 25 UG/L 2003-09-29
CLEA < 25 UG/L 2003-09-29
G/L 2003-09-29
DCP11 < 25 UG/L 2003-09-29

DCP13C < 13 UG/L 2003-09-29
CLME < 250 UG/L 2003-09-29
CTCL < 13 UG/L 2003-09-29
CYMP 2 UG/L 2007-111 (max 25 UG/L 2003-09-29)
DBCME < 25 UG/L 2003-09-29
DBCP < 130 UG/L 2003-2-11 (max 25 UG/L 2003-09-29)
DBCME < 25 UG/L 2003-09-29
DBCP < 130 UG/L 20009-29
DBMA < 25 UG/L 2003-09-29
DCA11 < 25 UG/L 2003-09-29
DCA122-11 (max 25 UG/L 2003-09-29)
DBCME < 25 UG/L 2003-09-29
DBCP < 130 UG/L 2003-09-29
DBMA < 25 UG/L 2003-09-29
DCA11 < 25 UG/L 2003-09-29
DCA < 13 UG/L 2003-09-29 (max 320 UG/L 2003-04-09)
DCBZ12 < 25 UG/L 2003-09-29
00 UG/L 2003-09-29
DIPE < 50 UG/L 2003-09-29
DO 7.26 MG/L 2006-12-20
12 < 13 UG/L 2003-09-29 (max 320 UG/L 2003-04-09)
DCBZ12 < 25 UG/L 2003-09-29
3-09-29
DBMA < 25 UG/L 2003-09-29
DCA11 < 25 UG/L 2003-09-29
DCA DCBZ13< 25 UG/L 2003-09-29
DCBZ14 < 25 UG/L 2003-09-29
DCE11 < 25 UG/L 2003-12< 13 UG/L 2003-09-29 (max 320 UG/L 2003-04-09)
DCBZ12 < 25 UG/L 2003-09-29
DCBZ13 < 25 UG/L 2003-09-29
DCBZ14 < 25 UG/L 2003-09-29
DCE11 < 25 UG/L 2003-09 DCBZ13< 25 UG/L 2003-09-29
DCBZ14 < 25 UG/L 2003-09-29
DCE11 < 25 UG/L 2003--29
DCE12C 2.8 UG/L 2012-03-05 (max 180 UG/L 2005-11-29)
DCE12T < 25 UG/L 209-29
DCE12C 2.8 UG/L 2012-03-05 (max 180 UG/L 2005-11-29)
DCE12T < 25 UG/L 2003-09-29
DCP11 < 25 UG/L 2003-09-29
DCP13C < 13 UG/L 2003-09-29
09-29
DCE12C 2.8 UG/L 2012-03-05 (max 180 UG/L 2005-11-29)
DCE12T < 25 UG/LDCP13T< 13 UG/L 2003-09-29
DCPA12 < 25 UG/L 2003-09-29
DCPA13 4.2 UG/L 2006- 2003-09-29
DCP11 < 25 UG/L 2003-09-29
DCP13C < 13 UG/L 2003-09-29
DCP13T < 13 UG/L 2003-09-29
DCPA12 < 25 UG/L 2003-09-29
DCPA13 4.2 UG/L 20012-20 (max 25 UG/L 2003-09-29)
DCPA22 < 25 UG/L 2003-09-29
DIESEL2 15000 UG6-12-20 (max 25 UG/L 2003-09-29)
DCPA22 < 25 UG/L 2003-09-29
DIESEL2 15000 /L 2003-09-29
DIPE < 50 UG/L 2003-09-29
DO 7.26 MG/L 2006-12-20
005-09-02)
GROC4C12 16000 UG/L 2005-06-17 (max 35000 UG/L 2005-03-11)
GROC66-12-20 (max 25 UG/L 2003-09-29)
DCPA22 < 25 UG/L 2003-09-29
DIESEL2 15000 UG/L 2003-09-29
DIPE < 50 UG/L 2003-09-29
DO 7.26 MG/L 2006-12-20
DRO .43 MG/L 2013-10-16 (max 140 MG/L 2003-04-09)
EBZ 3.8 UG/L 2013-10-16 (max 8000 UG DRO .27 MG/L 2013-03-19 (max 140 MG/L 2003-04-09)
EBZ 3.3 UG/L 2013-03-19 (max 8000 C12 12000 UG/L 2006-12-20
HXO2 < 250 UG/L 2003-09-29
IPBZ 12 UG/L 2009-09-24 UG/L 2003-09-29
DIPE < 50 UG/L 2003-09-29
DO 7.26 MG/L 2006-12-20
DRO .43 MG/L 2013-10-16 (max 140 MG/L 2003-04-09)
EBZ 8.7 UG/L 2014-12-16 (max 8000 /L 2003-04-09)

EDB < 25 UG/L 2003-09-29
ETBE < 50 UG/L 2003-09-29
UG/L 2003-04-09)
EDB < 25 UG/L 2003-09-29
ETBE < 50 UG/L 2003-09-29
ETHANOL < .1 MG/L 2007-06-20 (max 2500 MG/L 2003-09-29)
FC11 < 250 UG/L 2003-09-29
29
MTBE 3.2 UG/L 2009-09-24 (max 25 UG/L 2003-09-29)
MTLNCL 8.1 UG/L 2008-UG/L 2003-04-09)
EDB < 25 UG/L 2003-09-29
ETBE < 50 UG/L 2003-09-29
ETHANOL < .1 MG/L 2007-06-20 (max 2500 MG/L 2003-09-29)
FC11 < 250 UG/L 2003-09-29
09-03 (max 250 UG/L 2003-09-29)
NAPH 46 UG/L 2009-09-24 (max 8400 UG/L 2003-04-09)
FC12 < 25 UG/L 2003-09-29
FE2 .19 MG/L 2012-03-05 (max 25 MG/L 2006-09-12)
GASOLINE 730000 UG/KG 2003-04-09
GRO 2.9 MG/L 2013-10-16 (max 25000 MG/L 2005-09-02)
GROC4C12 16000 UG/L 2005-06-17 (max 35000 UG/L 2005-03-11)
GROC6C129-02)
GROC4C12 16000 UG/L 2005-06-17 (max 35000 UG/L 2005-03-11)
GROC6C12 12000 UG/L 2006-12-20
HXO2 < 250 UG/L 2003-09-29
IPBZ 16 UG/L 2013-03-19 ((max 6.7 PH UNITS 2006-09-12)
PHCG 23000 UG/L 2003-09-29
REDOX 220 MILLIVOL-09-02)
GROC4C12 16000 UG/L 2005-06-17 (max 35000 UG/L 2005-03-11)
GROC6C1212000 UG/L 2006-12-20
HXO2 < 250 UG/L 2003-09-29
IPBZ 18 UG/L 2013-10-16 (ma 12000 UG/L 2006-12-20
HXO2 < 250 UG/L 2003-09-29
IPBZ 19 UG/L 2014-12-16 (TS 2006-12-20
SO4 7.7 MG/L 2009-09-24 (max 37 MG/L 2007-09-05)
STY < 25 UG/max 720 UG/L 2003-04-09)
MEK < 250 UG/L 2003-09-29
MIBK < 250 UG/L 2003-09-29
x 720 UG/L 2003-04-09)
MEK < 250 UG/L 2003-09-29
MIBK < 250 UG/L 2003-09-29
MTBE 1.8 UG/L 2010-09-22 (max 25 UG/L 2003-09-29)
MTLNCL 8.1 UG/L 2008-09-03L 2003-09-29
TAME < 50 UG/L 2003-09-29
TBA 29 UG/L 2006-12-20 (max 250 UG/L max 720 UG/L 2003-04-09)
MEK < 250 UG/L 2003-09-29
MIBK < 250 UG/L 2003-09-29
MTBE 1.8 UG/L 2010-09-22 (max 25 UG/L 2003-09-29)
MTLNCL 8.1 UG/L 2008-09-03 (max 250 UG/L 2003-09-29)
NAPH 3.4 UG/L 2012-03-05 (max 8400 UG/L 2003-04-09)
NO3N .95 MG/L 2011-03-09 (max 5.8 MG/L 2011-03-09)
PBZN 56 UG/L 2013-10-16 (max 03 (max 250 UG/L 2003-09-29)
NAPH 5.8 UG/L 2013-10-16 (max 8400 UG/L 2003-04-09)
NO3N .95 MG/L 2011-03-09 (max 5.8 MG/L 2011-03-09)
PBZN 54 UG/L 2014-12-16 (ma2800 UG/L 2003-04-09)
PCA < 25 UG/L 2003-09-29
PCE 1.8 UG/L 2006-12-20 (max3-09-29
TCB124 < 25 UG/L 2003-09-29
TCE 7.6 UG/L 2006-12-20 (max 36 UG/L 20x 2800 UG/L 2003-04-09)
PCA < 25 UG/L 2003-09-29
PCE 1.8 UG/L 2006-12-20 (m 25 UG/L 2003-09-29)
PH 6.5 PH UNITS 2006-12-20 (max 6.7 PH UNITS 2006-09-12)
06-06-08)
TCLME < 25 UG/L 2003-09-29
TCPR123 < 130 UG/L 2003-09-29
ax 25 UG/L 2003-09-29)
PH 6.5 PH UNITS 2006-12-20 (max 6.7 PH UNITS 2006-09-12)
x 2800 UG/L 2003-04-09)
PCA < 25 UG/L 2003-09-29
PCE 1.8 UG/L 2006-12-20 (m PHCG 23000 UG/L 2003-09-29
REDOX 220 MILLIVOLTS 2006-12-20
SO4 20 MG/L 2ax 25 UG/L 2003-09-29)
PH 6.5 PH UNITS 2006-12-20 (max 6.7 PH UNITS 2006-09-12)

PHCG 3000 UG/L 2014-12-16 (max 23000 UG/L 2003-09-29)
REDOX 220 MILLIVOLTS 2006-12-012-03-05 (max 56 MG/L 2011-03-09)
STY < 25 UG/L 2003-09-29
TAME < 50 UG/L 2 2003-09-29
TBA 13 UG/L 2012-03-05 (max 250 UG/L 2003-09-29)
TBME < 25 UG/L003-09-29
TBA 13 UG/L 2012-03-05 (max 250 UG/L 2003-09-29)
TBME < 25 UG/L 220
SO4 20 MG/L 2012-03-05 (max 56 MG/L 2011-03-09)
STY < 25 UG/L 2003-09-29 2003-09-29
TC1112 < 25 UG/L 2003-09-29
TCA111 < 25 UG/L 2003-09-29
003-09-29
TC1112 < 25 UG/L 2003-09-29
TCA111 < 25 UG/L 2003-09-29
9-24 (max 12000 UG/L 2003-04-09)

TAME < 50 UG/L 2003-09-29
TBA 13 UG/L 2012-03-05 (max 250 UG/L 2003-09-29) TCA112< 25 UG/L 2003-09-29
TCB123 < 25 UG/L 2003-09-29
TCB124 < 25 UG/L 2003
TBME < 25 UG/L 2003-09-29
TC1112 < 25 UG/L 2003-09-29
TCA111 < -09-29
TCE 2.1 UG/L 2011-03-09 (max 36 UG/L 2006-06-08)
TCLME < 25 UG/L 20003-09-29
TCE 2.1 UG/L 2011-03-09 (max 36 UG/L 2006-06-08)
TCLME < 25 UG/L 225 UG/L 2003-09-29
TCA112 < 25 UG/L 2003-09-29
TCB123 < 25 UG/L 2003-09-29
TCB124 < 25 UG/L 2003-09-29
TCE 2.1 UG/L 2011-03-09 (max 36 UG/L 2006-06-08)
003-09-29
TCPR123 < 130 UG/L 2003-09-29
TMB124 14 UG/L 2009-09-24 (max 190003-09-29
TCPR123 < 130 UG/L 2003-09-29
TMB124 14 UG/L 2009-09-24 (max 19000 U TCLME< 25 UG/L 2003-09-29
TCPR123 < 130 UG/L 2003-09-29
TMB124 1G/L 2003-04-09)
TMB135 10 UG/L 2009-09-24 (max 6900 UG/L 2003-04-09)
VA < 250 UG/L 2003-09-29
VC 2.6 UG/L 2011-03-09 (max 13 UG/L 2003-09-29)
XYLENES4 UG/L 2009-09-24 (max 19000 UG/L 2003-04-09)
TMB135 10 UG/L 2009-09-24 (max 6900 UG/L < 250 UG/L 2003-09-29
VC 2.6 UG/L 2011-03-09 (max 13 UG/L 2003-09-29)
XYLEN1314 2.8 UG/L 2012-03-05 (max 35000 UG/L 2003-04-09)
XYLO 5.8 UG/L 2011-03-09 (max 12002003-04-09)
VA < 250 UG/L 2003-09-29
VC 2.6 UG/L 2011-03-09 (max 13 UG/L 20ES1314 2.8 UG/L 2012-03-05 (max 35000 UG/L 2003-04-09)
XYLO 5.8 UG/L 2011-03-09 (max 1203-09-29)
XYLENES 23 UG/L 2014-12-16
XYLENES1314 23 UG/L 2014-12-16 (max 35000 UG/L 2003-04-09)
XYLO 5.8 UG/L 2011-03-09 (max 12000 UG/L 2003-04-09)

Monitoring well: MW4 inactive
lat/long: 34.0633676/-118.3055007
depth to gw: 0 - 17.26

Monitoring well: MW4 active
lat/long: 34.0633676/-118.3055007
depth to gw: 8.85 - 16.37
sample data: ACE < 500 UG/L 2003-09-29
BDCME < 50 UG/L 2003-09-29
BRBZ < 50 UG/L 2003-09-29
BRCLME < 50 UG/L 2003-09-29
BRME < 500 UG/L 2003-09-29
BTBZN .98 UG/L 2009-09-24 (max 1200 UG/L 2003-04-10)
BTBZS 1 UG/L 2009-09-24 (max 110 UG/L 2003-04-10)
BTBZT < 50 UG/L 2003-09-29
BZ 270 UG/L 2009-09-24 (max 5000 UG/L 2003-09-29)
BZME 2.2 UG/L 2009-09-24 (max 1900 UG/L 2003-04-10)

CDS < 500 UG/L 2003-09-29
CH4 780 UG/L 2009-09-24
CLBZ < 50 UG/L 2003-09-29
CLBZME2 < 50 UG/L 2003-09-29
CLBZME4 < 50 UG/L 2003-09-29
CLEA < 50 UG
Monitoring well: MW4 inactive
lat/long: 34.0633676/-118.3055007
depth to gw: 0 - 17.26
sampl/L 2003-09-29
CLME < 500 UG/L 2003-09-29
CTCL < 25 UG/L 2003-09-29

Monitoring well: MW4 inactive
lat/long: 34.0633676/-118.3055007
depth to gw: 0 - 17.26
sample data: ACE < 500 UG/L 2003-09-29
BDCME < 50 UG/L 2003-09-29
BRBZ < 50 UG/L 200 CYMP .51 UG/L 2009-09-24 (max 50 UG/L 2003-09-29)
DBCME < 50 UG/L 2003-09-29
3-09-29
BRCLME < 50 UG/L 2003-09-29
BRME < 500 UG/L 2003-09-29
Be data: ACE< 500 UG/L 2003-09-29
BDCME < 50 UG/L 2003-09-29
BRBZ < 50 UG/L 200 DBCP< 250 UG/L 2003-09-29
DBMA < 50 UG/L 2003-09-29
DCA11 < 50 UG/L 2003-3-09-29
BRCLME < 50 UG/L 2003-09-29
BRME < 500 UG/L 2003-09-29
BTBZN 2.1 UG/L 2013-10-16 (max 1200 UG/L 2003-04-10)
BTBZS 1.4 UG/L 2013-10-16 (max 110 09-29
DCA12 < 25 UG/L 2003-09-29
DCBZ12 < 50 UG/L 2003-09-29
DCBG/L 2003-04-10)
BTBZT < 50 UG/L 2003-09-29
BZ 1200 UG/L 2013-03-19 (max 500TBZN 2 UG/L 2014-12-16 (max 1200 UG/L 2003-04-10)
BTBZS 1.4 UG/L 2013-10-16 (max 110 UGUG/L 2003-04-10)
BTBZT < 50 UG/L 2003-09-29
BZ 150 UG/L 2013-10-16 (max 500/L 2003-04-10)
BTBZT < 50 UG/L 2003-09-29
BZ 20 UG/L 2014-12-16 (max 5000 U0 UG/L 2003-09-29)
BZME 6.6 UG/L 2013-10-16 (max 1900 UG/L 2003-04-10)
CDSZ13 < 50 UG/L 2003-09-29
DCBZ14 < 50 UG/L 2003-09-29
DCE11 < 50 UG/L 2003-09-29< 500 UG/L 2003-09-29
CH4 2700 UG/L 2012-03-06
CLBZ < 50 UG/L 2003-09-29
< 500 UG/L 2003-09-29
CH4 2700 UG/L 2012-03-06
CLBZ < 50 UG/L 2003-09-29
G/L 2003-09-29)
BZME 6.6 UG/L 2013-10-16 (max 1900 UG/L 2003-04-10)
CDS <
DCE12C 3.4 UG/L 2009-09-24 (max 140 UG/L 2006-06-08)
DCE12T 1.7 UG/L 2006 CLBZME2< 50 UG/L 2003-09-29
CLBZME4 < 50 UG/L 2003-09-29
CLEA < 50 -09-12 (max 50 UG/L 2003-09-29)
DCP11 < 50 UG/L 2003-09-29
DCP13C < 25 UG/L 500 UG/L 2003-09-29
CH4 2700 UG/L 2012-03-06
CLBZ < 50 UG/L 2003-09-29
CLBZME2 < 50 UG/L 2003-09-29
CLBZME4 < 50 UG/L 2003-09-29
CLEA < 50 UG/2003-09-29
DCP13T < 25 UG/L 2003-09-29
DCPA12 < 50 UG/L 2003-09-29
G/L 2003-09-29
CLME < 500 UG/L 2003-09-29
CTCL < 25 UG/L 2003-09-29
UG/L 2003-09-29
CLME < 500 UG/L 2003-09-29

CTCL < 25 UG/L 2003-09-29
CYMP 3.4 UG/L 2013-03-19 (max 50 UG/L 2003-09-29)
DBCME < 50 UG/L 2003-09-29
L 2003-09-29
CLME < 500 UG/L 2003-09-29
CTCL < 25 UG/L 2003-09-29
CYMP 3.4 UG/L 2013-03-19 (max 50 UG/L 2003-09-29)
DBCME < 50 UG/L 2003-09-29
2003-09-29
DIPE < 100 UG/L 2003-09-29
DRO 2.8 MG/L 2003-12-18 (max 3.2 MG/L DBCP< 250 UG/L 2003-09-29
DBMA < 50 UG/L 2003-09-29
DCA11 < 50 UG/L 2003-0-09-29
DCA12 < 25 UG/L 2003-09-29
DCBZ12 < 50 UG/L 2003-09-29
DC3-09-29
DCA12 < 25 UG/L 2003-09-29
DCBZ12 < 50 UG/L 2003-09-29
D 2003-09-29
ETBE < 100 UG/L 2003-09-29
ETHANOL < .1 MG/L 2007-06-20 (max 50009-29
DCA12 < 25 UG/L 2003-09-29
DCBZ12 < 50 UG/L 2003-09-29
DCBZBZ13 < 50 UG/L 2003-09-29
DCBZ14 < 50 UG/L 2003-09-29
DCE11 < 50 UG/L 2003-09-2CBZ13< 50 UG/L 2003-09-29
DCBZ14 < 50 UG/L 2003-09-29
DCE11 < 50 UG/L 2003-09- MG/L 2003-09-29)
FC11 < 500 UG/L 2003-09-29
FC12 < 50 UG/L 2003-09-29
13 < 50 UG/L 2003-09-29
DCBZ14 < 50 UG/L 2003-09-29
DCE11 < 50 UG/L 2003-09-29
29
DCE12C 1.7 UG/L 2013-10-16 (max 140 UG/L 2006-06-08)
DCE12T 1.7 UG/L 209
DCE12C 5.1 UG/L 2011-03-09 (max 140 UG/L 2006-06-08)
DCE12T 1.7 UG/L 200 DCE12C 1.7 UG/L 2013-10-16 (max 140 UG/L 2006-06-08)
DCE12T 1.7 UG/L 2006-06-09-12 (max 50 UG/L 2003-09-29)
DCP11 < 50 UG/L 2003-09-29
DCP13C < 25 UG/6-09-12 (max 50 UG/L 2003-09-29)
DCP11 < 50 UG/L 2003-09-29
DCP13C < 25 UG/L 2003-09-29
DCP13T < 25 UG/L 2003-09-29
DCPA12 < 50 UG/L 2003-09-29
09-12 (max 50 UG/L 2003-09-29)
DCP11 < 50 UG/L 2003-09-29
DCP13C < 25 UG/L 2L 2003-09-29
DCP13T < 25 UG/L 2003-09-29
DCPA12 < 50 UG/L 2003-09-29
DCPA13 < 50 UG/L 2003-09-29
DCPA22 < 50 UG/L 2003-09-29
DIESEL2 27000 UG/003-09-29
DCP13T < 25 UG/L 2003-09-29
DCPA12 < 50 UG/L 2003-09-29
5-06-17 (max 30000 UG/L 2004-09-15)
GROC6C12 12000 UG/L 2006-12-20
HXO2 < 5 DCPA13< 50 UG/L 2003-09-29
DCPA22 < 50 UG/L 2003-09-29
DIESEL2 27000 UG/L 200 UG/L 2003-09-29
IPBZ 3.7 UG/L 2009-09-24 (max 420 UG/L 2003-04-10)
MEK <L 2003-09-29
DIPE < 100 UG/L 2003-09-29
DRO 1.8 MG/L 2013-10-16 (max 3.2 MG/ 2003-04-12)
EBZ 150 UG/L 2013-03-19 (max 3800 UG/L 2003-04-10)
EDB < 50 U003-09-29
DIPE < 100 UG/L 2003-09-29
DRO 1.8 MG/L 2013-10-16 (max 3.2 MG/L L 2003-04-12)
EBZ 130 UG/L 2013-10-16 (max 3800 UG/L 2003-04-10)
EDB < 50 MTLNCL< 500 UG/L 2003-09-29
NAPH 7.8 UG/L 2009-09-24 (max 630 UG/L 2005-03-11)
2003-04-12)

EBZ 9.1 UG/L 2014-12-16 (max 3800 UG/L 2003-04-10)
EDB < 50 UG/G/L 2003-09-29
ETBE < 100 UG/L 2003-09-29
ETHANOL < .1 MG/L 2007-06-20 (max 5UG/L 2003-09-29
ETBE < 100 UG/L 2003-09-29
ETHANOL < .1 MG/L 2007-06-20 (max PBZN 9.3 UG/L 2009-09-24 (max 420 UG/L 2003-04-10)
PCA < 50 UG/L 2003-09-29000 MG/L 2003-09-29)
FC11 < 500 UG/L 2003-09-29
FC12 < 50 UG/L 2003-09-29
5000 MG/L 2003-09-29)
FC11 < 500 UG/L 2003-09-29
FC12 < 50 UG/L 2003-09-29
L 2003-09-29
ETBE < 100 UG/L 2003-09-29
ETHANOL < .1 MG/L 2007-06-20 (max 500 FE2 1.9 MG/L 2012-03-06 (max 50 MG/L 2009-09-24)
GASOLINE 89000 UG/KG 2003-040 MG/L 2003-09-29)
FC11 < 500 UG/L 2003-09-29
FC12 < 50 UG/L 2003-09-29

PCE .26 UG/L 2008-12-11 (max 50 UG/L 2003-09-29)
PHCG 48000 UG/L 2003-09- FE2 1.9 MG/L 2012-03-06 (max 50 MG/L 2009-09-24)
GASOLINE 89000 UG/KG 2003-04-10-10
GRO 1.3 MG/L 2013-10-16 (max 22000 MG/L 2005-09-02)
GROC4C12 15000 UG/10
GRO 8.5 MG/L 2013-03-19 (max 22000 MG/L 2005-09-02)
GROC4C12 15000 UG/L29
SO4 19 MG/L 2009-09-24
STY < 50 UG/L 2003-09-29
TAME < 100 U 2005-06-17 (max 30000 UG/L 2004-09-15)
GROC6C12 12000 UG/L 2006-12-20
HXO2G/L 2003-09-29
TBA 23 UG/L 2004-07-22 (max 500 UG/L 2003-09-29)
TBME < 50 UL 2005-06-17 (max 30000 UG/L 2004-09-15)
GROC6C12 12000 UG/L 2006-12-20
HXO
GRO 1.3 MG/L 2013-10-16 (max 22000 MG/L 2005-09-02)
GROC4C12 15000 UG/L 2< 500 UG/L 2003-09-29
IPBZ 58 UG/L 2013-03-19 (max 420 UG/L 2003-04-10)
ME005-06-17 (max 30000 UG/L 2004-09-15)
GROC6C12 12000 UG/L 2006-12-20
HXO2 <2< 500 UG/L 2003-09-29
IPBZ 7.3 UG/L 2013-10-16 (max 420 UG/L 2003-04-10)
G/L 2003-09-29
TC1112 < 50 UG/L 2003-09-29
TCA111 < 50 UG/L 2003-09-29
500 UG/L 2003-09-29
IPBZ 6.2 UG/L 2014-12-16 (max 420 UG/L 2003-04-10)
MEKK < 500 UG/L 2003-09-29
MIBK < 500 UG/L 2003-09-29
MTBE < 50 UG/L 2003-09-29
MEK < 500 UG/L 2003-09-29
MIBK < 500 UG/L 2003-09-29
MTBE < 50 UG/L 2003-09-29
< 500 UG/L 2003-09-29
MIBK < 500 UG/L 2003-09-29
MTBE < 50 UG/L 2003-09-29
MTLNCL < 500 UG/L 2003-09-29
NAPH 19 UG/L 2013-10-16 (max 630 UG/L 2005-03- MTLNCL< 500 UG/L 2003-09-29
NAPH 19 UG/L 2013-10-16 (max 630 UG/L 2005-03-11)11)
PBZN 23 UG/L 2013-10-16 (max 420 UG/L 2003-04-10)
PCA < 50 UG/L 2003-09L 2003-09-29
TCPR123 < 250 UG/L 2003-09-29
TMB124 2.1 UG/L 2009-09-24 (max 2-29
PCE .26 UG/L 2008-12-11 (max 50 UG/L 2003-09-29)
PHCG 48000 UG/L 2003-900 UG/L 2003-04-10)
TMB135 .46 UG/L 2009-09-24 (max 570 UG/L 2003-09-29)

PBZN 18 UG/L 2014-12-16 (max 420 UG/L 2003-04-10)
PCA < 50 UG/L 2003-09-2909-29

SO4 19 MG/L 2009-09-24
STY < 50 UG/L 2003-09-29
TAME < 10VA< 500 UG/L 2003-09-29
VC .56 UG/L 2009-03-05 (max 25 UG/L 2003-09-29)
XY
PCE .26 UG/L 2008-12-11 (max 50 UG/L 2003-09-29)
PHCG 680 UG/L 2014-12-16 (max 48000 UG/L 2003-09-29)
SO4 19 MG/L 2009-09-24
STY < 50 UG/L 2003-09-20 UG/L 2003-09-29
TBA 6 UG/L 2010-09-22 (max 500 UG/L 2003-09-29)
TBME < 50LENES1314 9.6 UG/L 2009-09-24 (max 11000 UG/L 2003-09-29)
XYLO .56 UG/L 2009-09-24 (max UG/L 2003-09-29
TC1112 < 50 UG/L 2003-09-29
TCA111 < 50 UG/L 2003-09-29
9
TAME < 100 UG/L 2003-09-29
TBA 17 UG/L 2014-12-16 (max 500 UG/L 2003-09-2 TCA112 4 UG/L 2012-03-06 (max 50 UG/L 2003-09-29)
TCB123 < 50 UG/L 2003-09-29
9)
TBME < 50 UG/L 2003-09-29
TC1112 < 50 UG/L 2003-09-29
TCA111 TBZS 7.4 UG/L 2003-12-18 (max 8.2 UG/L 2003-04-12)
BZ 1700 UG/L 2003-12-18 (max 2600 UG TCB124< 50 UG/L 2003-09-29
TCE .57 UG/L 2013-10-16 (max 50 UG/L 2003-09-29)
/L 2003-04-12)
BZME 360 UG/L 2003-12-18 (max 1700 UG/L 2003-04-12)
CYMP 7< 50 UG/L 2003-09-29
TCA112 4 UG/L 2012-03-06 (max 50 UG/L 2003-09-29)
TCB1 TCLME< 50 UG/L 2003-09-29
TCPR123 < 250 UG/L 2003-09-29
TMB124 .6 UG/L 2003-12-18
DCA12 18 UG/L 2003-07-16
DCE12C 33 UG/L 2003-12-18
23 < 50 UG/L 2003-09-29
TCB124 < 50 UG/L 2003-09-29
TCE .57 UG/L 2013-10-16 DRO 2.2 MG/L 2003-12-18 (max 2.8 MG/L 2003-04-12)
EBZ 780 UG/L 2003-12-18
(max 50 UG/L 2003-09-29)
TCLME < 50 UG/L 2003-09-29
TCPR123 < 250 UG/L 2003-0910 UG/L 2013-10-16 (max 2900 UG/L 2003-04-10)
TMB135 7.6 UG/L 2013-10-16 (max 570 UG/L 8 UG/L 2012-03-06 (max 2900 UG/L 2003-04-10)
TMB135 6 UG/L 2013-03-19 (max 570 UG/L 200 GRO 18 MG/L 2003-12-18 (max 23 MG/L 2003-04-12)
IPBZ 34 UG/L 2003-12-18
-29
TMB124 1.1 UG/L 2014-12-16 (max 2900 UG/L 2003-04-10)
TMB135 7.6 UG/L 2003-09-29)
VA < 500 UG/L 2003-09-29
VC .48 UG/L 2011-03-09 (max 25 UG/L 203-09-29)
VA < 500 UG/L 2003-09-29
VC .48 UG/L 2011-03-09 (max 25 UG/L 2003- NAPH 290 UG/L 2003-12-18 (max 330 UG/L 2003-04-12)
PBZN 110 UG/L 2003-12-18
03-09-29)
XYLENES1314 54 UG/L 2013-10-16 (max 11000 UG/L 2003-09-29)
XYLO 2013-10-16 (max 570 UG/L 2003-09-29)
VA < 500 UG/L 2003-09-29
VC .48 UG/L 2 PCE 7.2 UG/L 2003-12-18 (max 18 UG/L 2003-07-16)
TCE 29 UG/L 2003-12-18 (max 41011-03-09 (max 25 UG/L 2003-09-29)
XYLENES 1.7 UG/L 2014-12-16
XYLENES1314 2.1 UG/L 2013-10-16 (max 5200 UG/L 2003-04-10)
BTBZN 12 UG/L 2003-07-16 (max 36 UG/L 20G/L 2012-03-06 (max 5200 UG/L 2003-04-10)
BTBZN 12 UG/L 2003-07-16 (max 36 UG/L 2003-04 1.7 UG/L 2014-12-16 (max 11000 UG/L 2003-09-29)
XYLO 2.1 UG/L 2013-10-16 (max 5200 UG/L-12)
BTBZS 7.4 UG/L 2003-12-18 (max 8.2 UG/L 2003-04-12)
BZ 1700 UG/L 200303-04-12)
BTBZS 7.4 UG/L 2003-12-18 (max 8.2 UG/L 2003-04-12)

BZ 1700 UG/L 2003-04-10)
BTBZN 12 UG/L 2003-07-16 (max 36 UG/L 2003-04-12)
BTBZS 7.4 -12-18 (max 2600 UG/L 2003-04-12)
BZME 360 UG/L 2003-12-18 (max 1700 UG/L 2003-04-12)
B135 220 UG/L 2003-12-18 (max 260 UG/L 2003-04-12)
XYLENES1314 2800 UG/L 2003-12-18 (ma CYMP 7.6 UG/L 2003-12-18
DCA12 18 UG/L 2003-07-16
DCE12C 33 UG12)
CYMP 7.6 UG/L 2003-12-18
DCA12 18 UG/L 2003-07-16
DCE12C UG/L 2003-12-18 (max 8.2 UG/L 2003-04-12)
BZ 1700 UG/L 2003-12-18 (max 2600 UG/L 2003-0x 4900 UG/L 2003-04-12)
XYLO 770 UG/L 2003-12-18 (max 1800 UG/L 2003-04-12)
/L 2003-12-18
DRO 2.2 MG/L 2003-12-18 (max 2.8 MG/L 2003-04-12)
EBZ 780 UG33 UG/L 2003-12-18
DRO 2.2 MG/L 2003-12-18 (max 2.8 MG/L 2003-04-12)
EBZ 74-12)
BZME 360 UG/L 2003-12-18 (max 1700 UG/L 2003-04-12)
CYMP 7.6 UG/L 20/L 2003-12-18
GRO 18 MG/L 2003-12-18 (max 23 MG/L 2003-04-12)
IPBZ 34 UG/L03-12-18
DCA12 18 UG/L 2003-07-16
DCE12C 33 UG/L 2003-12-18
DR80 UG/L 2003-12-18
GRO 18 MG/L 2003-12-18 (max 23 MG/L 2003-04-12)
IPBZ 34 UG/L 2003-12-18
NAPH 290 UG/L 2003-12-18 (max 330 UG/L 2003-04-12)
PBZN 1O 2.2 MG/L 2003-12-18 (max 2.8 MG/L 2003-04-12)
EBZ 780 UG/L 2003-12-18
GR/L 2003-12-18
PCE 7.2 UG/L 2003-12-18 (max 18 UG/L 2003-07-16)
TCE 29 UG/L10 UG/L 2003-12-18
PCE 7.2 UG/L 2003-12-18 (max 18 UG/L 2003-07-16)
TCE 29O 18 MG/L 2003-12-18 (max 23 MG/L 2003-04-12)
IPBZ 34 UG/L 2003-12-18
NAPH 290 UG/L 2003-12-18 (max 330 UG/L 2003-04-12)
PBZN 110 UG/L 2003-12-18
PC UG/L 2003-12-18 (max 41 UG/L 2003-07-16)
TMB124 820 UG/L 2003-12-18 (max 1100 UG/L 2003-04-12)
TMB135 220 UG/L 2003-12-18 (max 260 UG/L 2003-04-12)
XYLENES1314 E 7.2 UG/L 2003-12-18 (max 18 UG/L 2003-07-16)
TCE 29 UG/L 2003-12-18 (max 41 UG/L 2002800 UG/L 2003-12-18 (max 4900 UG/L 2003-04-12)
XYLO 770 UG/L 2003-12-18 (max 1800 UG/L 3-07-16)
TMB124 820 UG/L 2003-12-18 (max 1100 UG/L 2003-04-12)
TMB135 220 UG/L 2003-12-18 (max 4900 UG/L 2003-04-12)
XYLO 770 UG/L 2003-12-18 (max 1800 UG/L 2003 2003-04-12)
-04-12)
UG/L 2003-12-18 (max 260 UG/L 2003-04-12)
XYLENES1314 2800 UG/L 2003-12-18 (max 4900 UG/L 2003-04-12)
XYLO 770 UG/L 2003-12-18 (max 1800 UG/L 2003-04-12)

Monitoring well: MW5 active
lat/long: 34.0629728/-118.3055713
depth to gw: 10.56 - 19.57

Monitoring well: MW5 active
lat/long: 34.0629728/-118.3055713
depth to gw: 10.56 - 19.57
sample data: ACE < 10 UG/L 2003-09-30
BDCME < 1 UG/L 2003-09-30
BRBZ < 1 UG/L 2003-09-30
BRCLME < 1 UG/L 2003-09-30
BRME < 10 UG/L 2003-09-30
BTBZN < 1 UG/L 2003-09-30
BTBZS < 1 UG/L 2003-09-30
BTBZT < 1 UG/L 2003-09-30
BZ .27 UG/L 2009-09-24 (max 1 UG/L 2003-09-30)
BZME < 1 UG/L 2003-09-30
CLBZ < 1 UG/L 2003-09-30
CLBZME2 < 1 UG/L 2003-09-30
CLBZME4 < 1 UG/L 2003-09-30

CLEA < 1 UG/L 2003-09-30
CLME < 10 UG/L 2003-09-30
CTCL < .5 UG/L 2003-09-30 (max 10 UG/L 2003-09-30)
CYMP < 1 UG/L 2003-09-30
DBCME
Monitoring well: MW5 active
lat/long: 34.0629728/-118.3055713
depth to gw: 10.56 - 19.57
sam < 1 UG/L 2003-09-30
DBCP < 5 UG/L 2003-09-30
DBMA < 1 UG/L 2003-09-30

Monitoring well: MW5 active
lat/long: 34.0629728/-118.3055713
depth to gw: 10.56 - 19.57
sample data: ACE < 10 UG/L 2003-09-30
BDCME .26 UG/L 2011-03-09 (max 1 UG/L 2003-09-30)
BRBZ < 1 UG/L 2003-09-30
BRCLME < 1 UG/L 2003-09-30
BRME < 10 UG/L 20ple data:ACE< 10 UG/L 2003-09-30
BDCME .26 UG/L 2011-03-09 (max 1 UG/L 2003-09-30)
BRBZ < 1 UG/L 2003-09-30
BRCLME < 1 UG/L 2003-09-30
BRME < 10 UG/L 2003-09-30
BTBZN < 1 UG/L 2003-09-30
BTBZS < 1 UG/L 2003-09-30
BTB03-09-30
BTBZN < 1 UG/L 2003-09-30
BTBZS < 1 UG/L 2003-09-30
BTBZT < 1 UG/L 2003-09-30
BZ .27 UG/L 2009-09-24 (max 1 UG/L 2003-09-30)
BZME 2003-09-30)
DCE12T < 1 UG/L 2003-09-30
DCP11 < 1 UG/L 2003-09-30
< 1 UG/L 2003-09-30
CDS < 10 UG/L 2003-09-30
CH4 .47 UG/L 2010-03-31 (max 24ZT< 1 UG/L 2003-09-30
BZ .27 UG/L 2009-09-24 (max 1 UG/L 2003-09-30)
BZME DCP13C< .5 UG/L 2003-09-30 (max 1 UG/L 2003-09-30)
DCP13T < .5 UG/L 2003-09-30 (max 1 U UG/L 2007-12-11)
CLBZ < 1 UG/L 2003-09-30
CLBZME2 < 1 UG/L 2003-09-30
< 1 UG/L 2003-09-30
CDS < 10 UG/L 2003-09-30
CH4 .47 UG/L 2010-03-31 (max 24 UG/L 2007-12-11)
CLBZ < 1 UG/L 2003-09-30
CLBZME2 < 1 UG/L 2003-09-30
G/L 2003-09-30)
DCPA12 < 1 UG/L 2003-09-30
DCPA13 < 1 UG/L 2003-09-30
CLBZME4 < 1 UG/L 2003-09-30
CLEA < 1 UG/L 2003-09-30
CLME < 10 UG/L 2003-09-30
CTCL < .5 UG/L 2003-09-30 (max 10 UG/L 2003-09-30)
CYMP < 1 UG/L 2002003-09-30
DO 8.03 MG/L 2006-12-19
DRO .022 MG/L 2003-12-17 (max 8.03 MG/L 3-09-30
CTCL < .5 UG/L 2003-09-30 (max 10 UG/L 2003-09-30)
CYMP < 1 UG/L 200 2003-04-12)
EBZ .45 UG/L 2008-05-14 (max 1 UG/L 2003-09-30)
EDB < 1 UG/L 23-09-30
DBCME < 1 UG/L 2003-09-30
DBCP < 5 UG/L 2003-09-30
DBMA < 1 UG/L 2003-09-30
DCA11 < 1 UG/L 2003-09-30
DCA12 .2 UG/L 2010-03-31 (max 003-09-30
ETBE < 2 UG/L 2003-09-30
ETHANOL < .1 MG/L 2007-06-20 (max 100 MG/L1 UG/L 2003-09-30)
DCBZ12 < 1 UG/L 2003-09-30
DCBZ13 < 1 UG/L 2003-09-30
< 1 UG/L 2003-09-30
DCA11 < 1 UG/L 2003-09-30
DCA12 .2 UG/L 2010-03-31 (max DCBZ14< 1 UG/L 2003-09-30

DCE11 < 1 UG/L 2003-09-30
DCE12C .54 UG/L1 UG/L 2003-09-30)
DCBZ12 < 1 UG/L 2003-09-30
DCBZ13 < 1 UG/L 2003-09-30
FE2 .027 MG/L 2007-12-11 (max 1 MG/L 2007-06-20)
GRO .37 MG/L 2008-12-11 (max 1 MG/L DCBZ14< 1 UG/L 2003-09-30
DCE11 < 1 UG/L 2003-09-30
DCE12C .54 UG/L 2008-03-21 (max 1 UG/L 2003-09-30)
DCE12T < 1 UG/L 2003-09-30
DCP11 < 1 UG/2003-04-12)
GROC6C12 58 UG/L 2006-12-19
HXO2 < 10 UG/L 2003-09-30
L 2003-09-30
DCP13C < .5 UG/L 2003-09-30 (max 1 UG/L 2003-09-30)
DCP13T < .5 UG/L 2003-09-30 (max 1 UG/L 2003-09-30)
DCPA12 < 1 UG/L 2003-09-30
DCPA13 <L 2003-09-30
DCP13C < .5 UG/L 2003-09-30 (max 1 UG/L 2003-09-30)
DCP13T < .5 UG/L 2003-09-30 (max 1 UG/L 2003-09-30)
DCPA12 < 1 UG/L 2003-09-30
DCPA13 < 1 UG/L 2003-09-30
DCPA22 < 1 UG/L 2003-09-30
DIESEL2 < 1000 UG/L 2003-09-30
G/L 2006-09-12 (max 10 UG/L 2003-09-30)
NO3 9.7 MG/L 2006-12-19 (max 8.8 MG/L 2006-12-1 DIPE< 2 UG/L
2003-09-30
DO 8.03 MG/L 2006-12-19
DRO .11 MG/L 20003-12-17 (max 8.03 MG/L 2003-04-12)
EBZ .45 UG/L 2008-05-14 (max 1 UG/L 2003-09-30)
13-10-16 (max 8.03 MG/L 2003-04-12)
EBZ .45 UG/L 2008-05-14 (max 1 UG/L 2003-09-30)
9)
NO3N 7.3 MG/L 2009-09-24 (max 7.7 MG/L 2008-12-11)
PBZN < 1 UG/L 2003-09 EDB< 1 UG/L 2003-09-30
ETBE < 2 UG/L 2003-09-30
ETHANOL < .1 MG/L -30
PCA < 1 UG/L 2003-09-30
PCE < 1 UG/L 2003-09-30
PH 6.9 PH U13-10-16 (max 8.03 MG/L 2003-04-12)
EBZ .45 UG/L 2008-05-14 (max 1 UG/L 2003-09-30)
EDB < 1 UG/L 2003-09-30
ETBE < 2 UG/L 2003-09-30
ETHANOL < .1 MG/L 2007-06-20 (max 100 MG/L 2003-09-30)
FC11 < 10 UG/L 2003-09-30
FC12 < 1 UG/LNITS 2006-12-19 (max 7.1 PH UNITS 2006-09-12)
PHCG < 100 UG/L 2003-09-30
RED 2003-09-30
FE2 .027 MG/L 2007-12-11 (max 1 MG/L 2007-06-20)
GRO .049 MG/L2007-06-20 (max 100 MG/L 2003-09-30)
FC11 < 10 UG/L 2003-09-30
FC12 < 1 UG/LL 2003-09-30
FE2 .027 MG/L 2007-12-11 (max 1 MG/L 2007-06-20)
GRO .049 MG/OX 290 MILLIVOLTS 2006-12-19
SO4 120 MG/L 2009-09-24
STY < 1 UG/L 2003-09-30
2003-09-30
FE2 .027 MG/L 2007-12-11 (max 1 MG/L 2007-06-20)
GRO .049 MG/LL 2011-10-20 (max 1 MG/L 2003-04-12)
GROC6C12 58 UG/L 2006-12-19
HXO2 < 10 2011-10-20 (max 1 MG/L 2003-04-12)
GROC6C12 58 UG/L 2006-12-19
HXO2 < 10 UG/L 2003-09-30
IPBZ < 1 UG/L 2003-09-30
MEK < 10 UG/L 2003-09-30
UG/L 2003-09-30
IPBZ < 1 UG/L 2003-09-30
MEK < 10 UG/L 2003-09-30
MIBK < 10 UG/L 2003-09-30
MTBE < 1 UG/L 2003-09-30
MTLNCL < 10 UG/L 2003-09-30 MIBK< 10 UG/L 2003-09-30
MTBE < 1 UG/L 2003-09-30
MTLNCL < 10 UG/L 2003-09-3/L 2003-09-30
TCA112 < 1 UG/L 2003-09-30

TCB123 < 1 UG/L 2003-09-30
G/L 2003-09-30
IPBZ < 1 UG/L 2003-09-30
MEK < 10 UG/L 2003-09-30
MIBK < 10 UG/L 2003-09-30
MTBE < 1 UG/L 2003-09-30
MTLNCL < 10 UG/L 2003-09-30 TCB124< 1 UG/L 2003-09-30
TCE .61 UG/L 2008-03-21 (max 1 UG/L 2003-09-30)
0
NAPH 8.8 UG/L 2006-09-12 (max 10 UG/L 2003-09-30)
NO3 9.7 MG/L 2006-12-1
NAPH 8.8 UG/L 2006-09-12 (max 10 UG/L 2003-09-30)
NO3 9.7 MG/L 2006-12-19 (max 8.8 MG/L 2006-12-19)
NO3N 5.4 MG/L 2011-03-09 (max 7.7 MG/L 2008-12-11)
9 (max 8.8 MG/L 2006-12-19)
NO3N 5.4 MG/L 2011-03-09 (max 7.7 MG/L 2008-12-11)

NAPH 8.8 UG/L 2006-09-12 (max 10 UG/L 2003-09-30)
NO3 9.7 MG/L 2006-12-19 (max 8.8 MG/L 2006-12-19)
NO3N 5.4 MG/L 2011-03-09 (max 7.7 MG/L 2008-12-11)
PBZN < 1 UG/L 2003-09-30
PCA < 1 UG/L 2003-09-30
PCE < 1 UG/L 2003-09-30
09-30
VC < .5 UG/L 2003-09-30 (max 10 UG/L 2003-09-30)
XYLENES1314 1.5 UG/L
PH 6.9 PH UNITS 2006-12-19 (max 7.1 PH UNITS 2006-09-12)
PHCG < 100 UG/L 2 PH 6.9 PH UNITS 2006-12-19 (max 7.1 PH UNITS
2006-09-12)
PHCG < 100 UG/L 2003-09-30
REDOX 290 MILLIVOLTS 2006-12-19
SO4 100 MG/L 2011-03-09 (max 120 M03-09-30
REDOX 290 MILLIVOLTS 2006-12-19
SO4 100 MG/L 2011-03-09 (max 120 MG/L 2008-12-11)
STY < 1 UG/L 2003-09-30
TAME < 2 UG/L 2003-09-30
MG/L 2008-12-11)
STY < 1 UG/L 2003-09-30
TAME < 2 UG/L 2003-09-30
TBA 4.1 UG/L 2007-09-05 (max 10 UG/L 2003-09-30)
TBME < 1 UG/L 2003-09-30
G/L 2008-12-11)
STY < 1 UG/L 2003-09-30
TAME < 2 UG/L 2003-09-30
TC1112 < 1 UG/L 2003-09-30
TCA111 < 1 UG/L 2003-09-30
TCA112 < 1 UG/L 2003-09- TBA 20 UG/L 2014-12-16
TBME < 1 UG/L 2003-09-30
TC1112 < 1 UG/L 2003-09-30
TCA111 < 1 UG/L 2003-09-30
TCA112 < 1 UG/L 2003-09-30
TCB123 < 1 -30
TCB123 < 1 UG/L 2003-09-30
TCB124 < 1 UG/L 2003-09-30
TCE .30
TCB123 < 1 UG/L 2003-09-30
TCB124 < 1 UG/L 2003-09-30
TCE .61 UG/L 2008-03-21 (max 1 UG/L 2003-09-30)
TCLME .95 UG/L 2013-03-19 (max 1 UG/L 2003-0961 UG/L 2008-03-21 (max 1
UG/L 2003-09-30)
TCLME .95 UG/L 2013-03-19 (max 1 UG/L 2003-0UG/L 2003-09-30
TCB124 < 1 UG/L 2003-09-30
TCE .61 UG/L 2008-03-21 (max 1 UG-30)
TCPR123 < 5 UG/L 2003-09-30
TMB124 < 1 UG/L 2003-09-30
TMB1/L 2003-09-30)
TCLME .95 UG/L 2013-03-19 (max 1 UG/L 2003-09-30)
TCPR123 <9-30)
TCPR123 < 5 UG/L 2003-09-30
TMB124 < 1 UG/L 2003-09-30
TMB 5 UG/L 2003-09-30
TMB124 < 1 UG/L 2003-09-30
TMB135 < 1 UG/L 2003-09-30

135 < 1 UG/L 2003-09-30
VA < 10 UG/L 2003-09-30
VC < .5 UG/L 2003-09-30 (max 35< 1 UG/L 2003-09-30
VA < 10 UG/L 2003-09-30
VC < .5 UG/L 2003-09-30 (max 1 VA< 10 UG/L 2003-09-30
VC < .5 UG/L 2003-09-30 (max 10 UG/L 2003-09-30)
0 UG/L 2003-09-30)
XYLENES1314 1.5 UG/L 2008-05-14
XYLO < 1 UG/L 2003-09-30
10 UG/L 2003-09-30)
XYLENES1314 1.5 UG/L 2008-05-14
XYLO < 1 UG/L 2003-09-30
XYLENES1314 1.5 UG/L 2008-05-14
XYLO < 1 UG/L 2003-09-30

Monitoring well: MW6 inactive
lat/long: 34.0636075/-118.3056826
depth to gw: 0 - 15.15

Monitoring well: MW6 active
lat/long: 34.0636075/-118.3056826
depth to gw: 0 - 15.15
sample data: ACE < 200 UG/L 2003-09-30 (max 1800 UG/L 2003-09-23)
BDCME < 20 UG/L 2003-09-30 (max 200 UG/L 2003-09-23)
BRBZ < 20 UG/L 2003-09-30
BRCLME < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
BRME < 200 UG/L 2003-09-30 (max 1800 UG/L 2003-09-23)
BTBZN 1.4 UG/L 2009-09-24 (max 200 UG/L 2003-09-23)
BTBZS 1.4 UG/L 2009-09-24 (max 24 UG/L 2003-09-23)
BTBZT < 20 UG/L 2003-09-30
BZ 11 UG/L 2009-09-24 (max 870 UG/L 2003-09-30)
BZME 2.1 UG/L 2009-09-24 (max 1200 UG/L 2003-09-30)
CDS < 200 UG/L 2003-09-30
CH4 2400 UG/L 2009-09-24
CLBZ < 20 UG/L 2003-09-30 (max 2400 UG/L 2003-09-23)
CLBZME2 < 20 UG/L 2003-09-30
CLBZME4 < 20 UG/L 200
Monitoring well: MW6 inactive
lat/long: 34.0636075/-118.3056826
depth to gw: 0 - 15.15
sampl3-09-30
CLEA < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
CLME 3.5 UG/L 2
Monitoring well: MW6 inactive
lat/long: 34.0636075/-118.3056826
depth to gw: 0 - 15.15
sample data: ACE < 200 UG/L 2003-09-30 (max 1800 UG/L 2003-09-23)
BDCME < 20 UG/L 2003-09-30 (008-05-14 (max 1800 UG/L 2003-09-23)
CTCL < 10 UG/L 2003-09-30
CYMP .43 UG/e data:ACE< 200 UG/L 2003-09-30 (max 1800 UG/L 2003-09-23)
BDCME < 20 UG/L 2003-09-30 (max 200 UG/L 2003-09-23)
BRBZ < 20 UG/L 2003-09-30
BRCLME < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
BRME < 200 UG/L 2003-09-30 (max 1800 UG/L 2003-09-23)
L 2009-03-05 (max 20 UG/L 2003-09-30)
DBCME < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-2max 200 UG/L 2003-09-23)
BRBZ < 20 UG/L 2003-09-30
BRCLME < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
BRME < 200 UG/L 2003-09-30 (max 1800 UG/L 2003-09-23)
3)
DBCP < 100 UG/L 2003-09-30 (max 460 UG/L 2003-09-23)
DBMA < 20 UG/L 2003- BTBZN 1.8 UG/L 2011-03-09 (max 200 UG/L 2003-09-23)
BTBZS 1.5 UG/L 2011-03-09 (09-30 (max 100 UG/L 2003-09-23)
DCA11 < 20 UG/L 2003-09-30
DCA12 < 10 UG/L 2max 24 UG/L 2003-09-23)
BTBZT < 20 UG/L 2003-09-30
BZ 4.4 UG/L 2011-03-09 (003-09-30 (max 20 UG/L 2003-09-23)
DCBZ12 < 20 UG/L 2003-09-30
DCBZ13 < 20 Umax 24 UG/L 2003-09-23)
BTBZT < 20 UG/L 2003-09-30
BZ 4.4 UG/L 2011-03-09 (CDS< 200 UG/L 2003-09-30

CH4 2400 UG/L 2009-09-24
CLBZ < 20 UG/L 2003-09-3G/L 2003-09-30
DCBZ14 < 20 UG/L 2003-09-30
DCE11 2 UG/L 2004-12-13 (max 20 Umax 870 UG/L 2003-09-30)
BZME 3.9 UG/L 2011-03-09 (max 1200 UG/L 2003-09-30)
CDS < 200 UG/L 2003-09-30
CH4 2400 UG/L 2009-09-24
CLBZ < 20 UG/L 2003-09-30 (max 2400 UG/L 2003-09-23)
CLBZME2 < 20 UG/L 2003-09-30
CLBZME4 < 20 UG/L G/L 2003-09-23)
DCE12C 1.9 UG/L 2009-09-24 (max 430 UG/L 2004-09-14)
DCE120 (max 2400 UG/L 2003-09-23)
CLBZME2 < 20 UG/L 2003-09-30
CLBZME4 < 20 UG/L 2003-09-30
CLEA < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
CLME 3.5 UG/T 8.2 UG/L 2004-12-13 (max 20 UG/L 2003-09-30)
DCP11 < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
DCP13C < 10 UG/L 2003-09-30 (max 20 UG/L 2003-09-23)
DCP13T < 12003-09-30
CLEA < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
CLME 3.5 UG/L 2008-05-14 (max 1800 UG/L 2003-09-23)
CTCL < 10 UG/L 2003-09-30
CYMP .72 0 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
DCPA12 < 20 UG/L 2003-09-30
DCPAL 2008-05-14 (max 1800 UG/L 2003-09-23)
CTCL < 10 UG/L 2003-09-30
CYMP .72 UG/L 2011-03-09 (max 20 UG/L 2003-09-30)
DBCME < 20 UG/L 2003-09-30 (max 180 UG/L 2003-013< 20 UG/L 2003-09-30
DCPA22 < 20 UG/L 2003-09-30 (max 460 UG/L 2003-09-23)
9-23)
DBCP < 100 UG/L 2003-09-30 (max 460 UG/L 2003-09-23)
DBMA < 20 UG/L 20UG/L 2011-03-09 (max 20 UG/L 2003-09-30)
DBCME < 20 UG/L 2003-09-30 (max 180 UG/L 2003-0 DIESEL2 20000 UG/L
2003-09-30
DIPE < 40 UG/L 2003-09-30 (max 20000 UG/L 2003-09-23)
03-09-30 (max 100 UG/L 2003-09-23)
DCA11 < 20 UG/L 2003-09-30
DCA12 < 10 UG/9-23)
DBCP < 100 UG/L 2003-09-30 (max 460 UG/L 2003-09-23)
DBMA < 20 UG/L 20 DRO 1.6 MG/L 2003-12-18
EBZ .45 UG/L 2009-09-24 (max 1700 UG/L 2003-09-30)
03-09-30 (max 100 UG/L 2003-09-23)
DCA11 < 20 UG/L 2003-09-30
DCA12 < 10 UG/L 2003-09-30 (max 20 UG/L 2003-09-23)
DCBZ12 < 20 UG/L 2003-09-30
DCBZ13 < 2 EDB< 20 UG/L 2003-09-30
ETBE < 40 UG/L 2003-09-30
ETHANOL < .1 MG/0 UG/L 2003-09-30
DCBZ14 < 20 UG/L 2003-09-30
DCE11 2 UG/L 2004-12-13 (max 2L 2003-09-30 (max 20 UG/L 2003-09-23)
DCBZ12 < 20 UG/L 2003-09-30
DCBZ13 < 20 UG/L 2003-09-30
DCBZ14 < 20 UG/L 2003-09-30
DCE11 2 UG/L 2004-12-13 (max 2L 2007-06-20 (max 46000 MG/L 2003-09-23)
FC11 < 200 UG/L 2003-09-30
FC12 < 20 UG/L 2003-09-23)
DCE12C .7 UG/L 2010-03-31 (max 430 UG/L 2004-09-14)
DCE12T 8.2 UG/L 2004-12-13 (max 20 UG/L 2003-09-30)
DCP11 < 20 UG/L 2003-09-30 (max 180 UG/-08-30)
GROC4C12 2800 UG/L 2005-06-16 (max 18000 UG/L 2004-07-27)
GROC6C12 12T 8.2 UG/L 2004-12-13 (max 20 UG/L 2003-09-30)
DCP11 < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
DCP13C < 10 UG/L 2003-09-30 (max 20 UG/L 2003-09-23)
DCP13T < 10 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
DCPA12 < 20 UG/L 2003-09-30
DCL 2003-09-23)
DCP13C < 10 UG/L 2003-09-30 (max 20 UG/L 2003-09-23)
DCP13T < 10 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
DCPA12 < 20 UG/L 2003-09-30
DCL 2003-09-23)
IPBZ 7 UG/L 2009-09-24 (max 200 UG/L 2003-09-23)
MEK < 200 UPA13< 20 UG/L 2003-09-30
DCPA22 < 20 UG/L 2003-09-30 (max 460 UG/L 2003-09-23)

DIESEL2 20000 UG/L 2003-09-30
DIPE < 40 UG/L 2003-09-30 (max 20000 UG/L 2003-09-23)
G/L 2003-09-30 (max 1800 UG/L 2003-09-23)
MIBK < 200 UG/L 2003-09-30 (max 1800 UG/L 2003PA13< 20 UG/L
2003-09-30
DCPA22 < 20 UG/L 2003-09-30 (max 460 UG/L 2003-09-23)
DIESEL2 20000 UG/L 2003-09-30
DIPE < 40 UG/L 2003-09-30 (max 20000 UG/L 2003-09-23)
-09-23)
MTBE < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
MTLNCL .28 UG/L DRO .13 MG/L 2013-03-19 (max 1.6 MG/L 2003-12-18)
EBZ 37 UG/L 2011-03-09 (max 1700 UG/L 2003-09-30)
EDB < 20 UG/L 2003-09-30 (max 37 UG/L 2003-09-23)
ETBE < 40 UG/L 2003-09-30
ETHANOL < .1 MG/L 2007-06-20 (max 46000 MG/L 2003-09-23)
)
PBZN 10 UG/L 2009-09-24 (max 430 UG/L 2003-09-23)
PCA < 20 UG/L 2003-09-3max 1700 UG/L 2003-09-30)
EDB < 20 UG/L 2003-09-30 (max 37 UG/L 2003-09-23)
ETBE < 40 UG/L 2003-09-30
ETHANOL < .1 MG/L 2007-06-20 (max 46000 MG/L 2003-09-23)
FC11 < 200 UG/L 2003-09-30
FC12 < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
0 (max 180 UG/L 2003-09-23)
PCE 7.4 UG/L 2004-12-13 (max 20 UG/L 2003-09-23)
FC11 < 200 UG/L 2003-09-30
FC12 < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
GRO .1 MG/L 2013-03-19 (max 6400 MG/L 2005-08-30)
GROC4C12 2800 UG/L 2005-06-130
TAME < 40 UG/L 2003-09-30
TBA 5.5 UG/L 2009-03-05 (max 1800 UG/L 2003-096 (max 18000 UG/L
2004-07-27)
GROC6C12 1900 UG/L 2006-12-19 (max 8300 UG/L 2006-03-02)
HXO2 < 200 UG/L 2003-09-30 (max 1800 UG/L 2003-09-23)
IPBZ 5.4 UG/L 2011-03-23)
TBME < 20 UG/L 2003-09-30 (max 460 UG/L 2003-09-23)
TC1112 < 20 UG/L 206 (max 18000 UG/L 2004-07-27)
GROC6C12 1900 UG/L 2006-12-19 (max 8300 UG/L 2006-03-02)
HXO2 < 200 UG/L 2003-09-30 (max 1800 UG/L 2003-09-23)
IPBZ 5.4 UG/L 2011-03-09 (max 200 UG/L 2003-09-23)
MEK < 200 UG/L 2003-09-30 (max 1800 UG/L 2003-09-23)
03-09-30
TCA111 < 20 UG/L 2003-09-30
TCA112 < 20 UG/L 2003-09-30
TCB123 < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
TCB124 < 20 UG/L 2003-09-30 (max 1 MIBK< 200 UG/L 2003-09-30 (max
1800 UG/L 2003-09-23)
MTBE < 20 UG/L 2003-09-30 -09 (max 200 UG/L 2003-09-23)
MEK < 200 UG/L 2003-09-30 (max 1800 UG/L 2003-09-23)
MIBK < 200 UG/L 2003-09-30 (max 1800 UG/L 2003-09-23)
MTBE < 20 UG/L 2003-09-30 80 UG/L 2003-09-23)
TCE 86 UG/L 2004-12-13 (max 180 UG/L 2003-09-23)
TCLME 6.4 UG/L 2004-12-13 (max 86 UG/L 2003-09-23)
TCPR123 < 100 UG/L 2003-09-30 (max 180 UG/ (max 180 UG/L 2003-09-23)
MTLNCL .28 UG/L 2008-09-03 (max 200 UG/L 2003-09-30)
NAPH 17 UG/L 2011-03-09 (max 360 UG/L 2003-09-30)
PBZN 12 UG/L 2011-03-09 (max 430 UG/L 2003-09-23)
PCA < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
PCE L 2003-09-23)
TMB124 1.2 UG/L 2009-03-05 (max 3600 UG/L 2003-09-23)
TMB135 1.9 UG/L 2009-03-05 (max 1000 UG/L 2003-09-23)
VA < 200 UG/L 2003-09-30
VC0 UG/L 2003-09-23)
PCA < 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
PCE 7.4 UG/L 2004-12-13 (max 20 UG/L 2003-09-23)
PHCG 33000 UG/L 2003-09-30
SO4 15 MG/L 2009-09-24
STY < 20 UG/L 2003-09-30
TAME < 40 UG/L 2003-09-30
7.4 UG/L 2004-12-13 (max 20 UG/L 2003-09-23)
PHCG 33000 UG/L 2003-09-30
SO4 15 MG/L 2009-09-24
STY < 20 UG/L 2003-09-30

	TAME	< 40 UG/L 2003-09-30
	TBA	4.8 UG/L 2011-03-09 (max 1800 UG/L 2003-09-23)
	TBME	< 20 UG/L 2003-09-30 (ma TBA 4.8 UG/L 2011-03-09 (max 1800 UG/L 2003-09-23)
	TBME	< 20 UG/L 2003-09-30 (max 460 UG/L 2003-09-23)
	TC1112	< 20 UG/L 2003-09-30
	TCA111	< 20 UG/L 2003-09-30
	TCA112	< 20 UG/L 2003-09-30
	TCB123	< 20 UG/L 2003-09-30 (max 180 UG/L 2003-x 460 UG/L 2003-09-23)
	TC1112	< 20 UG/L 2003-09-30
	TCA111	< 20 UG/L 2003-09-3009-23)
	TCB124	< 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
	TCE	86 UG/L 20
	TCA112	< 20 UG/L 2003-09-30
	TCB123	< 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
	TCB124	< 20 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
	TCE	86 UG/L 20 TCPR123< 100 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
	TMB124	2.3 UG/L 201104-12-13 (max 180 UG/L 2003-09-23)
	TCLME	6.4 UG/L 2004-12-13 (max 86 UG/L 2003-09-23)
	TCPR123	< 100 UG/L 2003-09-30 (max 180 UG/L 2003-09-23)
	TMB124	2.3 UG/L 2011-03-09 (max 3600 UG/L 2003-09-23)
	TMB135	8 UG/L 2011-03-09 (max 1000 UG/L 2003-09-23)
	VA	< 200 UG/L 2003-09-30
	VC	.69 UG/L 2010-03-31 (max 200 UG/L 2003-09-23)
-03-09 (max 3600 UG/L 2003-09-23)		
	TMB135	8 UG/L 2011-03-09 (max 1000 UG/L 2003-09-23)
	VA	< 200 UG/L 2003-09-30
	VC	.69 UG/L 2010-03-31 (max 200 UG/L 2003-09-23)
	XYLENES1314	22 UG/L 2011-03-09 (max 6000 UG/L 2003-09-30)
	XYLO	7 UG/L 2011-03-09 (max 2600 UG/L 2003-09-30)
	3-09 (max 2600 UG/L 2003-09-30)	

Monitoring well:	MW7 inactive	
lat/long:	34.0633823/-118.3060751	
depth to gw:	0 - 15.57	

Monitoring well:	MW7 active	
lat/long:	34.0633823/-118.3060751	
depth to gw:	9.5 - 15.54	
sample data:	ACE	< 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
	BDCME	< 1 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
	BRBZ	< 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
	BRCLME	< 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
	BRME	< 10 UG/L 2003-09-29 (max 25 UG/L 2003-09-24)
	BTBZN	< 1 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
	BTBZS	< 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
	BTBZT	< 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
	BZ	.26 UG/L 2009-09-24 (max 5 UG/L 2003-09-24)
	BZME	< 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
	CDS	< 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
	CH4	250 UG/L 2009-09-24
	CLBZ	< 1 UG/L 2003-09-29 (max 250 UG/L 2003-09-24)
	CLBZME2	< 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
	CLBZME4	< 1 UG/L 2003-09-29 (max 5 UG/L 200
Monitoring well:	MW7 inactive	
lat/long:	34.0633823/-118.3060751	
depth to gw:	0 - 15.57	
sampl3-09-24)		
	CLEA	< 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
	CLME	< 10 UG/L 200
Monitoring well:	MW7 inactive	
lat/long:	34.0633823/-118.3060751	
depth to gw:	0 - 15.57	
sample data:	ACE	< 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
	BDCME	< 1 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
	BRBZ	< 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
	BRCLME3-09-29 (max 25 UG/L 2003-09-24)	
	CTCL	< .5 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
e data:	ACE	< 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
	BDCME	< 1 UG/L 2003-09-29 (max < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)

BRME < 10 UG/L 2003-09-29 (max 25 UG/L 2003 CYMP< 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DBCME < 1 UG/L 2003-09-29 (ma10 UG/L 2003-09-24)
BRBZ < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
BRCLME < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
BRME < 10 UG/L 2003-09-29 (max 25 UG/L 2003-09-24)
BTBZN < 1 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
BTBZS < 1 UG/L 20x 5 UG/L 2003-09-24)
DBCP < 5 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
DBMA < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCA11 < 1 UG/L 2003-09-29 (max 5 UG/L 2003--09-24)
BTBZN < 1 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
BTBZS < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
BTBZT < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
BZ .26 UG/L 2009-09-24 (max 5 UG/L 2003-09-24)
BZME < 1 UG/L 2003-09-29 (max 503-09-29 (max 5 UG/L 2003-09-24)
BTBZT < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
BZ .26 UG/L 2009-09-24 (max 5 UG/L 2003-09-24)
BZME < 1 UG/L 2003-09-29 (max 503-09-29 (max 5 UG/L 2003-09-24)
DCBZ13 .3 UG/L 2009-03-05 (max 5 UG/L 2003-09-24)
UG/L 2003-09-24)
CDS < 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
CH4 250 UG/L 2009-09-24
CLBZ < 1 UG/L 2003-09-29 (max 250 UG/L 2003-09-24)
CLBZME2 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
CLBZME4 < 1 UG/L 2003-09-29 (max 5 UG/L 200 (max 5 UG/L 2003-09-24)
DCE12C 21 UG/L 2009-09-24 (max 48 UG/L 2007-12-21)
0 UG/L 2009-09-24
CLBZ < 1 UG/L 2003-09-29 (max 250 UG/L 2003-09-24)
CLBZME2 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
CLBZME4 < 1 UG/L 2003-09-29 (max 5 UG/L 200 DCE12T .6 UG/L 2009-09-24 (max 21 UG/L 2003-09-24)
DCP11 < 1 UG/L 2003-09-29 (max 5 UG3-09-24)
CLEA < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
CLME < 10 UG/L 200/L 2003-09-24)
DCP13C < .5 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCP13T <3-09-24)
CLEA < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
CLME < 10 UG/L 200 CYMP< 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DBCME < 1 UG/L 2003-09-29 (ma3-09-29 (max 25 UG/L 2003-09-24)
CTCL < .5 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
x 5 UG/L 2003-09-24)
DBCP < 5 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
DBMA < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCA11 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-03-09-29 (max 5 UG/L 2003-09-24)
DIESEL2 1300 UG/L 2003-09-29
DIPE .34 UG/x 5 UG/L 2003-09-24)
DBCP < 5 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
DBMA < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCA11 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCA12 < .5 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCBZ12 < 1 UG/L 20L 2009-09-24 (max 1300 UG/L 2003-09-24)
DRO .063 MG/L 2003-12-17 (max 2 MG/L 2003-12-17)
EBZ < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
EDB < 1 UG/L 2003-09-29 09-24)
DCA12 < .5 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCBZ12 < 1 UG/L 20 DCBZ14 .24 UG/L 2009-03-05 (max 5 UG/L 2003-09-24)
DCE11 .22 UG/L 2009-09-24 (max 5 UG/L 2003-09-24)
ETBE < 2 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
E03-09-29 (max 5 UG/L 2003-09-24)
DCBZ13 .26 UG/L 2011-03-09 (max 5 UG/L 2003-09-24)
DCBZ14 .24 UG/L 2009-03-05 (max 5 UG/L 2003-09-24)
DCE11 .22 UG/L 2009-09-24 THANOL< .1 MG/L 2007-06-20 (max 450 MG/L 2003-09-24)
FC11 < 10 UG/L 2003-09-29 (max 50 U (max 5 UG/L 2003-09-24)
DCE12C 9.6 UG/L 2013-03-19 (max 48 UG/L 2007-12-21)
G/L 2003-09-24)
FC12 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
GRO .11 M DCE12T .22 UG/L 2011-03-09 (max 12 UG/L 2003-09-24)
DCP11 < 1 UG/L 2003-09-29 (max 5G/L 2009-09-24 (max 1 MG/L 2003-12-17)
GROC6C12 370 UG/L 2006-12-19

HXO2 < UG/L 2003-09-24)
DCP13C < .5 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCP1310 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
IPBZ < 1 UG/L 2003-09-29 (max 10 UG/L 2003-0T< .5 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCPA12 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCPA13 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCPA22 < 1 UG/L9-24)
MEK < 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
MIBK < 10 UG/L 2003-T< .5 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCPA12 < 1 UG/L 2003-09-29 (max 5 UG/L 20 2003-09-29 (max 5 UG/L 2003-09-24)
DIESEL2 1300 UG/L 2003-09-29
DIPE .34 03-09-24)
DCPA13 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DCPA22 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
DIESEL2 1300 UG/L 2003-09-29
DIPE .34 UG/L 2009-09-24 (max 1300 UG/L 2003-09-24)
DRO .07 MG/L 2013-03-19 (max 2 MG/L 2003-12-17)
EBZ < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
EDB < 1 UG/L 2003-09-29 UG/L 2009-09-24 (max 1300 UG/L 2003-09-24)
DRO .07 MG/L 2013-03-19 (max 2 MG/L 2003-12-x 50 UG/L 2003-09-24)
PBZN < 1 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
PCA < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
PCE .32 UG/L 2009-03-05 (max 5 UG/L 2003-0 (max 5 UG/L 2003-09-24)
ETBE < 2 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
17)
EBZ < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
EDB < 1 UG/L 2003-09-29 ETHANOL< .1 MG/L 2007-06-20 (max 450 MG/L 2003-09-24)
FC11 < 10 UG/L 2003-09-29 (max 50 (max 5 UG/L 2003-09-24)
ETBE < 2 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
9-24)
PHCG < 100 UG/L 2003-09-29
SO4 100 MG/L 2009-09-24
STY < ETHANOL< .1 MG/L 2007-06-20 (max 450 MG/L 2003-09-24)
FC11 < 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
FC12 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
GRO .061 UG/L 2003-09-29 (max 100 UG/L 2003-09-24)
TAME < 2 UG/L 2003-09-29 (max 10 UG/L 2003-0 UG/L 2003-09-24)
FC12 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
GRO .069-24)
TBA 4 UG/L 2009-03-05 (max 50 UG/L 2003-09-24)
TBME < 1 UG/L 2003-09- MG/L 2012-03-06 (max 1 MG/L 2003-12-17)
GROC6C12 370 UG/L 2006-12-19
HXO2 29 (max 5 UG/L 2003-09-24)
TC1112 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
< 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
IPBZ < 1 UG/L 2003-09-29 (max 10 UG/L 2003 TCA111< 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
TCA112 < 1 UG/L 2003-09-29 (max 5-09-24)
MEK < 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
MIBK < 10 UG/L 200< 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
IPBZ < 1 UG/L 2003-09-29 (max 10 UG/L 2003 UG/L 2003-09-24)
TCB123 < 1 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
TCB12-09-24)
MEK < 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
MIBK < 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
MTBE < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
MTLNCL .26 UG/L 2008-09-03 (max 50 UG/L 2003-09-24)
NAPH < 10 UG/L 2003-09-29 (3-09-29 (max 50 UG/L 2003-09-24)
MTBE < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
4 1.1 UG/L 2009-09-24 (max 5 UG/L 2003-09-24)
TCE 18 UG/L 2009-09-24 (max 29 UG/L 2008 MTLNCL .26 UG/L 2008-09-03 (max 50 UG/L 2003-09-24)
NAPH < 10 UG/L 2003-09-29 (-05-14)
TCLME .23 UG/L 2009-03-05 (max 18 UG/L 2003-09-24)
TCPR123 < 5 UG/Lmax 50 UG/L 2003-09-24)
PBZN < 1 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
P 2003-09-29
TMB124 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
TMB135 < 1 UGCA< 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
PCE .32 UG/L 2009-03-05 (max 5 UG/L 2003max 50 UG/L 2003-09-24)

PBZN < 1 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
P-09-24)
PHCG < 100 UG/L 2003-09-29
SO4 100 MG/L 2009-09-24
STY /L 2003-09-29 (max 5 UG/L 2003-09-24)
VA < 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
CA < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
PCE .32 UG/L 2009-03-05 (max 5 UG/L 2003 VC .66 UG/L 2008-09-03
(max 10 UG/L 2003-09-24)
XYLENES1314 < 1 UG/L 2003-09-09-24)
PHCG < 100 UG/L 2003-09-29
SO4 100 MG/L 2009-09-24
STY < 1 UG/L 2003-09-29 (max 100 UG/L 2003-09-24)
TAME < 2 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
TBA 4 UG/L 2009-03-05 (max 50 UG/L 2003-09-24)
TBME < 1 UG/L 2003-0< 1 UG/L 2003-09-29 (max 100 UG/L 2003-09-24)
TAME < 2 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
TBA 4 UG/L 2009-03-05 (max 50 UG/L 2003-09-24)
TBME < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
TC1112 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
TCA111 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
TCA112 < 1 UG/L 2003-09-29 (max9-29 (max 5 UG/L 2003-09-24)
TC1112 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
TCA111 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
TCA112 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
TCB123 < 1 UG/L 2003-09-29 (max 10 UG/L 2003-09-24)
TCB124 .55 UG/L 2013-03-19 (max 5 UG/L 2003-09-24)
TCE 5.4 UG/L 2013-03-19 (max 29 UG/L 2008-05-14)
TCLME .23 UG/L 2009-03-05 (max 5.4 UG/L 2003-09-24)
TCPR123 < 5 124 .55 UG/L 2013-03-19 (max 5 UG/L 2003-09-24)
TCE 5.4 UG/L 2013-03-19 (max 29 UG/L 2008-05-14)
TCLME .23 UG/L 2009-03-05 (max 5.4 UG/L 2003-09-24)
TCPR123 < 5 UG/L 2003-09-29
TMB124 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
TMB135 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
VA < 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-2UG/L 2003-09-29
TMB124 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
TMB135 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
VA < 10 UG/L 2003-09-29 (max 50 UG/L 2003-09-24)
VC .66 UG/L 2008-09-03 (max 10 UG/L 2003-09-24)
XYLENES1314 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
XYLO < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
4)
VC .66 UG/L 2008-09-03 (max 10 UG/L 2003-09-24)
XYLENES1314 < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)
XYLO < 1 UG/L 2003-09-29 (max 5 UG/L 2003-09-24)

Monitoring well: MW8 active
lat/long: 34.0632961/-118.3052954
depth to gw: 9.3 - 17.02

Monitoring well: MW8 active
lat/long: 34.0632961/-118.3052954
depth to gw: 9.3 - 16.31
sample data: ACE < 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
BDCME < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
BRBZ < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
BRCLME < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
BRME < 200 UG/L 2003-09-30 (max 1700 UG/L 2003-09-23)
BTBZN 3 UG/L 2009-09-24 (max 3100 UG/L 2003-09-23)
BTBZS 2.5 UG/L 2009-09-24 (max 500 UG/L 2003-09-23)
BTBZT < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
BZ 450 UG/L 2009-09-24 (max 1300 UG/L 2003-09-23)
BZME 8.6 UG/L 2009-09-24 (max 2600 UG/L 2003-09-23)
CDS < 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
CH4 1100 UG/L 2009-09-24
CLBZ < 20 UG/L 2003-09-30 (max 1100 UG/L 2003-09-23)
CLBZME2 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
CLBZME4 <
Monitoring well: MW8 active
lat/long: 34.0632961/-118.3052954
depth to gw: 9.3 - 17.02
sampl 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)

CLEA < 20 UG/L 2003-09-30 (max 250 UG/L 20
Monitoring well: MW8 inactive
lat/long: 34.0632961/-118.3052954
depth to gw: 0 - 17.02
sample data: ACE < 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
BDCME < 20 UG/L 2003-09-30 (03-09-23)
CLME 11 UG/L 2008-05-14 (max 1700 UG/L 2003-09-23)
CTCL < 10 UG/Le data:ACE< 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
BDCME < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
BRBZ < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
BRCLME < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
BRME < 200 UG/L 2003-09-30 (max 1max 250 UG/L 2003-09-23)
BRBZ < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
BRCLME < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
BRME < 200 UG/L 2003-09-30 (max 1)
DBCME < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DBCP < 100 UG/L 2003-700 UG/L 2003-09-23)
BTBZN .74 UG/L 2013-10-16 (max 3100 UG/L 2003-09-23)
09-30 (max 500 UG/L 2003-09-23)
DBMA < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
700 UG/L 2003-09-23)
BTBZN .74 UG/L 2013-10-16 (max 3100 UG/L 2003-09-23)
BTBZS 1.1 UG/L 2013-10-16 (max 500 UG/L 2003-09-23)
BTBZT < 20 UG/L 2003-09-30 (max 250 DCA11< 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCA12 < 10 UG/L 2003-09-30 BTBZS 1.1 UG/L 2013-10-16 (max 500 UG/L 2003-09-23)
BTBZT < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
BZ 9.2 UG/L 2013-10-16 (max 1300 UG/L 2003-09-23)
BZME . (max 250 UG/L 2003-09-23)
DCBZ12 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
55 UG/L 2012-03-05 (max 2600 UG/L 2003-09-23)
CDS < 200 UG/L 2003-09-30 (max 2500 UG/L 2UG/L 2003-09-23)
BZ 9.2 UG/L 2013-10-16 (max 1300 UG/L 2003-09-23)
BZME . DCBZ13< 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCBZ14 < 20 UG/L 2003-09-30 003-09-23)
CH4 1100 UG/L 2009-09-24
CLBZ < 20 UG/L 2003-09-30 (max 1100 UG/L55 UG/L 2012-03-05 (max 2600 UG/L 2003-09-23)
CDS < 200 UG/L 2003-09-30 (max 2500 UG/L 2 2003-09-23)
CLBZME2 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
CLBZME4(max 250 UG/L 2003-09-23)
DCE11 1.9 UG/L 2004-12-13 (max 250 UG/L 2003-09-23)
003-09-23)
CH4 1100 UG/L 2009-09-24
CLBZ < 20 UG/L 2003-09-30 (max 1100 UG/L< 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
CLEA < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
CLBZME2 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
CLBZME4 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
CLEA < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
CLME 11 UG/L 2008-05-14 (max 1700 UG/L 2003-09-23)
CTCL < 10 UGx 250 UG/L 2003-09-23)
DCP11 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCP13C < 10 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCP13T < 10 UG/L 2003-09-30 (max 2/L 2003-09-30 (max 250 UG/L 2003-09-23)
CYMP .58 UG/L 2011-10-20 (max 270 UG/L 2003-09-2003-09-23)
CLME 11 UG/L 2008-05-14 (max 1700 UG/L 2003-09-23)
CTCL < 10 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
CYMP .58 UG/L 2011-10-20 (max 270 UG/L 2003-09-23)
DBCME < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DBCP < 100 UG/L 20050 UG/L 2003-09-23)
DCPA12 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
D23)
DBCME < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DBCP < 100 UG/L 2003-09-30 (max 500 UG/L 2003-09-23)
DBMA < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
CPA13 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCPA22 < 20 UG/L 2003-09-30 (max 430 DCA11< 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCA12 < 10 UG/L 2003-09-33-09-30 (max 500 UG/L 2003-09-23)
DBMA < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)

DCA11 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCA12 < 10 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCBZ12 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
ax 7600 UG/L 2003-09-23)
DRO .33 MG/L 2003-12-18 (max 40 MG/L 2003-12-18)
DCBZ13< 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCBZ14 < 20 UG/L 2003-09-30 0 (max 250 UG/L 2003-09-23)
DCBZ12 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
EBZ 3.6 UG/L 2009-09-24 (max 11000 UG/L 2003-09-23)
EDB < 20 UG/L 2003-09-30 (max 250 UG DCBZ13< 20 UG/L 2003-09-30
(max 250 UG/L 2003-09-23)
DCBZ14 < 20 UG/L 2003-09-30 /L 2003-09-23)
ETBE < 40 UG/L 2003-09-30 (max 500 UG/L 2003-09-23)
ETHANOL (max 250 UG/L 2003-09-23)
DCE11 1.9 UG/L 2004-12-13 (max 250 UG/L 2003-09-23)
< .1 MG/L 2007-06-20 (max 43000 MG/L 2003-09-23)
FC11 < 200 UG/L 2003-09-30 (max 2500 UG/ DCE12C 1.6 UG/L 2010-03-31
(max 300 UG/L 2003-12-18)
DCE12T .45 UG/L 2008-05-14 (L 2003-09-23)
FC12 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
FE2 2 MGmax 250 UG/L 2003-09-23)
DCP11 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCP13C < 10 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCP13T < 10 UG/L 2003-09-30 (max/L 2009-09-24
GRO 3.5 MG/L 2009-09-24 (max 4800 MG/L 2005-08-30)
GROC4C12 max 250 UG/L 2003-09-23)
DCP11 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCP13C < 10 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCP13T < 10 UG/L 2003-09-30 (max8200 UG/L 2005-06-16 (max 8400 UG/L
2004-07-22)
GROC6C12 5200 UG/L 2006-12-19 (max 7600 DCPA13< 20 UG/L 2003-09-30 (max
250 UG/L 2003-09-23)
DCPA22 < 20 UG/L 2003-09-30 (max 4 250 UG/L 2003-09-23)
DCPA12 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
UG/L 2006-03-02)
HXO2 < 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
IPBZ DCPA13< 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
DCPA22 < 20 UG/L 2003-09-30 (max 430 UG/L 2003-09-23)
DIESEL2 7600 UG/L 2003-09-30
DIPE < 40 UG/L 2003-09-30 (max 7600 UG/L 2003-09-23)
DRO .23 MG/L 2013-10-16 (max 40 MG/L 2003-12-18)
2003-09-23)
MIBK < 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
MTBE < 20 30 UG/L 2003-09-23)
DIESEL2 7600 UG/L 2003-09-30
DIPE < 40 UG/L 2003-09-30 EBZ .66 UG/L 2013-03-19 (max 11000 UG/L
2003-09-23)
EDB < 20 UG/L 2003-09-30 (max 250 (max 7600 UG/L 2003-09-23)
DRO .23 MG/L 2013-10-16 (max 40 MG/L 2003-12-18)
UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
MTLNCL .32 UG/L 2008-09-03 (max 2500 UG/L 200 EBZ .66 UG/L 2013-03-19
(max 11000 UG/L 2003-09-23)
EDB < 20 UG/L 2003-09-30 (max 250 3-09-23)
NAPH 61 UG/L 2009-09-24 (max 5100 UG/L 2003-09-23)
PBZN 36 UG/L 2UG/L 2003-09-23)
ETBE < 40 UG/L 2003-09-30 (max 500 UG/L 2003-09-23)
ETHANO009-09-24 (max 3800 UG/L 2003-09-23)
PCA < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
L < .1 MG/L 2007-06-20 (max 43000 MG/L 2003-09-23)
FC11 < 200 UG/L 2003-09-30 (max 2500 UUG/L 2003-09-23)
ETBE < 40 UG/L 2003-09-30 (max 500 UG/L 2003-09-23)
ETHANO PCE 2.7 UG/L 2005-11-28 (max 250 UG/L 2003-09-23)
PHCG 11000 UG/L 2003-09-G/L 2003-09-23)
FC12 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
FE2 2 L< .1 MG/L 2007-06-20 (max 43000 MG/L 2003-09-23)
FC11 < 200 UG/L 2003-09-30 (max 2500 U30
SO4 .23 MG/L 2009-09-24 (max 11000 MG/L 2009-09-24)
STY < 20 UG/L 2003-0G/L 2003-09-23)
FC12 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
FE2 2 MG/L 2009-09-24
GRO .52 MG/L 2013-10-16 (max 4800 MG/L 2005-08-30)
GROC4C12 8200 UG/L 2005-06-16 (max 8400 UG/L 2004-07-22)
GROC6C12 5200 UG/L 2006-12-19 (max 7609-30 (max 11000 UG/L 2003-09-23)

TAME < 40 UG/L 2003-09-30 (max 500 UG/L 2003-09-23)
MG/L 2009-09-24
GRO .52 MG/L 2013-10-16 (max 4800 MG/L 2005-08-30)
GROC4C12 8200 UG/L 2005-06-16 (max 8400 UG/L 2004-07-22)
GROC6C12 5200 UG/L 2006-12-19 (max 760 TBA 11 UG/L 2009-03-05 (max
2500 UG/L 2003-09-23)
TBME < 20 UG/L 2003-09-30 0 UG/L 2006-03-02)
HXO2 < 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
IP(max 430 UG/L 2003-09-23)
TC1112 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
0 UG/L 2006-03-02)
HXO2 < 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
IPBZ 3.6 UG/L 2013-10-16 (max 860 UG/L 2003-09-23)
MEK < 200 UG/L 2003-09-30 (max 2500 UG/ TCA111< 20 UG/L 2003-09-30
(max 250 UG/L 2003-09-23)
TCA112 < 20 UG/L 2003-09-30 (mBZ 3.6 UG/L 2013-10-16 (max 860 UG/L
2003-09-23)
MEK < 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
MIBK < 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
MTBE .25 UG/L 2011-03-09 (max 250 UG/L 2003-09-23)
MTLNCL .32 UG/L 2008-09-03 (max 2500 UG/L L 2003-09-23)
MIBK < 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
MTBE .ax 250 UG/L 2003-09-23)
TCB123 < 20 UG/L 2003-09-30 (max 500 UG/L 2003-09-23)
TCB124 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
TCE .49 UG/L 2009-03-05 (max 2525 UG/L 2011-03-09 (max 250 UG/L
2003-09-23)
MTLNCL .32 UG/L 2008-09-03 (max 2500 UG/L /L 2013-10-16 (max 3800 UG/L
2003-09-23)
PCA < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-0 UG/L 2003-09-23)
TCLME 2.1 UG/L 2004-12-13 (max 250 UG/L 2003-09-23)
TCP2003-09-23)
NAPH 82 UG/L 2011-10-20 (max 5100 UG/L 2003-09-23)
PBZN 8.7 UGL 2012-03-05 (max 3800 UG/L 2003-09-23)
PCA < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-2/L 2013-10-16 (max
3800 UG/L 2003-09-23)
PCA < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
PCE 2.7 UG/L 2005-11-28 (max 250 UG/L 2003-09-23)
PHCG 11000 UG/L 20033)
PCE 2.7 UG/L 2005-11-28 (max 250 UG/L 2003-09-23)
PHCG 11000 UG/L 2003-R123< 100 UG/L 2003-09-30 (max 250 UG/L
2003-09-23)
TMB124 .26 UG/L 2009-03-05 (max 300-09-30
SO4 .23 MG/L 2009-09-24 (max 11000 MG/L 2009-09-24)
STY < 20 UG/L 2009-30
SO4 .23 MG/L 2009-09-24 (max 11000 MG/L 2009-09-24)
STY < 20 UG/L 20023)
PCE 2.7 UG/L 2005-11-28 (max 250 UG/L 2003-09-23)
PHCG 11000 UG/L 2003-09-30
SO4 .23 MG/L 2009-09-24 (max 11000 MG/L 2009-09-24)
STY < 20 UG/L 2003-09-30 (max 11000 UG/L 2003-09-23)
TAME < 40 UG/L 2003-09-30 (max 500 UG/L 2003-09-23)3-09-30 (max 11000
UG/L 2003-09-23)
TAME < 40 UG/L 2003-09-30 (max 500 UG/L 2003-09-23)
VA < 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
VC .4 UG/L 2008-12-11 (max 250 UG/L TBA 15 UG/L 2011-03-09
(max 2500 UG/L 2003-09-23)
TBME < 20 UG/L 2003-09-3003-09-30 (max 11000 UG/L 2003-09-23)
TAME < 40 UG/L 2003-09-30 (max 500 UG/L 2003-09-23)
TBA 15 UG/L 2011-03-09 (max 2500 UG/L 2003-09-23)
TBME < 20 UG/L 2003-09-3 (max 430 UG/L 2003-09-23)
TC1112 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
0 (max 430 UG/L 2003-09-23)
TC1112 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
LO 26 UG/L 2006-12-19 (max 16000 UG/L 2003-09-23)

TBA 15 UG/L 2011-03-09 (max 2500 UG/L 2003-09-23)
TBME < 20 UG/L 2003-09-3 TCA111< 20 UG/L 2003-09-30 (max 250 UG/L
2003-09-23)
TCA112 < 20 UG/L 2003-09-30 0 (max 430 UG/L 2003-09-23)
TC1112 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
TCA111 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
TCA112 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)

TCB123 < 20 UG/L 2003-09-30 (max 500 UG/L 2003-09-23)
TCB124 < 20 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
TCE .49 UG/L 2009-03-05 (max 250 UG/L 2003-09-23)
TCLME 2.1 UG/L 2004-12-13 (max 250 UG/L 2003-09-23)
TCPR123 < 100 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
TMB124 .24 UG/L 2011-03-09 (maxTCPR123< 100 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
TMB124 .24 UG/L 2011-03-09 (max x 250 UG/L 2003-09-23)
TCLME 2.1 UG/L 2004-12-13 (max 250 UG/L 2003-09-23)
TCPR123 < 100 UG/L 2003-09-30 (max 250 UG/L 2003-09-23)
TMB124 .24 UG/L 2011-03-09 (max 30000 UG/L 2003-09-23)
TMB135 .44 UG/L 2011-10-20 (max 1000 UG/L 2003-09-23)
30000 UG/L 2003-09-23)
TMB135 .44 UG/L 2011-10-20 (max 1000 UG/L 2003-09-23)
30000 UG/L 2003-09-23)
TMB135 .44 UG/L 2011-10-20 (max 1000 UG/L 2003-09-23)
VA < 200 UG/L 2003-09-30 (max 2500 UG/L 2003-09-23)
VC .4 UG/L 2008-12-11 (max 250 U/L 2003-09-23)
XYLENES1314 3.6 UG/L 2011-10-20 (max 48000 UG/L 2003-09-23)
G/L 2003-09-23)
XYLENES1314 3.6 UG/L 2011-10-20 (max 48000 UG/L 2003-09-23)
XYLO .28 UG/L 2011-10-20 (max 16000 UG/L 2003-09-23)
XYLO .28 UG/L 2011-10-20 (max 16000 UG/L 2003-09-23)
G/L 2003-09-23)
XYLENES1314 3.6 UG/L 2011-10-20 (max 48000 UG/L 2003-09-23)
XYLO .28 UG/L 2011-10-20 (max 16000 UG/L 2003-09-23)

Monitoring well: MW9 active
lat/long: 34.0633676/-118.3055007
depth to gw: 8.9 - 17.01

Monitoring well: MW9 active
lat/long: 34.0633676/-118.3055007
depth to gw: 8.9 - 17.01
sample data: ACE < 10 UG/L 2003-09-30 (max 1700 UG/L 2003-09-24)

Monitoring well: MW9 active
lat/long: 34.0633676/-118.3055007
depth to gw: 8.9 - 17.01
sampl
Monitoring well: MW9 active
lat/long: 34.0633676/-118.3055007
depth to gw: 8.9 - 17.17
sample data: ACE < 10 UG/L 2003-09-30 (max 1700 UG/L 2003-09-24)
e data: ACE< 10 UG/L 2003-09-30 (max 1700 UG/L 2003-09-24)

Site: UNOCAL #0932
Address: 4006 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 132 - about .4 mile NW of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03702648, .

AQUIFER USED FOR DRINKING WATER SUPPLY

Site: MOBIL #18-LLR
Address: 989 S WESTERN AVE
City: LOS ANGELES
Map Loc: 133 - about .4 mile S of the subject
Status: REM - Remedial Action

The aquifer is potentially impacted. The case, 03700620, is managed by the Regional Water Quality Board.

AQUIFER USED FOR DRINKING WATER SUPPLY

1999-10-13: FREE PRODUCT REMOVAL
1999-11-01: DUAL PHASE EXTRACTION

1999-11-01: DUAL PHASE EXTRACTION
2001-02-15: * HISTORICAL ENFORCEMENT
2001-07-17: STAFF LETTER
2001-09-27: STAFF LETTER
2002-01-14: 13267 REQUIREMENT
2002-04-15: INTERIM REMEDIAL ACTION PLAN
2002-04-15: MONITORING REPORT - QUARTERLY
2002-04-15: SOIL AND WATER INVESTIGATION REPORT
2002-07-15: MONITORING REPORT - QUARTERLY
2002-07-15: OTHER REPORT / DOCUMENT
2002-10-15: INTERIM REMEDIAL ACTION REPORT
2002-10-15: MONITORING REPORT - QUARTERLY
2002-10-28: STAFF LETTER
2003-01-15: MONITORING REPORT - QUARTERLY
2003-01-15: SOIL AND WATER INVESTIGATION REPORT
2003-04-15: MONITORING REPORT - QUARTERLY
2003-04-15: SOIL AND WATER INVESTIGATION REPORT
2003-07-07: SOIL VAPOR EXTRACTION (SVE)
2003-07-15: MONITORING REPORT - QUARTERLY
2003-07-15: OTHER REPORT / DOCUMENT
2003-07-15: SOIL AND WATER INVESTIGATION REPORT
2003-10-15: MONITORING REPORT - QUARTERLY
2003-10-16: SOIL AND WATER INVESTIGATION REPORT
2004-01-15: MONITORING REPORT - QUARTERLY
2004-01-15: SOIL AND WATER INVESTIGATION REPORT
2004-04-15: MONITORING REPORT - QUARTERLY
2004-04-15: SOIL AND WATER INVESTIGATION REPORT
2004-07-15: MONITORING REPORT - QUARTERLY
2004-07-15: SOIL AND WATER INVESTIGATION REPORT
2004-07-28: STAFF LETTER
2004-10-15: MONITORING REPORT - QUARTERLY
2004-10-15: SOIL AND WATER INVESTIGATION REPORT
2005-01-15: MONITORING REPORT - QUARTERLY
2005-01-15: SOIL AND WATER INVESTIGATION REPORT
2005-01-15: WELL INSTALLATION REPORT
2005-04-15: MONITORING REPORT - QUARTERLY
2005-04-15: SOIL AND WATER INVESTIGATION REPORT
2005-05-25: STAFF LETTER
2005-07-15: MONITORING REPORT - QUARTERLY
2005-07-15: SOIL AND WATER INVESTIGATION REPORT
2005-07-15: WELL INSTALLATION REPORT
2005-10-15: MONITORING REPORT - QUARTERLY
2005-10-15: SOIL AND WATER INVESTIGATION REPORT
2006-01-15: MONITORING REPORT - QUARTERLY
2006-01-15: SOIL AND WATER INVESTIGATION REPORT
2006-04-15: MONITORING REPORT - QUARTERLY
2006-04-15: SOIL AND WATER INVESTIGATION REPORT
2006-07-15: MONITORING REPORT - QUARTERLY
2006-07-15: SOIL AND WATER INVESTIGATION REPORT
2006-10-15: MONITORING REPORT - QUARTERLY
2006-10-15: SOIL AND WATER INVESTIGATION REPORT
2007-01-15: MONITORING REPORT - QUARTERLY
2007-01-15: SOIL AND WATER INVESTIGATION REPORT
2007-04-15: MONITORING REPORT - QUARTERLY
2007-04-15: SOIL AND WATER INVESTIGATION REPORT
2007-07-15: MONITORING REPORT - QUARTERLY
2007-07-15: SOIL AND WATER INVESTIGATION REPORT
2007-10-15: MONITORING REPORT - QUARTERLY
2007-10-15: SOIL AND WATER INVESTIGATION REPORT
2008-01-15: MONITORING REPORT - QUARTERLY
2008-01-15: SOIL AND WATER INVESTIGATION REPORT
2008-04-15: MONITORING REPORT - QUARTERLY
2008-04-15: SOIL AND WATER INVESTIGATION REPORT
2008-07-15: CONCEPTUAL SITE MODEL
2008-07-15: MONITORING REPORT - QUARTERLY
2008-10-15: CONCEPTUAL SITE MODEL
2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-15: CONCEPTUAL SITE MODEL
2009-01-15: MONITORING REPORT - QUARTERLY
2009-04-15: CONCEPTUAL SITE MODEL
2009-04-15: MONITORING REPORT - SEMI-ANNUALLY
2009-06-15: STAFF LETTER
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY

2009-10-15: CONCEPTUAL SITE MODEL
2009-10-15: MONITORING REPORT - SEMI-ANNUALLY
2010-01-15: MONITORING REPORT - QUARTERLY
2010-01-15: REMEDIAL PROGRESS REPORT
2010-04-15: CONCEPTUAL SITE MODEL
2010-04-15: MONITORING REPORT - QUARTERLY
2010-10-15: CONCEPTUAL SITE MODEL
2010-10-15: MONITORING REPORT - QUARTERLY
2011-01-15: CONCEPTUAL SITE MODEL
2011-01-15: MONITORING REPORT - QUARTERLY
2011-05-17: WELL INSTALLATION WORKPLAN
2012-07-15: CONCEPTUAL SITE MODEL
2012-10-04: WELL INSTALLATION REPORT
2012-10-15: MONITORING REPORT - SEMI-ANNUALLY
2013-04-15: CONCEPTUAL SITE MODEL
2013-10-15: CONCEPTUAL SITE MODEL
2014-03-19: CORRECTIVE ACTION PLAN / REMEDIAL ACTION PLAN - ADDENDUM
2014-04-15: CONCEPTUAL SITE MODEL
2015-04-15: CONCEPTUAL SITE MODEL
2015-04-20: STAFF LETTER
2015-05-31: WELL INSTALLATION WORKPLAN - REGULATOR RESPONDED
2015-06-16: STAFF LETTER
2015-07-15: MONITORING REPORT - SEMI-ANNUALLY
2015-09-15: WELL INSTALLATION REPORT
2015-11-25: STAFF LETTER
2016-03-16: STAFF LETTER
2016-04-15: INTERIM REMEDIAL ACTION REPORT
2016-04-15: WELL INSTALLATION REPORT
2016-07-15: INTERIM REMEDIAL ACTION REPORT
2016-07-15: WELL INSTALLATION REPORT

Monitoring well: AS1 active
lat/long: 34.0444273/-118.328225
depth to gw: 57.34 - 62.07
sample data: BZ 93.1 UG/L 2003-02-27 (max 78 UG/L 2003-02-27)
BZME 101 UG/L 2003-02-27
ple data: BZ 93.1 UG/L 2003-02-27 (max 2.3 UG/L 2003-02-27)
BZME 101 UG/L 2003-02-27
EBZ 6.7 UG/L 2003-02-27
GRO 1380 UG/L 2003-02-27
XYLENES 43.6 UG/L 2003-02-27
L 2003-02-27

Monitoring well: E01 active
lat/long: 34.053101/-118.3092247
depth to gw: 0 - 65
: BZ 3.7 UG/L 2013-03-08 (max 4770 UG/L 2004-02-10)
BZME .69 UG/L 2011-10-19 (max 560 UG/L 2002-03-07)
DIPE < 2 UG/L 2006-11-06 (max 50 UG/L 2001-09-19)
EBZ 1.7 UG/L 2013-03-08 (max 424 UG/L 2004-02-10)
ETBE < 2 UG/L 2006-11-06 (max 50 UG/L 2001-09-
Monitoring well: E01 active
lat/long: 34.053101/-118.3092247
depth to gw: 0 - 65
sample data19)
ETHANOL < 100 UG/L 2006-11-06 (max 2500 UG/L 2002-03-07)
GRO 5980 UG/L :BZ 1.1 UG/L 2015-08-11 (max 4770 UG/L 2004-02-10)
BZME .69 UG/L 2011-10-19 (max 560 U2003-02-27
GROC4C12 102 UG/L 2008-10-13 (max 2170 UG/L 2005-11-14)
MTBE 1.G/L 2002-03-07)
DIPE < 2 UG/L 2006-11-06 (max 50 UG/L 2001-09-19)
EBZ 14 U5 UG/L 2012-01-16 (max 25 UG/L 2001-09-19)
PHCG 55 UG/L 2013-03-08 (max 17000 UG/L 2004G/L 2015-08-11 (max 424 UG/L 2004-02-10)
ETBE < 2 UG/L 2006-11-06 (max 50 UG/L 2001-09-1UG/L 2013-03-08 (max 424 UG/L 2004-02-10)
ETBE < 2 UG/L 2006-11-06 (max 50 UG/L 2001-09--02-10)
TAME < 2 UG/L 2006-11-06 (max 50 UG/L 2001-09-19)
TBA 6.2 UG/L 200919)
ETHANOL < 100 UG/L 2006-11-06 (max 2500 UG/L 2002-03-07)
GRO 5980 UG/L 9)
ETHANOL < 100 UG/L 2006-11-06 (max 2500 UG/L 2002-03-07)
GRO 5980 UG/L 2-07-29 (max 1300 UG/L 2001-09-19)

XYLENES 1.8 UG/L 2013-03-08 (max 1320 UG/L 2004-02-10003-02-27
GROC4C12 102 UG/L 2008-10-13 (max 2170 UG/L 2005-11-14)
MTBE 1.52003-02-27
GROC4C12 102 UG/L 2008-10-13 (max 2170 UG/L 2005-11-14)
MTBE 1. UG/L 2012-01-16 (max 25 UG/L 2001-09-19)
PHCG 69 UG/L 2015-08-11 (max 17000 UG/L 2004-)
XYLENES1314 65 UG/L 2002-11-13 (max 610 UG/L 2002-03-07)
XYLO 3.7 UG/L 22 UG/L 2008-10-13 (max 25 UG/L 2001-09-19)
PHCG < 100 UG/L 2006-11-06 (max 17000 UG/L 205 UG/L 2012-01-16 (max 25 UG/L 2001-09-19)
PHCG 55 UG/L 2013-03-08 (max 17000 UG/L 2004-02-10)
TAME < 2 UG/L 2006-11-06 (max 50 UG/L 2001-09-19)
TBA 6.2 UG/L 200902-10)
TAME < 2 UG/L 2006-11-06 (max 50 UG/L 2001-09-19)
TBA 19 UG/L 2015-0-07-29 (max 1300 UG/L 2001-09-19)
XYLENES 1.8 UG/L 2013-03-08 (max 1320 UG/L 2004-02-1009-07-29 (max 1300 UG/L 2001-09-19)
XYLENES 1.1 UG/L 2009-07-29 (max 1320 UG/L 2004-02-1-29 (max 1300 UG/L 2001-09-19)
XYLENES 1.8 UG/L 2013-03-08 (max 1320 UG/L 2004-02-10)
XYLENES1314 65 UG/L 2002-11-13 (max 610 UG/L 2002-03-07)
XYLO 3.7 UG/L 200)
XYLENES1314 65 UG/L 2002-11-13 (max 610 UG/L 2002-03-07)
XYLO 3.7 UG/L 210)
XYLENES1314 65 UG/L 2002-11-13 (max 610 UG/L 2002-03-07)
XYLO 3.7 UG/L 2002-11-13 (max 220 UG/L 2002-03-07)
002-11-13 (max 220 UG/L 2002-03-07)
2-11-13 (max 220 UG/L 2002-03-07)

Monitoring well: E02 active
lat/long: 34.0528226/-118.3092128
depth to gw: 0 - 62.59

Monitoring well: E02 active
lat/long: 34.0528226/-118.3092128
depth to gw: 0 - 62.59
sample data: BZ 5.1 UG/L 2013-03-08 (max 26000 UG/L 2004-02-10)
BZME 4.7 UG/L 2012-01-16 (max 32000 UG/L 2002-08-29)
DIPE < 20 UG/L 2006-11-06 (max 500 UG/L 2002-11-13)
EBZ 2.9 UG/L 2013-03-08 (max 3400 UG/L 2002-08-29)
ETBE < 20 UG/L 2006-11-06 (max 500 UG

Monitoring well: E02 active
lat/long: 34.0528226/-118.3092128
depth to gw: 0 - 62.59
sample /L 2002-11-13)
ETHANOL < 1000 UG/L 2006-11-06 (max 25000 UG/L 2002-11-13)
Gdata: BZ .92 UG/L 2015-01-29 (max 26000 UG/L 2004-02-10)
BZME 4.7 UG/L 2012-01-16 (max 32000 UG/L 2002-08-29)
DIPE < 20 UG/L 2006-11-06 (max 500 UG/L 2002-11-13)
ROC4C12 1740 UG/L 2008-10-13 (max 38000 UG/L 2006-02-06)
MTBE 2.2 UG/L 2012-01-16 (max 849 UG/L 2004-02-10)
PHCG 370 UG/L 2013-03-08 (max 154000 UG/L 2004-02-10)
EBZ 1.1 UG/L 2015-08-11 (max 3400 UG/L 2002-08-29)
ETBE < 20 UG/L 2006-11-06 (max 500 UGTAME 2.51 UG/L 2007-02-05 (max 500 UG/L 2002-11-13)
TBA 8.5 UG/L 2012-07-16 (max 14000/L 2002-11-13)
ETHANOL < 1000 UG/L 2006-11-06 (max 25000 UG/L 2002-11-13)
GL 2002-11-13)
ETHANOL < 1000 UG/L 2006-11-06 (max 25000 UG/L 2002-11-13)
GR UG/L 2009-01-21)
TMB124 3.7 UG/L 2013-03-08
TMB135 1.3 UG/L 2013-03-08
OC4C12 1740 UG/L 2008-10-13 (max 38000 UG/L 2006-02-06)
MTBE 41 UG/L 2010-01-25 (max 84ROC4C12 1740 UG/L 2008-10-13 (max 38000 UG/L 2006-02-06)
MTBE 2.2 UG/L 2012-01-16 (max XYLENES 9.3 UG/L 2013-03-08 (max 16900 UG/L 2004-02-10)
XYLENES1314 9300 UG/L 849 UG/L 2004-02-10)
PHCG 140 UG/L 2015-01-29 (max 154000 UG/L 2004-02-10)
9 UG/L 2004-02-10)
PHCG 1300 UG/L 2010-01-25 (max 154000 UG/L 2004-02-10)
TAME 2.51 UG/L 2007-02-05 (max 500 UG/L 2002-11-13)

TBA 11 UG/L 2015-01-29 (max 14000 2002-11-13 (max 16000 UG/L 2002-08-29)
XYLO 4500 UG/L 2002-11-13 (max 8500 UG/L 2002-08TAME 2.51 UG/L 2007-02-05 (max 500 UG/L 2002-11-13)
TBA 8.5 UG/L 2012-07-16 (max 14000 UG/L 2009-01-21)
XYLENES 150 UG/L 2010-01-25 (max 16900 UG/L 2004-02-10)
-29)
UG/L 2009-01-21)
TMB124 3.7 UG/L 2013-03-08
TMB135 1.3 UG/L 2013-03-08
XYLENES 9.3 UG/L 2013-03-08 (max 16900 UG/L 2004-02-10)
XYLENES1314 9300 UG/L 2XYLENES1314 9300 UG/L 2002-11-13 (max 16000 UG/L 2002-08-29)
XYLO 4500 UG/L 2002-11-13 (max 8500 UG/L 2002-08-29)
002-11-13 (max 16000 UG/L 2002-08-29)
XYLO 4500 UG/L 2002-11-13 (max 8500 UG/L 2002-08-29)

Monitoring well: E03 active
lat/long: 34.0529792/-118.3095468
depth to gw: 0 - 72.45

Monitoring well: E03 active
lat/long: 34.0529792/-118.3095468
depth to gw: 0 - 72.45
sample data: BZ .54 UG/L 2012-07-16 (max 15500 UG/L 2003-02-27)

Monitoring well: E03 active
lat/long: 34.0529792/-118.3095468
depth to gw: 0 - 62.13
sample
Monitoring well: E03 active
lat/long: 34.0529792/-118.3095468
depth to gw: 0 - 72.45
sample data: BZ 2.9 UG/L 2010-01-25 (max 15500 UG/L 2003-02-27)
data: BZ 68 UG/L 2015-08-11 (max 15500 UG/L 2003-02-27)

Monitoring well: MW05 no access
lat/long: 34.053118/-118.3091174
depth to gw: 0 - 63.21

Monitoring well: MW05 no access
lat/long: 34.053118/-118.3091174
depth to gw: 0 - 63.21
sample data: BZ .38 UG/L 2012-01-17 (max 580 UG/L 2002-08-28)
BZME .25 UG/L 2008-10-13 (max 1300 UG/L 2001-11-07)
DIPE < 2 UG/L 2006-11-07
EBZ .73 UG/L 2008-10-13 (ma
Monitoring well: MW05 no access
lat/long: 34.053118/-118.3091174
depth to gw: 0 - 63.21
samp
Monitoring well: MW05 no access
lat/long: 34.053118/-118.3091174
depth to gw: 0 - 63.58
sample data: BZ .36 UG/L 2010-01-27 (max 580 UG/L 2002-08-28)
BZME .25 UG/L 2008-10-13 (maxx 140 UG/L 2001-11-07)
ETBE < 2 UG/L 2006-11-07
ETHANOL < 100 UG/L 2006-11-07
GRO 187 UG/L 2003-02-28 (max 3000 UG/L 2001-11-07)
GROC4C12 258 UG/L 2008-le data:BZ .38 UG/L 2012-01-17 (max 580 UG/L 2002-08-28)
BZME 2.3 UG/L 2015-08-12 (max 1300 UG/L 2001-11-07)
DIPE < 2 UG/L 2006-11-07
EBZ 8.3 UG/L 2015-08-12 (ma05-06
MTBE < 1 UG/L 2006-11-07 (max 5.06 UG/L 2005-11-15)
PHCG < 100 UG/L 20x 140 UG/L 2001-11-07)
ETBE < 2 UG/L 2006-11-07
ETHANOL < 100 UG/L 2006-11-07
GRO 187 UG/L 2003-02-28 (max 3000 UG/L 2001-11-07)
GROC4C12 258 UG/L 2008-06-11-07 (max 1200 UG/L 2002-08-28)
TAME .55 UG/L 2007-02-06 (max 2 UG/L 2002-03-06)
x 140 UG/L 2001-11-07)
ETBE < 2 UG/L 2006-11-07

ETHANOL < 100 UG/L 2006-11-07
GRO 187 UG/L 2003-02-28 (max 3000 UG/L 2001-11-07)
GROC4C12 258 UG/L 2008-05-06
MTBE < 1 UG/L 2006-11-07 (max 5.06 UG/L 2005-11-15)
PHCG < 100 UG/L 20 (max 660 UG/L 2001-11-07)
XYLENES1314 54 UG/L 2002-08-28
XYLO 32 UG/L 20005-06
MTBE < 1 UG/L 2006-11-07 (max 5.06 UG/L 2005-11-15)
PHCG 120 UG/L 201 TBA 8.9 UG/L 2010-01-27 (max 210 UG/L 2002-08-28)
XYLENES 1.82 UG/L 2008-10-06-11-07 (max 1200 UG/L 2002-08-28)
TAME .55 UG/L 2007-02-06 (max 2 UG/L 2002-03-06)
2-08-28 (max 54 UG/L 2002-03-06)
5-08-12 (max 1200 UG/L 2002-08-28)
TAME .55 UG/L 2007-02-06 (max 2 UG/L 2002-03-06)
TBA 53 UG/L 2015-01-28 (max 210 UG/L 2002-08-28)
XYLENES 2.3 UG/L 2015-08-12 13 (max 660 UG/L 2001-11-07)
XYLENES1314 54 UG/L 2002-08-28
XYLO 32 UG/L 2 (max 660 UG/L 2001-11-07)
XYLENES1314 2.3 UG/L 2015-08-12 (max 54 UG/L 2002-08-28)
002-08-28 (max 54 UG/L 2002-03-06)
XYLO 32 UG/L 2002-08-28
2-08-28 (max 54 UG/L 2002-03-06)

Monitoring well: MW06 no access
lat/long: 34.0528862/-118.30912
depth to gw: 0 - 62.91

Monitoring well: MW06 no access
lat/long: 34.0528862/-118.30912
depth to gw: 0 - 62.91
sample data: BZ 1.2 UG/L 2013-03-08 (max 8100 UG/L 2002-08-28)
BZME .34 UG/L 2012-01-17 (max 260 UG/L 2002-06-13)
DIPE < 2 UG/L 2006-11-07 (max 100 UG/L 2002-08-28)
EB
Monitoring well: MW06 no access
lat/long: 34.0528862/-118.30912
depth to gw: 0 - 62.91
samplZ .65 UG/L 2012-07-18 (max 520 UG/L 2002-08-28)
ETBE < 2 UG/L 2006-11-07 (max 100 UG/L
Monitoring well: MW06 no access
lat/long: 34.0528862/-118.30912
depth to gw: 0 - 62.91
sample data: BZ 2.7 UG/L 2010-01-27 (max 8100 UG/L 2002-08-28)
BZME .81 UG/L 2009-07-27 (max 260 UG/L 2002-06-13)
DIPE < 2 UG/L 2006-11-07 (max 100 UG/L 2002-08-28)
EB2002-08-28)
ETHANOL < 100 UG/L 2006-11-07 (max 5000 UG/L 2002-08-28)
GRO 11e data:BZ .86 UG/L 2015-08-12 (max 8100 UG/L 2002-08-28)
BZME 5.9 UG/L 2015-08-12 (max 260 UG/L 2002-06-13)
DIPE < 2 UG/L 2006-11-07 (max 100 UG/L 2002-08-28)
EB600 UG/L 2003-02-28
GROC4C12 129 UG/L 2008-10-13 (max 453 UG/L 2007-02-06)
Z .88 UG/L 2010-01-27 (max 520 UG/L 2002-08-28)
ETBE < 2 UG/L 2006-11-07 (max 100 UG/L 2002-08-28)
ETHANOL < 100 UG/L 2006-11-07 (max 5000 UG/L 2002-08-28)
GRO 11MTBE .48 UG/L 2007-02-06 (max 50 UG/L 2002-08-28)
PHCG 53 UG/L 2011-04-21 (max 11100 UGZ 1.3 UG/L 2015-08-12 (max 520 UG/L 2002-08-28)
ETBE < 2 UG/L 2006-11-07 (max 100 UG/L /L 2004-02-11)
TAME 3.03 UG/L 2007-02-06 (max 100 UG/L 2002-08-28)
TBA 152002-08-28)
ETHANOL < 100 UG/L 2006-11-07 (max 5000 UG/L 2002-08-28)
GRO 11600 UG/L 2003-02-28
GROC4C12 129 UG/L 2008-10-13 (max 453 UG/L 2007-02-06)
UG/L 2011-04-21 (max 500 UG/L 2002-08-28)
XYLENES 6.6 UG/L 2012-01-17 (max 255 UG/L 20600 UG/L 2003-02-28
GROC4C12 129 UG/L 2008-10-13 (max 453 UG/L 2007-02-06)
MTBE .48 UG/L 2007-02-06 (max 50 UG/L 2002-08-28)
PHCG 52 UG/L 2009-07-27 (max 11100 UG/L 2004-02-11)
TAME 3.03 UG/L 2007-02-06 (max 100 UG/L 2002-08-28)
TBA 4.05-02-08)
XYLENES1314 440 UG/L 2002-08-28

XYLO 440 UG/L 2002-08-28
MTBE .48 UG/L 2007-02-06 (max 50 UG/L 2002-08-28)
PHCG 53 UG/L 2011-04-21 (max 11100 UG/L 2004-02-11)
TAME 3.03 UG/L 2007-02-06 (max 100 UG/L 2002-08-28)
TBA 127 UG/L 2010-01-27 (max 500 UG/L 2002-08-28)
XYLENES 1.5 UG/L 2010-01-27 (max 255 UG/L 2 UG/L 2015-08-12 (max 500 UG/L 2002-08-28)
XYLENES 7.8 UG/L 2015-08-12 (max 255 UG/L 20005-02-08)
XYLENES1314 440 UG/L 2002-08-28
XYLO 440 UG/L 2002-08-28
05-02-08)
XYLENES1314 5.7 UG/L 2015-08-12 (max 440 UG/L 2002-08-28)
XYLO 2.1 UG/L 2015-08-12 (max 440 UG/L 2002-08-28)

Monitoring well: MW07 no access
lat/long: 34.0527275/-118.3093518
depth to gw: 0 - 60.92

Monitoring well: MW07 no access
lat/long: 34.0527275/-118.3093518
depth to gw: 0 - 60.92
sample data: BZ 1.4 UG/L 2013-03-08 (max 50000 UG/L 2002-08-29)
BZME 7.5 UG/L 2013-03-08 (
Monitoring well: MW07 no access
lat/long: 34.0527275/-118.3093518
depth to gw: 0 - 60.92
sammax 55000 UG/L 2002-08-29)
DCA12 .64 UG/L 2013-03-08 (max 7.5 UG/L 2013-03-08)
DIPE < 100 UG/L 2006-11-07
EBZ 2.6 UG/L 2013-03-08 (max 3400 UG/L 2002-08-29)

Monitoring well: MW07 no access
lat/long: 34.0527275/-118.3093518
depth to gw: 0 - 60.92
sample data: BZ 3.3 UG/L 2009-07-27 (max 50000 UG/L 2002-08-29)
BZME 57.9 UG/L 2008-10-13 ETBE< 100 UG/L 2006-11-07
ETHANOL < 5000 UG/L 2006-11-07
GROC4C12 212(max 55000 UG/L 2002-08-29)
DIPE < 100 UG/L 2006-11-07
EBZ 11 UG/L 2010-01-27
Monitoring well: MW07 no access
lat/long: 34.0527275/-118.3093518
depth to gw: 0 - 60.92
sample data: BZ 1 UG/L 2014-08-28 (max 50000 UG/L 2002-08-29)
BZME 9.9 UG/L 2014-08-28 (ma (max 3400 UG/L 2002-08-29)
ETBE < 100 UG/L 2006-11-07
ETHANOL < 5000 UG/L 20 UG/L 2008-10-13 (max 28200 UG/L 2006-02-07)
MTBE 3 UG/L 2012-07-17 (max 42000 UG/L 20ple data:BZ 1.6 UG/L 2015-01-29 (max 50000 UG/L 2002-08-29)
BZME 2.2 UG/L 2015-01-29 (x 55000 UG/L 2002-08-29)
DCA12 .64 UG/L 2013-03-08 (max 120 UG/L 2013-03-08)
DIPE < 100 UG/L 2006-11-07
EBZ 110 UG/L 2014-08-28 (max 3400 UG/L 2002-08-29)
02-08-29)
PHCG 230 UG/L 2013-03-08 (max 285000 UG/L 2004-02-11)
TAME 5.57 max 55000 UG/L 2002-08-29)
DCA12 .64 UG/L 2013-03-08 (max 2.2 UG/L 2013-03-08)
DIPE < 100 UG/L 2006-11-07
EBZ 5.9 UG/L 2015-01-29 (max 3400 UG/L 2002-08-29)
3 UG/L 2010-01-27 (max 42000 UG/L 2002-08-29)
PHCG 660 UG/L 2010-01-27 (max 285000 UG/L UG/L 2008-07-11 (max 100 UG/L 2006-05-08)
TBA 430 UG/L 2013-03-08 (max 130000 UG/L 2002 ETBE< 100 UG/L 2006-11-07
ETHANOL < 5000 UG/L 2006-11-07
GROC4C12 212-08-29)
TMB124 7 UG/L 2013-03-08
TMB135 1.7 UG/L 2013-03-08
XYUG/L 2008-10-13 (max 28200 UG/L 2006-02-07)
MTBE 3 UG/L 2012-07-17 (max 42000 UG/L 2002-08-29)
PHCG 39000 UG/L 2014-08-28 (max 285000 UG/L 2004-02-11)
TAME 5.57 0 UG/L 2008-10-13 (max 28200 UG/L 2006-02-07)

MTBE 3 UG/L 2012-07-17 (max 42000 UG/L 20LENES 25 UG/L 2013-03-08 (max 28400 UG/L 2004-05-11)
XYLENES1314 17000 UG/L 2002-08-29 UG/L 2010-01-27 (max 130000 UG/L 2002-08-29)
XYLENES 14 UG/L 2009-01-19 (max 28400 UG/L XYLO 7700 UG/L 2002-08-29
02-08-29)
PHCG 440 UG/L 2015-08-12 (max 285000 UG/L 2004-02-11)
TAME 5.57 UG/L 2008-07-11 (max 100 UG/L 2006-05-08)
TBA 79 UG/L 2014-08-28 (max 130000 UG/L 2002-08-29)
TMB124 7 UG/L 2013-03-08
TMB135 1.7 UG/L 2013-03-08
XYLUG/L 2008-07-11 (max 100 UG/L 2006-05-08)
TBA 87 UG/L 2015-08-12 (max 130000 UG/L 2002-08-29)
TMB124 7 UG/L 2013-03-08
TMB135 1.7 UG/L 2013-03-08
XYLENES 2400 UG/L 2014-08-28 (max 28400 UG/L 2004-05-11)
XYLENES1314 1200 UG/L 2014-08-28 (max 17000 UG/L 2002-08-29)
XYLO 1100 UG/L 2014-08-28 (max 7700 UG/L 2002-08-29)
ENES 19 UG/L 2015-01-29 (max 28400 UG/L 2004-05-11)
XYLENES1314 11 UG/L 2015-01-29 (max 17000 UG/L 2002-08-29)
XYLO 8.2 UG/L 2015-01-29 (max 7700 UG/L 2002-08-29)

Monitoring well: MW08 no access
lat/long: 34.0529217/-118.3089761
depth to gw: 0 - 61.83

Monitoring well: MW08 no access
lat/long: 34.0529217/-118.3089761
depth to gw: 0 - 61.83
sample data: BZ 5.6 UG/L 2013-03-08 (max 2700 UG/L 2006-08-08)

Monitoring well: MW08 no access
lat/long: 34.0529217/-118.3089761
depth to gw: 0 - 61.83
sam
Monitoring well: MW08 no access
lat/long: 34.0529217/-118.3089761
depth to gw: 0 - 62.3
sampple data: BZ 5.6 UG/L 2013-03-08 (max 2700 UG/L 2006-08-08)
le data: BZ 1.4 UG/L 2015-08-12 (max 2700 UG/L 2006-08-08)

Monitoring well: MW09R active
lat/long: 34.0530309/-118.3095772
depth to gw: 0 - 66.45

Monitoring well: MW09R active
lat/long: 34.0530309/-118.3095772
depth to gw: 0 - 66.45

Monitoring well: MW09R active
lat/long: 34.0530309/-118.3095772
depth to gw: 0 - 66.45

Monitoring well: MW09R active
lat/long: 34.0530309/-118.3095772
depth to gw: 0 - 66.45

Monitoring well: MW10 no access
lat/long: 34.0525443/-118.3093532
depth to gw: 0 - 61.72

Monitoring well: MW10 no access
lat/long: 34.0525443/-118.3093532
depth to gw: 0 - 61.72
sample data: BZ 150 UG/L 2013-03-08 (max 11000 UG/L 2003-08-20)
BZME 2 UG/L 2013-03-08 (mamax 117 UG/L 2003-08-20)
DIPE < 10 UG/L 2006-11-07
EBZ .26 UG/L 2010-01-26 x 117 UG/L 2003-08-20)
DIPE < 10 UG/L 2006-11-07
EBZ 3.9 UG/L 2013-03-08 (m(max 588 UG/L 2003-08-20)
ETBE < 10 UG/L 2006-11-07
ETHANOL < 500 UG/L 2006-11

Monitoring well: MW10 no access
lat/long: 34.0525443/-118.3093532
depth to gw: 0 - 61.72
samax 588 UG/L 2003-08-20)
ETBE < 10 UG/L 2006-11-07
ETHANOL < 500 UG/L 2006-11-0-07
GRO 19500 UG/L 2003-02-28
GROC4C12 508 UG/L 2008-10-14 (max 4730 UG/L 7
GRO 19500 UG/L 2003-02-28
GROC4C12 508 UG/L 2008-10-14 (max 4730 UG/L 20
Monitoring well: MW10 no access
lat/long: 34.0525443/-118.3093532
depth to gw: 0 - 61.72
sample data: BZ 17 UG/L 2014-08-28 (max 11000 UG/L 2003-08-20)
BZME 2.8 UG/L 2014-02-20 (m07-08-01)
MTBE 21 UG/L 2013-03-08 (max 2560 UG/L 2003-08-20)
PHCG 520 UG/L2007-08-01)
MTBE 44 UG/L 2010-01-26 (max 2560 UG/L 2003-08-20)
PHCG 70 UG/ax 117 UG/L 2003-08-20)
DIPE < 10 UG/L 2006-11-07
EBZ 7.2 UG/L 2014-02-20 (ple data:BZ 160 UG/L 2015-01-29 (max 11000 UG/L 2003-08-20)
BZME 1.1 UG/L 2015-01-29 (2013-03-08 (max 16700 UG/L 2003-05-16)
TAME 5.52 UG/L 2008-07-11 (max 20 UG/L 2005-07-L 2010-01-26 (max 16700 UG/L 2003-05-16)
TAME 5.52 UG/L 2008-07-11 (max 20 UG/L 2005-07max 117 UG/L 2003-08-20)
DIPE < 10 UG/L 2006-11-07
EBZ 2.9 UG/L 2015-01-29 (max 588 UG/L 2003-08-20)
ETBE < 10 UG/L 2006-11-07
ETHANOL < 500 UG/L 2006-11-28)
TBA 340 UG/L 2010-01-26 (max 43200 UG/L 2004-08-09)
XYLENES .53 UG/L 07
GRO 19500 UG/L 2003-02-28
GROC4C12 508 UG/L 2008-10-14 (max 4730 UG/L 228)
TBA 2400 UG/L 2013-03-08 (max 43200 UG/L 2004-08-09)
XYLENES 5.7 UG/L -07
GRO 19500 UG/L 2003-02-28
GROC4C12 508 UG/L 2008-10-14 (max 4730 UG/L 007-08-01)
MTBE 5.5 UG/L 2014-08-28 (max 2560 UG/L 2003-08-20)
PHCG 84 UG/2013-03-08 (max 1710 UG/L 2003-08-20)
XYLENES1314 100 UG/L 2002-08-28
XYLO 22 UG/L 2002-08-28
2007-08-01)
MTBE 9.2 UG/L 2015-08-12 (max 2560 UG/L 2003-08-20)
PHCG 200 UL 2014-08-28 (max 16700 UG/L 2003-05-16)
TAME 5.52 UG/L 2008-07-11 (max 20 UG/L 2005-07-28)
TBA 780 UG/L 2014-08-28 (max 43200 UG/L 2004-08-09)
XYLENES 48 UG/L 2G/L 2015-08-12 (max 16700 UG/L 2003-05-16)
TAME 5.52 UG/L 2008-07-11 (max 20 UG/L 2005-07-28)
TBA 1900 UG/L 2015-08-12 (max 43200 UG/L 2004-08-09)
XYLENES 2.1 UG/L 2015-01-29 (max 1710 UG/L 2003-08-20)
XYLENES1314 2.1 UG/L 2015-01-29 (max 100 UG/L 08-28)
XYLO 18 UG/L 2014-02-20 (max 22 UG/L 2002-08-28)
2002-08-28)
XYLO 18 UG/L 2014-02-20 (max 22 UG/L 2002-08-28)

Monitoring well: MW11 no access
lat/long: 34.0525437/-118.3086081
depth to gw: 0 - 59.58

Monitoring well: MW11 no access
lat/long: 34.0525437/-118.3086081
depth to gw: 0 - 59.58
sample data: BTBZN 25 UG/L 2013-03-08
BTBZS 11 UG/L 2013-03-08
BZ 79 UG/L 2013-03-08 (max 56000 UG/L 2006-03-26)
BZME 45 UG/L 2013-03-08 (max 150000 UG/L 2006-03-25)
max 150000 UG/L 2006-03-25)
DIPE < 2 UG/L 2006-11-07 (max 20 UG/L 2002-08-28)
CYMP 4.7 UG/L 2013-03-08
DIPE < 2 UG/L 2006-11-07 (max 20 UG/L 2002-08-28)

Monitoring well: MW11 no access

lat/long: 34.0525437/-118.3086081
depth to gw: 0 - 59.58
sam EBZ 42 UG/L 2013-03-08 (max 53000 UG/L 2006-03-25)
ETBE < 2 UG/L 2006-11-07G/L 2002-08-28)
ETHANOL < 100 UG/L 2006-11-07 (max 1000 UG/L 2002-08-28)
GR
Monitoring well: MW11 no access
lat/long: 34.0525437/-118.3086081
depth to gw: 0 - 60.35
sample data: BTBZN 25 UG/L 2013-03-08
BTBZS 11 UG/L 2013-03-08
BZ 79 UG/L 2013- (max 20 UG/L 2002-08-28)
ETHANOL < 100 UG/L 2006-11-07 (max 1000 UG/L 2002-08-28)
03-08 (max 56000 UG/L 2006-03-26)
BZME 45 UG/L 2013-03-08 (max 150000 UG/L 2006-03-25)
OC4C12 11400 UG/L 2008-10-14 (max 54500 UG/L 2007-08-01)
GROC6C12 3800 PPMV 2006-03-26 ple data:BTBZN 25 UG/L 2013-03-08
BTBZS 11 UG/L 2013-03-08
BZ 79 UG/L 2013- CYMP 4.7 UG/L 2013-03-08
DIPE < 2 UG/L 2006-11-07 (max 20 UG/L 2002-08-28)
(max 4200 PPMV 2006-03-25)
MTBE 7.3 UG/L 2010-01-26 (max 3000 UG/L 2006-03-25)
03-08 (max 56000 UG/L 2006-03-26)
BZME 45 UG/L 2013-03-08 (max 150000 UG/L 2006-03-25)
CYMP 4.7 UG/L 2013-03-08
DIPE < 2 UG/L 2006-11-07 (max 20 UG/L 2002-08-28)
006-03-26 (max 4200 PPMV 2006-03-25)
IPBZ 8.2 UG/L 2013-03-08
MTBE 7.9 UG/ EBZ 42 UG/L 2013-03-08 (max 53000 UG/L 2006-03-25)
ETBE < 2 UG/L 2006-11-07L 2013-03-08 (max 3000 UG/L 2006-03-25)
NAPH 44 UG/L 2013-03-08
PBZN 30 UGax 20 UG/L 2002-08-28)
TBA 61 UG/L 2010-01-26 (max 3000 UG/L 2006-03-25)
X (max 20 UG/L 2002-08-28)
ETHANOL < 100 UG/L 2006-11-07 (max 1000 UG/L 2002-08-28)
/L 2013-03-08
PHCG 6100 UG/L 2013-03-08 (max 150000 UG/L 2010-07-29)
TAME YLENES 58 UG/L 2010-01-26 (max 10800 UG/L 2004-02-10)
XYLENES1314 110000 PPBV 2006-03-26 GROC4C12 11400 UG/L 2008-10-14
(max 54500 UG/L 2007-08-01)
GROC6C12 3800 PPMV 2006-03-26 (max 4200 PPMV 2006-03-25)
IPBZ 8.2 UG/L 2013-03-08
MTBE 7.9 UG/6.91 UG/L 2007-02-06 (max 20 UG/L 2002-08-28)
TBA 41 UG/L 2013-03-08 (max 3000 UG/L 200006-03-26 (max 4200 PPMV
2006-03-25)
IPBZ 8.2 UG/L 2013-03-08
MTBE 7.9 UG/6-03-25)
TMB124 340 UG/L 2013-03-08
TMB135 11 UG/L 2013-03-08
L 2013-03-08 (max 3000 UG/L 2006-03-25)
NAPH 44 UG/L 2013-03-08
PBZN 30 UG/L 2013-03-08
PHCG 6100 UG/L 2013-03-08 (max 150000 UG/L 2010-07-29)
TAME L 2013-03-08 (max 3000 UG/L 2006-03-25)
NAPH 44 UG/L 2013-03-08
PBZN 30 UGXYLENES 440 UG/L 2013-03-08 (max 76000 UG/L 2010-07-29)
XYLENES1314 110000 PPBV 2006-03-2/L 2013-03-08
PHCG 6100 UG/L 2013-03-08 (max 150000 UG/L 2010-07-29)
TAME 6.91 UG/L 2007-02-06 (max 20 UG/L 2002-08-28)
TBA 41 UG/L 2013-03-08 (max 3000 UG/L 2006.91 UG/L 2007-02-06 (max 20
UG/L 2002-08-28)
TBA 41 UG/L 2013-03-08 (max 3000 UG/L 2006-03-25)
TMB124 340 UG/L 2013-03-08
TMB135 11 UG/L 2013-03-08
XYLENES 440 UG/L 2013-03-08 (max 76000 UG/L 2010-07-29)
XYLENES1314 110000 PPBV 2006-03-26 (max 150000 PPBV 2006-03-25)
XYLO 38000 PPBV 2006-03-26 (max 55000 PPBV 2006-03-25)
XYLENES 440 UG/L 2013-03-08 (max 76000 UG/L 2010-07-29)
XYLENES1314 110000 PPBV 2006-03-26 (max 150000 PPBV 2006-03-25)
XYLO 38000 PPBV 2006-03-26 (max 55000 PPBV 2006-03-25)

Monitoring well: MW12 no access
lat/long: 34.0522558/-118.3091363

depth to gw: 0 - 64.55

Monitoring well: MW12 no access
lat/long: 34.0522558/-118.3091363
depth to gw: 0 - 64.55
sample data: BZ 8890 UG/L 2008-05-06
BZME 737 UG/L 2008-05-06
DIPE < 2 UG/L 2006-11-07
EBZ 317 UG/L 2008-05-06
ETBE .7 UG/L 2008-05-06 (max 2 UG/L 2002-03-07)
ETHANOL < 100 UG/L 2006-11-07
GRO 112 UG/L 2002-06-13
GROC
Monitoring well: MW12 no access
lat/long: 34.0522558/-118.3091363
depth to gw: 0 - 64.55
sam4C12 29400 UG/L 2008-05-06
MTBE 4260 UG/L 2008-05-06
PHCG 130 UG/L 2006-11-0ple data:BZ 2.6 UG/L 2012-01-17 (max 8890 UG/L 2008-05-06)
BZME .29 UG/L 2012-01-17 (m7
TAME .92 UG/L 2007-02-06 (max 4.73 UG/L 2005-11-15)
TBA 29400 UG/L 2008-ax 737 UG/L 2008-05-06)
DIPE < 2 UG/L 2006-11-07
EBZ 1.6 UG/L 2012-01-17 (m05-06
XYLENES 215 UG/L 2008-05-06
XYLENES1314 < 1 UG/L 2002-08-28 (max 1.3 U
Monitoring well: MW12 no access
lat/long: 34.0522558/-118.3091363
depth to gw: 0 - 64.55
samax 317 UG/L 2008-05-06)
ETBE .7 UG/L 2008-05-06 (max 2 UG/L 2002-03-07)
ETG/L 2002-03-07)
XYLO < 1 UG/L 2002-08-28
HANOL < 100 UG/L 2006-11-07
GRO 112 UG/L 2002-06-13
GROC4C12 29400 UG/L 2008-
Monitoring well: MW12 no access
lat/long: 34.0522558/-118.3091363
depth to gw: 0 - 64.55
sample data: BZ 2.6 UG/L 2012-01-17 (max 8890 UG/L 2008-05-06)
BZME .29 UG/L 2012-01-17 (m05-06
MTBE 11 UG/L 2012-07-18 (max 4260 UG/L 2008-05-06)
PHCG 54 UG/L 2012ax 737 UG/L 2008-05-06)
DIPE < 2 UG/L 2006-11-07
EBZ 1.6 UG/L 2012-01-17 (mple data:BZ 2.6 UG/L 2012-01-17 (max 8890 UG/L 2008-05-06)
BZME .29 UG/L 2012-01-17 (m-01-17 (max 130 UG/L 2005-02-08)
TAME .92 UG/L 2007-02-06 (max 4.73 UG/L 2005-11-15)
ax 737 UG/L 2008-05-06)
DIPE < 2 UG/L 2006-11-07
EBZ 1.6 UG/L 2012-01-17 (m TBA 130 UG/L 2012-07-18 (max 29400 UG/L 2008-05-06)
XYLENES 7 UG/L 2012-01-1HANOL< 100 UG/L 2006-11-07
GRO 112 UG/L 2002-06-13
GROC4C12 29400 UG/L 2008-ax 317 UG/L 2008-05-06)
ETBE .7 UG/L 2008-05-06 (max 2 UG/L 2002-03-07)
ET05-06
MTBE 11 UG/L 2012-07-18 (max 4260 UG/L 2008-05-06)
PHCG 54 UG/L 20127 (max 215 UG/L 2008-05-06)
XYLENES1314 < 1 UG/L 2002-08-28 (max 1.3 UG/L 2002-03-07)
HANOL < 100 UG/L 2006-11-07
GRO 112 UG/L 2002-06-13
GROC4C12 29400 UG/L 2008- XYLO< 1 UG/L 2002-08-28
-01-17 (max 130 UG/L 2005-02-08)
TAME .92 UG/L 2007-02-06 (max 4.73 UG/L 2005-11-15)
05-06
MTBE 11 UG/L 2012-07-18 (max 4260 UG/L 2008-05-06)
PHCG 54 UG/L 2012 TBA 130 UG/L 2012-07-18 (max 29400 UG/L 2008-05-06)
XYLENES 7 UG/L 2012-01-1-01-17 (max 130 UG/L 2005-02-08)
TAME .92 UG/L 2007-02-06 (max 4.73 UG/L 2005-11-15)
TBA 130 UG/L 2012-07-18 (max 29400 UG/L 2008-05-06)

XYLENES 7 UG/L 2012-01-17 (max 215 UG/L 2008-05-06)
XYLENES1314 < 1 UG/L 2002-08-28 (max 1.3 UG/L 2002-03-07)
XYLO < 1 UG/L 2002-08-28
7 (max 215 UG/L 2008-05-06)
XYLENES1314 < 1 UG/L 2002-08-28 (max 1.3 UG/L 2002-03-07)
XYLO < 1 UG/L 2002-08-28

Monitoring well: MW13 no access
lat/long: 34.0517619/-118.3079173
depth to gw: 0 - 59.22

Monitoring well: MW13 no access
lat/long: 34.0517619/-118.3079173
depth to gw: 0 - 55
sample data: BZ 4.1 UG/L 2009-10-27 (max 6.8 UG/L 2009-01-20)
BZME 12 UG/L 2009-10-27 (max 23 UG/L 2009-01-20)
DIPE < 2 UG/L 2006-11-07
EBZ 1.9 UG/L 2009-10-27 (max 4.7 UG/L 2004-02-12)
ETBE < 2 UG/L 2006-11-07
ETHANOL < 100 UG/L 2006-11-07
GROC4C12 50.7 UG/L 2008-05-05 (max 63.8 UG/L 2005-11-14)
MTBE < 1 UG/L 2006-11-07 (max 50.7 UG/L 2001-09-19)
PHCG 61 UG/L 2009-10-27 (max 798 UG/L 2004-02-12)

Monitoring well: MW13 no access
lat/long: 34.0517619/-118.3079173
depth to gw: 0 - 59.22
sam TAME .63 UG/L 2008-05-05 (max 2 UG/L 2002-03-06)
TBA 4.6 UG/L 2009-04-29 (max 50ple data:BZ 3.1 UG/L 2013-03-08 (max 6.8 UG/L 2009-01-20)
BZME 12 UG/L 2009-10-27 (max 23 UG/L 2009-01-20)
DIPE < 2 UG/L 2006-11-07
EBZ 1.6 UG/L 2013-03-08 (max 4.7 UG/L 2004-02-12)
ETBE < 2 UG/L 2006-11-07
ETHANOL < 100 UG/L 2006-11-07
NES1314 .34 UG/L 2002-08-29 (max 1 UG/L 2002-03-06)
XYLO < 1 UG/L 2002-08-29

Monitoring well: MW13 no access
lat/long: 34.0517619/-118.3079173
depth to gw: 0 - 59.22
sam GROC4C12 50.7 UG/L 2008-05-05 (max 63.8 UG/L 2005-11-14)
MTBE .48 UG/L 2012-
Monitoring well: MW13 no access
lat/long: 34.0517619/-118.3079173
depth to gw: 0 - 59.22
sample data: BZ 3.1 UG/L 2013-03-08 (max 6.8 UG/L 2009-01-20)
BZME 12 UG/L 2009-10-27 (maxple data:BZ 3.1 UG/L 2013-03-08 (max 6.8 UG/L 2009-01-20)
BZME 12 UG/L 2009-10-27 (max 23 UG/L 2009-01-20)
DIPE < 2 UG/L 2006-11-07
EBZ 1.6 UG/L 2013-03-08 (max 4.7 UG/L 2004-02-12)
ETBE < 2 UG/L 2006-11-07
ETHANOL < 100 UG/L 2006-11-07
GROC4C12 50.7 UG/L 2008-05-05 (max 63.8 UG/L 2005-11-14)
MTBE .48 UG/L 2012-4.7 UG/L 2004-02-12)
ETBE < 2 UG/L 2006-11-07
ETHANOL < 100 UG/L 2006-11-07
x 50 UG/L 2002-03-06)
XYLENES 1.8 UG/L 2013-03-08 (max 85 UG/L 2001-09-19)
XYLENES1314 .34 UG/L 2002-08-29 (max 1 UG/L 2002-03-06)
XYLO < 1 UG/L 2002-08-29
GROC4C12 50.7 UG/L 2008-05-05 (max 63.8 UG/L 2005-11-14)
MTBE .48 UG/L 2012-01-17 (max 50.7 UG/L 2001-09-19)
PHCG 54 UG/L 2013-03-08 (max 798 UG/L 2004-02-12)
TAME .63 UG/L 2008-05-05 (max 2 UG/L 2002-03-06)
TBA 8.1 UG/L 2012-07-17 (ma01-17 (max 50.7 UG/L 2001-09-19)
PHCG 54 UG/L 2013-03-08 (max 798 UG/L 2004-02-12)
TAME .63 UG/L 2008-05-05 (max 2 UG/L 2002-03-06)
TBA 8.1 UG/L 2012-07-17 (max 50 UG/L 2002-03-06)
XYLENES 1.8 UG/L 2013-03-08 (max 85 UG/L 2001-09-19)
XYLENES1314 .34 UG/L 2002-08-29 (max 1 UG/L 2002-03-06)
XYLO < 1 UG/L 2002-08-29

x 50 UG/L 2002-03-06)
XYLENES 1.8 UG/L 2013-03-08 (max 85 UG/L 2001-09-19)
XYLENES1314 .34 UG/L 2002-08-29 (max 1 UG/L 2002-03-06)
XYLO < 1 UG/L 2002-08-29

Monitoring well: MW14 no access
lat/long: 34.051692/-118.3088177
depth to gw: 0 - 55.53

Monitoring well: MW14 no access
lat/long: 34.051692/-118.3088177
depth to gw: 0 - 55.53
sample data: BZ 17 UG/L 2009-10-27 (max 28.6 UG/L 2004-02-12)
BZME 49 UG/L 2009-10-27 (max 1100 UG/L 2006-05-08)
DIPE < 2 UG/L 2006-11-07 (max 100 UG/L 2006-05-08)
EBZ 4.1 UG/L 2009-10-27 (max 620 UG/L 2006-05-08)
ETBE < 2 UG/L 2006-11-07 (max 100 UG/L 2006-05-08)
ETHANOL < 100 UG/L 2006-11-07 (max 5000 UG/L 2006-05-08)
GROC4C12 435 UG/L 2008-10-14 (max 46100 UG/L 2007-02-06)
MTBE < 1 UG/L 2006-11-07 (max 50 UG/L
Monitoring well: MW14 no access
lat/long: 34.051692/-118.3088177
depth to gw: 0 - 55.53
samp 2006-05-08)
PHCG 170 UG/L 2009-10-27 (max 18000 UG/L 2006-05-08)
TAME .63le data:BZ .76 UG/L 2013-03-08 (max 28.6 UG/L 2004-02-12)
BZME 49 UG/L 2009-10-27 (max 1100 UG/L 2006-05-08)
DIPE < 2 UG/L 2006-11-07 (max 100 UG/L 2006-05-08)
E5-08)
XYLENES 35 UG/L 2009-10-27 (max 8920 UG/L 2007-02-06)
XYLENES1314 < 1BZ 4.1 UG/L 2009-10-27 (max 620 UG/L 2006-05-08)
ETBE < 2 UG/L 2006-11-07 (max 100 UG/L
Monitoring well: MW14 no access
lat/long: 34.051692/-118.3088177
depth to gw: 0 - 55.53
samp 2006-05-08)
ETHANOL < 100 UG/L 2006-11-07 (max 5000 UG/L 2006-05-08)
GROC4C
Monitoring well: MW14 no access
lat/long: 34.051692/-118.3088177
depth to gw: 0 - 57.43
sample data: BZ .76 UG/L 2013-03-08 (max 28.6 UG/L 2004-02-12)
BZME 49 UG/L 2009-10-27 (max 1100 UG/L 2006-05-08)
DIPE < 2 UG/L 2006-11-07 (max 100 UG/L 2006-05-08)
E12 435 UG/L 2008-10-14 (max 46100 UG/L 2007-02-06)
MTBE 1.1 UG/L 2013-03-08 (max 50 UG/le data:BZ .76 UG/L 2013-03-08 (max 28.6 UG/L 2004-02-12)
BZME 49 UG/L 2009-10-27 (max 1100 UG/L 2006-05-08)
DIPE < 2 UG/L 2006-11-07 (max 100 UG/L 2006-05-08)
EBZ 4.1 UG/L 2009-10-27 (max 620 UG/L 2006-05-08)
ETBE < 2 UG/L 2006-11-07 (max 100 UG/L L 2006-05-08)
PHCG 98 UG/L 2013-03-08 (max 18000 UG/L 2006-05-08)
TAME .6 2006-05-08)
ETHANOL < 100 UG/L 2006-11-07 (max 5000 UG/L 2006-05-08)
GROC4C3 UG/L 2008-05-05 (max 100 UG/L 2006-05-08)
TBA 21 UG/L 2013-03-08 (max 500 UG/L 2006-0BZ 4.1 UG/L 2009-10-27 (max 620 UG/L 2006-05-08)
ETBE < 2 UG/L 2006-11-07 (max 100 UG/L 2006-05-08)
ETHANOL < 100 UG/L 2006-11-07 (max 5000 UG/L 2006-05-08)
GROC4C12 435 UG/L 2008-10-14 (max 46100 UG/L 2007-02-06)
MTBE 1.1 UG/L 2013-03-08 (max 50 UG/5-08)
XYLENES 35 UG/L 2009-10-27 (max 8920 UG/L 2007-02-06)
XYLENES1314 < 1 UG/L 2002-08-29
XYLO < 1 UG/L 2002-08-29
12 435 UG/L 2008-10-14 (max 46100 UG/L 2007-02-06)
MTBE 7.3 UG/L 2015-08-11 (max 50 UG/L 2006-05-08)
PHCG 98 UG/L 2013-03-08 (max 18000 UG/L 2006-05-08)
TAME .63 UG/L 2008-05-05 (max 100 UG/L 2006-05-08)
TBA 21 UG/L 2013-03-08 (max 500 UG/L 2006-0L 2006-05-08)
PHCG 98 UG/L 2013-03-08 (max 18000 UG/L 2006-05-08)
TAME .63 UG/L 2008-05-05 (max 100 UG/L 2006-05-08)
TBA 180 UG/L 2015-08-11 (max 500 UG/L 2006-5-08)
XYLENES 35 UG/L 2009-10-27 (max 8920 UG/L 2007-02-06)

XYLENES1314 < 1 UG/L 2002-08-29
XYLO < 1 UG/L 2002-08-29
05-08)
XYLENES 35 UG/L 2009-10-27 (max 8920 UG/L 2007-02-06)
XYLENES1314 < 1 UG/L 2002-08-29
XYLO < 1 UG/L 2002-08-29

Monitoring well: MW15 no access
lat/long: 34.0525579/-118.3082918
depth to gw: 0 - 62.15

Monitoring well: MW15 no access
lat/long: 34.0525579/-118.3082918
depth to gw: 0 - 58.97
sample data: BZ .73 UG/L 2010-01-26 (max 320 UG/L 2002-06-13)
BZME 1 UG/L 2009-01-20 (max 368 UG/L 2006-02-07)
DIPE < 10 UG/L 2006-11-07 (max 20 UG/L 2002-03-06)
EBZ .3 UG/L 2010-01-26 (max 610 UG/L 2002-03-06)
ETBE < 10 UG/L 2006-11-07 (max 20 UG/L 2002-03-06)
ETHANOL < 500 UG/L 2006-11-07 (max 1000 UG/L 2002-03-06)
GRO 6160 UG/L 2003-02-28 (max 7090 UG/L 2002-06-13)
GROC4C12 403 UG/L 2008-10-14 (max 7980 UG/L
Monitoring well: MW15 no access
lat/long: 34.0525579/-118.3082918
depth to gw: 0 - 62.15
sam 2006-02-07)
MTBE 2.1 UG/L 2010-01-26 (max 33 UG/L 2001-09-20)
PHCG 110 UGple data:BZ .39 UG/L 2011-04-22 (max 320 UG/L 2002-06-13)
BZME .33 UG/L 2011-04-22 (ma/L 2010-01-26 (max 10000 UG/L 2002-03-06)
TAME < 10 UG/L 2006-11-07 (max 20 UG/L 2002-03x 368 UG/L 2006-02-07)
DCA12 .73 UG/L 2013-03-08 (max 1 UG/L 2013-03-08)
D-06)
TBA 63 UG/L 2010-01-26 (max 500 UG/L 2002-03-06)
XYLENES 1.2 UG/L 200IPE< 10 UG/L 2006-11-07 (max 20 UG/L 2002-03-06)
EBZ .3 UG/L 2010-01-26 (max 610 UG/L
Monitoring well: MW15 no access
lat/long: 34.0525579/-118.3082918
depth to gw: 0 - 62.15
sam2002-03-06)
ETBE < 10 UG/L 2006-11-07 (max 20 UG/L 2002-03-06)
ETHANOL < 5009-10-27 (max 2290 UG/L 2006-02-07)
XYLENES1314 760 UG/L 2002-08-28 (max 1200 UG/L 2002-
Monitoring well: MW15 no access
lat/long: 34.0525579/-118.3082918
depth to gw: 0 - 62.15
sample data: BZ .39 UG/L 2011-04-22 (max 320 UG/L 2002-06-13)
BZME .33 UG/L 2011-04-22 (ma UG/L 2006-11-07 (max 1000 UG/L 2002-03-06)
GRO 6160 UG/L 2003-02-28 (max 7090 UG/L 20003-06)
XYLO 330 UG/L 2002-08-28 (max 530 UG/L 2002-03-06)
ple data: BZ .39 UG/L 2011-04-22 (max 320 UG/L 2002-06-13)
BZME .33 UG/L 2011-04-22 (max 368 UG/L 2006-02-07)
DCA12 .73 UG/L 2013-03-08 (max 1 UG/L 2013-03-08)
D2-06-13)
GROC4C12 403 UG/L 2008-10-14 (max 7980 UG/L 2006-02-07)
MTBE 1.6 IPE< 10 UG/L 2006-11-07 (max 20 UG/L 2002-03-06)
EBZ .3 UG/L 2010-01-26 (max 610 UG/L x 368 UG/L 2006-02-07)
DCA12 .73 UG/L 2013-03-08 (max 1 UG/L 2013-03-08)
D2002-03-06)
ETBE < 10 UG/L 2006-11-07 (max 20 UG/L 2002-03-06)
ETHANOL < 500IPE< 10 UG/L 2006-11-07 (max 20 UG/L 2002-03-06)
EBZ .3 UG/L 2010-01-26 (max 610 UG/L UG/L 2013-03-08 (max 33 UG/L
2001-09-20)
PHCG 75 UG/L 2010-07-29 (max 10000 UG/L 2002-0 UG/L 2006-11-07 (max
1000 UG/L 2002-03-06)
GRO 6160 UG/L 2003-02-28 (max 7090 UG/L 2002002-03-06)
ETBE < 10 UG/L 2006-11-07 (max 20 UG/L 2002-03-06)
ETHANOL < 5003-06)
TAME < 10 UG/L 2006-11-07 (max 20 UG/L 2002-03-06)
TBA 17 UG/L 2013-0 UG/L 2006-11-07 (max 1000 UG/L 2002-03-06)
GRO 6160 UG/L 2003-02-28 (max 7090 UG/L 2002-06-13)
GROC4C12 403 UG/L 2008-10-14 (max 7980 UG/L 2006-02-07)
MTBE 1.6 3-08 (max 500 UG/L 2002-03-06)
XYLENES 1.2 UG/L 2009-10-27 (max 2290 UG/L 2006-02-07)

	XYLENES1314	760 UG/L 2002-08-28 (max 1200 UG/L 2002-03-06)
	XYLO	330 UG/L 202-06-13)
	GROC4C12	403 UG/L 2008-10-14 (max 7980 UG/L 2006-02-07)
	MTBE	1.6 UG/L 2013-03-08 (max 33 UG/L 2001-09-20)
	PHCG	75 UG/L 2010-07-29 (max 10000 UG/L 2002-002-08-28 (max 530 UG/L 2002-03-06)
		3-06)
	TAME	< 10 UG/L 2006-11-07 (max 20 UG/L 2002-03-06)
	TBA	17 UG/L 2013-0UG/L 2013-03-08 (max 33 UG/L 2001-09-20)
	PHCG	75 UG/L 2010-07-29 (max 10000 UG/L 2002-03-06)
	TAME	< 10 UG/L 2006-11-07 (max 20 UG/L 2002-03-06)
	TBA	17 UG/L 2013-0 XYLENES1314 760 UG/L 2002-08-28 (max 1200 UG/L 2002-03-06)
	XYLO	330 UG/L 203-08 (max 500 UG/L 2002-03-06)
	XYLENES	1.2 UG/L 2009-10-27 (max 2290 UG/L 2006-02-07)
	XYLENES1314	760 UG/L 2002-08-28 (max 1200 UG/L 2002-03-06)
	XYLO	330 UG/L 2002-08-28 (max 530 UG/L 2002-03-06)
		02-08-28 (max 530 UG/L 2002-03-06)
Monitoring well:	MW16 active	
lat/long:	34.0530941/-118.3098328	
depth to gw:	0 - 61.52	
Monitoring well:	MW16 active	
lat/long:	34.0530941/-118.3098328	
depth to gw:	0 - 61.52	
sample data:	BZ	.73 UG/L 2009-10-28 (max 1030 UG/L 2003-02-27)
	BZME	1.7 UG/L 2009-10-28 (max 130 UG/L 2002-11-13)
	DIPE	< 2 UG/L 2006-11-06 (max 10 UG/L 2002-11-13)
	EBZ	.32 UG/L 2009-10-28 (max 45.8 UG/L 2003-02-27)
	ETBE	< 2 UG/L 2006-11-06 (max 10 UG/L 2002-11-13)
	ETHANOL	< 100 UG/L 2006-11-06 (max 500 UG/L 2002-11-13)
	GRO	2380 UG/L 2003-02-27
	GROC4C12	33.1 UG/L 2008-05-07 (max 163 UG/L 2007-07-31)
	MTBE	1.7 UG/L 2010-01-25 (max 5 UG/L 2002-11-13)
	PHCG	79 UG/L 2006-11-06 (max 1220 UG/L 2
Monitoring well:	MW16 active	
lat/long:	34.0530941/-118.3098328	
depth to gw:	0 - 61.52	
sample data:	BZ	2.8 UG/L 2011-10-20 (max 1030 UG/L 2003-02-27)
	BZME	1.2 UG/L 2011-10-20 (max 003-05-15)
	TAME	.64 UG/L 2007-02-06 (max 10 UG/L 2002-11-13)
	TBA	8.17 UG/L 2008-05-07 (max 78.2 UG/L 2005-11-15)
	XYLENES	2.3 UG/L 2009-10-28 (max 113 UG/L 2003-0130 UG/L 2002-11-13)
	DIPE	< 2 UG/L 2006-11-06 (max 10 UG/L 2002-11-13)
	EBZ	.46 UG/L 2011-10-20 (max 45.8 UG/L 2003-02-27)
	ETBE	< 2 UG/L 2006-11-06 (max 10 UG/L 202-27)
	XYLENES1314	76 UG/L 2002-11-13
	XYLO	15 UG/L 2002-11-13 (max 76 UG/L
Monitoring well:	MW16 active	
lat/long:	34.0530941/-118.3098328	
depth to gw:	0 - 61.52	
sample data:	BZ	2.8 UG/L 2011-10-20 (max 1030 UG/L 2003-02-27)
	BZME	1.2 UG/L 2011-10-20 (max 02-11-13)
	ETHANOL	< 100 UG/L 2006-11-06 (max 500 UG/L 2002-11-13)
	GRO	2380 2001-09-19)
Monitoring well:	MW16 active	
lat/long:	34.0530941/-118.3098328	
depth to gw:	0 - 62.69	
sample data:	BZ	.63 UG/L 2015-08-11 (max 1030 UG/L 2003-02-27)
	BZME	1.7 UG/L 2015-08-11 (max 130 UG/L 2002-11-13)
	DIPE	< 2 UG/L 2006-11-06 (max 10 UG/L 2002-11-13)
	EBZ	UG/L 2003-02-27
	GROC4C12	33.1 UG/L 2008-05-07 (max 163 UG/L 2007-07-31)
	MTB .46 UG/L 2011-10-20 (max 45.8 UG/L 2003-02-27)	
	ETBE	< 2 UG/L 2006-11-06 (max 10 UG/L 20130 UG/L 2002-11-13)
	DIPE	< 2 UG/L 2006-11-06 (max 10 UG/L 2002-11-13)
	EBZ	E .35 UG/L 2012-07-16 (max 5 UG/L 2002-11-13)
	PHCG	79 UG/L 2006-11-06 (max 1220 UG/L 2 .46 UG/L 2011-10-20 (max 45.8 UG/L 2003-02-27)
	ETBE	< 2 UG/L 2006-11-06 (max 10 UG/L 2002-11-13)
	ETHANOL	< 100 UG/L 2006-11-06 (max 500 UG/L 2002-11-13)

GRO 2380 02-11-13)
ETHANOL < 100 UG/L 2006-11-06 (max 500 UG/L 2002-11-13)
GRO 2380 2011-10-20 (max 78.2 UG/L 2005-11-15)
XYLENES 1.6 UG/L 2011-10-20 (max 113 UG/L 2003-02UG/L 2003-02-27
GROC4C12 33.1 UG/L 2008-05-07 (max 163 UG/L 2007-07-31)
MTB-27)
XYLENES1314 76 UG/L 2002-11-13
XYLO 15 UG/L 2002-11-13 (max 76 UG/L 2E .35 UG/L 2012-07-16 (max 5 UG/L 2002-11-13)
PHCG 79 UG/L 2006-11-06 (max 1220 UG/L 2UG/L 2003-02-27
GROC4C12 33.1 UG/L 2008-05-07 (max 163 UG/L 2007-07-31)
MTB003-05-15)
TAME .64 UG/L 2007-02-06 (max 10 UG/L 2002-11-13)
TBA 5.8 UG/L E .35 UG/L 2012-07-16 (max 5 UG/L 2002-11-13)
PHCG 79 UG/L 2006-11-06 (max 1220 UG/L 2003-05-15)
TAME .64 UG/L 2007-02-06 (max 10 UG/L 2002-11-13)
TBA 5.8 UG/L 2011-10-20 (max 78.2 UG/L 2005-11-15)
XYLENES 1.6 UG/L 2011-10-20 (max 113 UG/L 2003-02-27)
XYLENES1314 76 UG/L 2002-11-13
XYLO 15 UG/L 2002-11-13 (max 76 UG/L 22011-10-20 (max 78.2 UG/L 2005-11-15)
XYLENES 2 UG/L 2015-08-11 (max 113 UG/L 2003-02-2001-09-19)
7)
XYLENES1314 2 UG/L 2015-08-11 (max 76 UG/L 2002-11-13)
XYLO 15 UG/L 2002-11-13

Monitoring well: MW17 no access
lat/long: 34.052554/-118.3088226
depth to gw: 0 - 67.92

Monitoring well: MW17 no access
lat/long: 34.052554/-118.3088226
depth to gw: 0 - 67.92
sample data: BZ 7900 UG/L 2009-10-27 (max 200000 UG/L 2006-03-25)
BZME 3800 UG/L 2009-10-27 (max 1100000 UG/L 2006-03-25)
EBZ 1400 UG/L 2009-10-27 (max 150000 UG/L 2006-03-25)
GROC6C12 3100 PPMV 2006-03-27 (max 8700 PPMV 2006-03-25)
MTBE 57 UG/L 2009-10-27 (max 3100 UG/L 2006-03-25)
PHCG 42000 UG/L 2009-10-27 (max 302000 UG/L 2004-02-12)
TBA 180 UG/L 2009-10-27 (max 42000 UG/L 2006-03-25)
XYLENES 8100 UG/L 2009-10-27 (max 23100 UG/L 2004-02-12)
XYLENES1314 51000 PPBV 2006-03-27 (max 570000 PPBV 20
Monitoring well: MW17 no access
lat/long: 34.052554/-118.3088226
depth to gw: 0 - 67.92
samp06-03-25)
XYLO 15000 PPBV 2006-03-27 (max 170000 PPBV 2006-03-25)
le data: BZ 7900 UG/L 2009-10-27 (max 200000 UG/L 2006-03-25)
BZME 3800 UG/L 2009-10-27 (max 1100000 UG/L 2006-03-25)
EBZ 1400 UG/L 2009-10-27 (max 150000 UG/L 2006-03-25)
GROC6C12 3100 PPMV 2006-03-27 (max 8700 PPMV 2006-03-25)
MTBE 57 UG/L 2009-10-
Monitoring well: MW17 no access
lat/long: 34.052554/-118.3088226
depth to gw: 0 - 67.92
samp27 (max 3100 UG/L 2006-03-25)
PHCG 42000 UG/L 2009-10-27 (max 302000 UG/L 2004-02-12)

Monitoring well: MW17 no access
lat/long: 34.052554/-118.3088226
depth to gw: 0 - 67.92
sample data: BZ 7900 UG/L 2009-10-27 (max 200000 UG/L 2006-03-25)
BZME 3800 UG/L 2009-10-27 (max 1100000 UG/L 2006-03-25)
EBZ 1400 UG/L 2009-10-27 (max 150000 UG/L 2006-03-25)
le data: BZ 7900 UG/L 2009-10-27 (max 200000 UG/L 2006-03-25)
BZME 3800 UG/L 2009-10-27 (max 1100000 UG/L 2006-03-25)
EBZ 1400 UG/L 2009-10-27 (max 150000 UG/L 2006-03-25)
10-27 (max 23100 UG/L 2004-02-12)
XYLENES1314 51000 PPBV 2006-03-27 (max 570000 PPBV 20 GROC6C12 3100 PPMV 2006-03-27 (max 8700 PPMV 2006-03-25)
MTBE 57 UG/L 2009-10-06-03-25)
XYLO 15000 PPBV 2006-03-27 (max 170000 PPBV 2006-03-25)
27 (max 3100 UG/L 2006-03-25)

PHCG 42000 UG/L 2009-10-27 (max 302000 UG/L 2004-02-12)
TBA 180 UG/L 2009-10-27 (max 42000 UG/L 2006-03-25)
XYLENES 8100 UG/L 2009-27 (max 3100 UG/L 2006-03-25)
PHCG 42000 UG/L 2009-10-27 (max 302000 UG/L 2004-02-12)
TBA 180 UG/L 2009-10-27 (max 42000 UG/L 2006-03-25)
XYLENES 8100 UG/L 2009-10-27 (max 23100 UG/L 2004-02-12)
XYLENES1314 51000 PPBV 2006-03-27 (max 570000 PPBV 2006-03-25)
XYLO 15000 PPBV 2006-03-27 (max 170000 PPBV 2006-03-25)
10-27 (max 23100 UG/L 2004-02-12)
XYLENES1314 51000 PPBV 2006-03-27 (max 570000 PPBV 2006-03-25)
XYLO 15000 PPBV 2006-03-27 (max 170000 PPBV 2006-03-25)

Monitoring well: MW18 no access
lat/long: 34.0531758/-118.3095664
depth to gw: 0 - 65.51

Monitoring well: MW18 no access
lat/long: 34.0531758/-118.3095664
depth to gw: 0 - 65.51
sample data: BZ .43 UG/L 2009-10-28 (max 2400 UG/L 2002-01-12)
BZME .69 UG/L 2009-10-28 (max 140 UG/L 2002-01-12)
DIPE < 10 UG/L 2002-11-13 (max 20 UG/L 2002-06-12)
EBZ .99 UG/L 2008-10-14 (max 260 UG/L 2002-01-12)
ETBE < 10 UG/L 2002-11-13 (max 20 UG/L 2002-06-12)
ETHANOL < 500 UG/L 2002-11-13 (max 1000 UG/L 2002-06-12)
GRO 2450 UG/L 2003-02-27 (max 3630 UG/L 2002-06-12)
GROC4C12 33.3 UG/L 2008-07-11 (max 66.2 UG/L 2005-11-15)
MTBE < 5 UG/L 2002-11-13 (max 10 UG/L 2002-06-12)
PHCG 13
Monitoring well: MW18 no access
lat/long: 34.0531758/-118.3095664
depth to gw: 0 - 65.51
sam6 UG/L 2003-11-12 (max 3100 UG/L 2002-04-04)
TAME 2.5 UG/L 2004-02-12 (max 136 UG/L 200ple data: BZ .38 UG/L 2012-01-17 (max 2400 UG/L 2002-01-12)
BZME .69 UG/L 2009-10-28 (m2-01-12)
TBA 4.7 UG/L 2009-10-28 (max 59 UG/L 2002-08-28)
XYLENES 1.2 UG/Lax 140 UG/L 2002-01-12)
DIPE < 10 UG/L 2002-11-13 (max 20 UG/L 2002-06-12)
2009-10-28 (max 60.2 UG/L 2003-02-27)
XYLENES1314 2.9 UG/L 2002-11-13 (max 850 UG/L 20EBZ .99 UG/L 2008-10-14 (max 260 UG/L 2002-01-12)
ETBE < 10 UG/L 2002-11-13 (max 20 UG/L
Monitoring well: MW18 no access
lat/long: 34.0531758/-118.3095664
depth to gw: 0 - 65.51
sam 2002-06-12)
ETHANOL < 500 UG/L 2002-11-13 (max 1000 UG/L 2002-06-12)
GRO 02-01-12)
XYLO 4 UG/L 2002-11-13 (max 24 UG/L 2002-06-12)

Monitoring well: MW18 no access
lat/long: 34.0531758/-118.3095664
depth to gw: 0 - 65.51
sample data: BZ .38 UG/L 2012-01-17 (max 2400 UG/L 2002-01-12)
BZME .69 UG/L 2009-10-28 (m2450 UG/L 2003-02-27 (max 3630 UG/L 2002-06-12)
GROC4C12 33.3 UG/L 2008-07-11 (max 66.2 ax 140 UG/L 2002-01-12)
DIPE < 10 UG/L 2002-11-13 (max 20 UG/L 2002-06-12)
ple data: BZ .38 UG/L 2012-01-17 (max 2400 UG/L 2002-01-12)
BZME .69 UG/L 2009-10-28 (mEBZ .99 UG/L 2008-10-14 (max 260 UG/L 2002-01-12)
ETBE < 10 UG/L 2002-11-13 (max 20 UG/LUG/L 2005-11-15)
MTBE .37 UG/L 2012-07-17 (max 10 UG/L 2002-06-12)
PHCG 1ax 140 UG/L 2002-01-12)
DIPE < 10 UG/L 2002-11-13 (max 20 UG/L 2002-06-12)
2002-06-12)
ETHANOL < 500 UG/L 2002-11-13 (max 1000 UG/L 2002-06-12)
GRO 36 UG/L 2003-11-12 (max 3100 UG/L 2002-04-04)
TAME 2.5 UG/L 2004-02-12 (max 136 UG/L 20EBZ .99 UG/L 2008-10-14 (max 260 UG/L 2002-01-12)
ETBE < 10 UG/L 2002-11-13 (max 20 UG/L 2002-06-12)
ETHANOL < 500 UG/L 2002-11-13 (max 1000 UG/L 2002-06-12)

GRO 02-01-12)
TBA 20 UG/L 2011-10-19 (max 59 UG/L 2002-08-28)
XYLENES .34 UG/L2450 UG/L 2003-02-27 (max 3630 UG/L 2002-06-12)
GROC4C12 33.3 UG/L 2008-07-11 (max 66.2 2012-01-17 (max 60.2 UG/L 2003-02-27)
XYLENES1314 2.9 UG/L 2002-11-13 (max 850 UG/L 202450 UG/L 2003-02-27 (max 3630 UG/L 2002-06-12)
GROC4C12 33.3 UG/L 2008-07-11 (max 66.2 UG/L 2005-11-15)
MTBE .37 UG/L 2012-07-17 (max 10 UG/L 2002-06-12)
PHCG 102-01-12)
XYLO 4 UG/L 2002-11-13 (max 24 UG/L 2002-06-12)
36 UG/L 2003-11-12 (max 3100 UG/L 2002-04-04)
TAME 2.5 UG/L 2004-02-12 (max 136 UG/L 20UG/L 2005-11-15)
MTBE .37 UG/L 2012-07-17 (max 10 UG/L 2002-06-12)
PHCG 102-01-12)
TBA 20 UG/L 2011-10-19 (max 59 UG/L 2002-08-28)
XYLENES .34 UG/L36 UG/L 2003-11-12 (max 3100 UG/L 2002-04-04)
TAME 2.5 UG/L 2004-02-12 (max 136 UG/L 20 2012-01-17 (max 60.2 UG/L 2003-02-27)
XYLENES1314 2.9 UG/L 2002-11-13 (max 850 UG/L 2002-01-12)
TBA 20 UG/L 2011-10-19 (max 59 UG/L 2002-08-28)
XYLENES .34 UG/L 2012-01-17 (max 60.2 UG/L 2003-02-27)
XYLENES1314 2.9 UG/L 2002-11-13 (max 850 UG/L 2002-01-12)
XYLO 4 UG/L 2002-11-13 (max 24 UG/L 2002-06-12)
02-01-12)
XYLO 4 UG/L 2002-11-13 (max 24 UG/L 2002-06-12)

Monitoring well: MW19 active
lat/long: 34.0527823/-118.3093649
depth to gw: 0 - 61.54

Monitoring well: MW19 active
lat/long: 34.0527823/-118.3093649
depth to gw: 0 - 61.54
sample data: BZ 2.2 UG/L 2010-01-25 (max 15500 UG/L 2004-02-12)
BZME .64 UG/L 2010-01-25 (max 63000 UG/L 2001-10-29)
DIPE < 20 UG/L 2006-11-06 (max 500 UG/L 2001-10-29)
EBZ 3.5 UG/L 2010-01-25 (max 52000 UG/L 2001-10-29)
ETBE < 20 UG/L 2006-11-06 (max 500 UG/L 2001-10-29)
ETHANOL < 1000 UG/L 2006-11-06 (max 20000 UG/L 2006-08-07)
GROC4C12 5360 UG/L 2008-10-14 (max 41100 UG/L 2005-11-14)
MTBE .93 UG/L 2010-01-25 (ma
Monitoring well: MW19 active
lat/long: 34.0527823/-118.3093649
depth to gw: 0 - 61.54
samplex 21000 UG/L 2001-10-29)
PHCG 230 UG/L 2010-01-25 (max 166000 UG/L 2004-02-12)
data: BZ 6.6 UG/L 2013-03-08 (max 15500 UG/L 2004-02-12)
BZME 5.8 UG/L 2011-10-19 (max 63000 UG/L 2001-10-29)
DIPE < 20 UG/L 2006-11-06 (max 500 UG/L 2001-10-29)
2000 UG/L 2006-08-07)
XYLENES 11 UG/L 2010-01-25 (max 12700 UG/L 2004-08-10)
EBZ 3.5 UG/L 2013-03-08 (max 52000 UG/L 2001-10-29)
ETBE < 20 UG/L 2006-11-06 (max 500 XYLENES1314 3300 UG/L 2002-11-13 (max 260000 UG/L 2001-10-29)
XYLO 1400 UG/L 2002-11-1
Monitoring well: MW19 active
lat/long: 34.0527823/-118.3093649
depth to gw: 0 - 61.54
sample data: BZ 6.6 UG/L 2013-03-08 (max 15500 UG/L 2004-02-12)
BZME 5.8 UG/L 2011-10-19 (max3 (max 110000 UG/L 2001-10-29)
UG/L 2001-10-29)
ETHANOL < 1000 UG/L 2006-11-06 (max 20000 UG/L 2006-08-07)

Monitoring well: MW19 active
lat/long: 34.0527823/-118.3093649
depth to gw: 0 - 61.54
sample GROC4C12 5360 UG/L 2008-10-14 (max 41100 UG/L 2005-11-14)
MTBE 2.2 UG/L 2012-01-16 (ma data:BZ 4.1 UG/L 2015-08-11 (max 15500 UG/L 2004-02-12)
BZME 5.8 UG/L 2011-10-19 (maxEBZ 3.5 UG/L 2013-03-08 (max 52000 UG/L 2001-10-29)
ETBE < 20 UG/L 2006-11-06 (max 500 63000 UG/L 2001-10-29)

DIPE < 20 UG/L 2006-11-06 (max 500 UG/L 2001-10-29)
x 21000 UG/L 2001-10-29)
PHCG 180 UG/L 2013-03-08 (max 166000 UG/L 2004-02-12)
EBZ 1.2 UG/L 2015-08-11 (max 52000 UG/L 2001-10-29)
ETBE < 20 UG/L 2006-11-06 (max 500 TAME 1.86 UG/L 2007-02-05 (max
500 UG/L 2001-10-29)
TBA 23 UG/L 2013-03-08 (max 82UG/L 2001-10-29)
ETHANOL < 1000 UG/L 2006-11-06 (max 20000 UG/L 2006-08-07)
GROC4C12 5360 UG/L 2008-10-14 (max 41100 UG/L 2005-11-14)
MTBE 2.2 UG/L 2012-01-16 (ma000 UG/L 2006-08-07)
XYLENES 4.5 UG/L 2013-03-08 (max 12700 UG/L 2004-08-10)
UG/L 2001-10-29)
ETHANOL < 1000 UG/L 2006-11-06 (max 20000 UG/L 2006-08-07)
GROC4C12 5360 UG/L 2008-10-14 (max 41100 UG/L 2005-11-14)
MTBE 2.2 UG/L 2012-01-16 (ma XYLENES1314 3300 UG/L 2002-11-13 (max
260000 UG/L 2001-10-29)
XYLO 1400 UG/L 2002-11-1x 21000 UG/L 2001-10-29)
PHCG 180 UG/L 2013-03-08 (max 166000 UG/L 2004-02-12)
TAME 1.86 UG/L 2007-02-05 (max 500 UG/L 2001-10-29)
TBA 23 UG/L 2013-03-08 (max 823 (max 110000 UG/L 2001-10-29)
x 21000 UG/L 2001-10-29)
PHCG 200 UG/L 2015-08-11 (max 166000 UG/L 2004-02-12)
TAME 1.86 UG/L 2007-02-05 (max 500 UG/L 2001-10-29)
TBA 49 UG/L 2015-08-11 (max 82000 UG/L 2006-08-07)
XYLENES 4.5 UG/L 2013-03-08 (max 12700 UG/L 2004-08-10)
XYLENES1314 3300 UG/L 2002-11-13 (max 260000 UG/L 2001-10-29)
XYLO 1400 UG/L 2002-11-1000 UG/L 2006-08-07)
XYLENES 2.9 UG/L 2015-08-11 (max 12700 UG/L 2004-08-10)
XYLENES1314 1.7 UG/L 2015-08-11 (max 260000 UG/L 2001-10-29)
XYLO 1.2 UG/L 2015-08-11 3 (max 110000 UG/L 2001-10-29)
(max 110000 UG/L 2001-10-29)

Monitoring well: MW20 no access
lat/long: 34.0524266/-118.3089521
depth to gw: 0 - 59.76

Monitoring well: MW20 no access
lat/long: 34.0524266/-118.3089521
depth to gw: 0 - 59.68
sample data: BZ 22100 UG/L 2008-10-13 (max 140000 UG/L 2006-03-26)
BZME 2830 UG/L 2008-10-13 (max 240000 UG/L 2006-03-26)
DIPE < 40 UG/L 2006-11-07 (max 100 UG/L 2006-05-08)
EBZ 1950 UG/L 2008-10-13 (max 29000 UG/L 2006-03-27)
ETBE < 40 UG/L 2006-11-07 (max 100 UG/L 2006-05-08)
ETHANOL < 2000 UG/L 2006-11-07 (max 5000 UG/L 2006-05-08)
GROC4C12 55500 UG/L 2008-10-13 (max 110000 UG/L 2008-05-06)
GROC6C12 4300 PPMV 2006-03-27 (max 5100 PPMV 2006-03-26)
MTBE 153 UG/L 2008-10-13 (max 3000 UG/L 2006-03-26
Monitoring well: MW20 no access
lat/long: 34.0524266/-118.3089521
depth to gw: 0 - 59.76
sam)
PHCG 29000 UG/L 2006-11-07 (max 35600 UG/L 2005-07-28)
TAME 31.1 UG/L 20ple data:BZ 22100 UG/L 2008-10-13 (max 140000 UG/L
2006-03-26)
BZME 2830 UG/L 2008-10-13 (max 240000 UG/L 2006-03-26)
DIPE < 40 UG/L 2006-11-07 (max 100 UG/L 2006-05-08)
07-02-06 (max 100 UG/L 2006-05-08)
TBA 507 UG/L 2008-10-13 (max 3000 UG/L 2006-03-26)
EBZ 1950 UG/L 2008-10-13 (max 29000 UG/L 2006-03-27)
ETBE < 40 UG/L 2006-11-07
Monitoring well: MW20 no access
lat/long: 34.0524266/-118.3089521
depth to gw: 0 - 59.76
sam(max 100 UG/L 2006-05-08)
ETHANOL < 2000 UG/L 2006-11-07 (max 5000 UG/L 2006-05-08)
PPBV 2006-03-27
XYLO 38000 PPBV 2006-03-27

Monitoring well: MW20 no access
lat/long: 34.0524266/-118.3089521
depth to gw: 0 - 60.91
sample data: BZ 22100 UG/L 2008-10-13 (max 140000 UG/L 2006-03-26)

BZME 2830 UG/L 2008-10-13 (max 240000 UG/L 2006-03-26)
DIPE < 40 UG/L 2006-11-07 (max 100 UG/L 2006-05-08)
ple data: BZ 22100 UG/L 2008-10-13 (max 140000 UG/L 2006-03-26)
BZME 2830 UG/L 2008-10-13 (max 240000 UG/L 2006-03-26)
DIPE < 40 UG/L 2006-11-07 (max 100 UG/L 2006-05-08)
006-03-27 (max 5100 PPMV 2006-03-26)
MTBE 153 UG/L 2008-10-13 (max 3000 UG/L 2006-03-26 EBZ 1950 UG/L 2008-10-13 (max 29000 UG/L 2006-03-27)
ETBE < 40 UG/L 2006-11-07 (max 100 UG/L 2006-05-08)
ETHANOL < 2000 UG/L 2006-11-07 (max 5000 UG/L 2006-05-08)
)
PHCG 29000 UG/L 2006-11-07 (max 35600 UG/L 2005-07-28)
TAME 31.1 UG/L 20 GROC4C12 55500 UG/L 2008-10-13 (max 110000 UG/L 2008-05-06)
GROC6C12 4300 PPMV 2(max 100 UG/L 2006-05-08)
ETHANOL < 2000 UG/L 2006-11-07 (max 5000 UG/L 2006-05-08)
07-02-06 (max 100 UG/L 2006-05-08)
TBA 507 UG/L 2008-10-13 (max 3000 UG/L 2006-03-26)
GROC4C12 55500 UG/L 2008-10-13 (max 110000 UG/L 2008-05-06)
GROC6C12 4300 PPMV 2006-03-27 (max 5100 PPMV 2006-03-26)
MTBE 153 UG/L 2008-10-13 (max 3000 UG/L 2006-03-26)
PHCG 29000 UG/L 2006-11-07 (max 35600 UG/L 2005-07-28)
TAME 31.1 UG/L 20006-03-27 (max 5100 PPMV 2006-03-26)
MTBE 153 UG/L 2008-10-13 (max 3000 UG/L 2006-03-26PPBV 2006-03-27
XYLO 38000 PPBV 2006-03-27
)
PHCG 29000 UG/L 2006-11-07 (max 35600 UG/L 2005-07-28)
TAME 31.1 UG/L 2007-02-06 (max 100 UG/L 2006-05-08)
TBA 507 UG/L 2008-10-13 (max 3000 UG/L 2006-03-26)
XYLENES 3240 UG/L 2008-10-13 (max 4450 UG/L 2005-07-28)
XYLENES1314 110000 07-02-06 (max 100 UG/L 2006-05-08)
TBA 507 UG/L 2008-10-13 (max 3000 UG/L 2006-03-26)
XYLENES 3240 UG/L 2008-10-13 (max 4450 UG/L 2005-07-28)
XYLENES1314 110000 PPBV 2006-03-27
XYLO 38000 PPBV 2006-03-27
PPBV 2006-03-27
XYLO 38000 PPBV 2006-03-27

Monitoring well: MW21 active
lat/long: 34.052328/-118.3089506
depth to gw: 56.6 - 56.6

Monitoring well: MW21 active
lat/long: 34.052328/-118.3089506
depth to gw: 56.6 - 56.6
sample data: BZ 1.7 MG/KG 2012-02-15 (max 38000 MG/KG 2012-02-15)
BZME .38 MG/KG 2012-02-15 (max 1.7 MG/KG 2012-02-15)
EBZ .095 MG/KG 2012-02-15 (max 1.7 MG/KG 2012-02-15)
MTBE .031 MG/KG 2012-02-15 (max 1.7 MG/KG 2012-02-15)
PHCG 4.7 MG/KG 2012-02-15

Monitoring well: MW21 active
lat/long: 34.052328/-118.3089506
depth to gw: 56.6 - 56.6
sampl TBA .26 MG/KG 2012-02-15 (max 4.7 MG/KG 2012-02-15)
XYLENES .55 MG/KG 2012-02
Monitoring well: MW21 active
lat/long: 34.052328/-118.3089506
depth to gw: 56.6 - 63.59
freee data: BZ 1.7 MG/KG 2012-02-15 (max 38000 MG/KG 2012-02-15)
BZME .38 MG/KG 2012-02-15 product: -5.149998 (2015-08-11)
sample data: BZ 1.7 MG/KG 2012-02-15 (max 38000 MG/KG 2012-02-15)
(max 1.7 MG/KG 2012-02-15)
EBZ .095 MG/KG 2012-02-15 (max 1.7 MG/KG 2012-02-15)
-15 (max 4.7 MG/KG 2012-02-15)
BZME .38 MG/KG 2012-02-15 (max 1.7 MG/KG 2012-02-15)
EBZ .095 MG/KG 2012-02-1 TBA .26 MG/KG 2012-02-15 (max 4.7 MG/KG 2012-02-15)
XYLENES .55 MG/KG 2012-025 (max 1.7 MG/KG 2012-02-15)
MTBE .031 MG/KG 2012-02-15 (max 1.7 MG/KG 2012-02-15)
PHCG 4.7 MG/KG 2012-02-15
TBA .26 MG/KG 2012-02-15 (max 4.7 MG/KG 2012-02-15)
-15 (max 4.7 MG/KG 2012-02-15)

XYLENES .55 MG/KG 2012-02-15 (max 4.7 MG/KG 2012-02-15)

Site: CENTURY INDUSTRIES
Address: 761 S NORMANDIE AVE
City: LOS ANGELES
Map Loc: 135 - about .4 mile E of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03700464, .

AQUIFER USED FOR DRINKING WATER SUPPLY

Site: ROTEX DEVELOPMENT/TRANSAM CONS
Address: 3411 W OLYMPIC BLVD
City: MID CITY
Map Loc: 136 - about .5 mile SW of the subject
Status: CLSD - Case Closed

Only the soil is impacted. The case, 03700611, .

SOIL

Site: ECONO LUBE-N-TUNE
Address: 3451 W OLYMPIC BLVD, WEST
City: LOS ANGELES
Map Loc: 137 - about .5 mile SW of the subject
Status: CLSD - Case Closed

Only the soil is impacted. The case, 03725149, is managed by the Regional Water Quality Board.

SOIL

2007-12-12: STAFF LETTER
2008-01-31: OTHER REPORT / DOCUMENT
2008-09-16: NOTICE TO COMPLY
2011-01-05: STAFF LETTER
2012-04-11: HEALTH AND SAFETY CODE SECTION 25296.10(C)
2012-04-23: SOIL AND WATER INVESTIGATION WORKPLAN - REGULATOR RESPONDED
2013-01-29: STAFF LETTER
2013-03-01: SOIL AND WATER INVESTIGATION WORKPLAN - REGULATOR RESPONDED
2013-05-07: STAFF LETTER
2013-07-15: OTHER REPORT / DOCUMENT
2013-07-31: SOIL AND WATER INVESTIGATION REPORT
2013-10-15: OTHER REPORT / DOCUMENT
2014-01-15: OTHER REPORT / DOCUMENT
2014-06-02: STAFF LETTER
2014-07-15: OTHER REPORT / DOCUMENT
2014-07-15: REQUEST FOR CLOSURE - REGULATOR RESPONDED
2015-01-15: OTHER REPORT / DOCUMENT
2015-04-15: OTHER REPORT / DOCUMENT
2015-10-15: OTHER REPORT / DOCUMENT
2016-01-15: OTHER REPORT / DOCUMENT
2016-04-04: STAFF LETTER
2016-04-05: NOTIFICATION - PRECLOSURE

Site: FORMER UNICAL #1788
Address: 3481 W OLYMPIC BLVD
City: LOS ANGELES
Map Loc: 139 - about .5 mile SW of the subject
Status: CLSD - Case Closed

Only the soil is impacted. The case, 03721365, is managed by the Regional Water Quality Board.

THIS SITE IS BEING REFERRED TO THE WATER BOARD DUE TO CONTAMINATION IN THE WATER SAMPLES

1994-11-01: EXCAVATION
2000-04-01: EXCAVATION
2008-11-18: REFERRAL TO REGIONAL BOARD
2009-01-12: STAFF LETTER
2009-01-15: MONITORING REPORT - QUARTERLY
2009-04-15: MONITORING REPORT - QUARTERLY
2009-04-15: OTHER REPORT / DOCUMENT
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2009-10-15: OTHER REPORT / DOCUMENT
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-04-15: MONITORING REPORT - SEMI-ANNUALLY
2010-05-18: STAFF LETTER
2010-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-07-15: SOIL AND WATER INVESTIGATION WORKPLAN
2010-09-23: SOIL AND WATER INVESTIGATION REPORT
2010-10-15: MONITORING REPORT - SEMI-ANNUALLY
2011-01-15: MONITORING REPORT - SEMI-ANNUALLY
2011-04-15: MONITORING REPORT - SEMI-ANNUALLY
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2012-01-15: MONITORING REPORT - SEMI-ANNUALLY
2012-03-06: OTHER WORKPLAN
2012-07-15: MONITORING REPORT - SEMI-ANNUALLY
2013-01-15: MONITORING REPORT - SEMI-ANNUALLY
2013-11-05: SENSITIVE RECEPTOR SURVEY REPORT
2013-11-05: SITE ASSESSMENT REPORT
2014-01-15: MONITORING REPORT - SEMI-ANNUALLY
2014-02-17: REQUEST FOR CLOSURE - REGULATOR RESPONDED
2014-03-28: NOTIFICATION - PRECLOSURE
2014-08-06: CLOSURE/NO FURTHER ACTION LETTER

Monitoring well: MW-1 active
lat/long: 34.0530379/-118.314252
depth to gw: 38.16 - 40.65
sample data: BZME .13 UG/L 2009-03-03 (max 18 UG/L 2009-03-03)
DRO 150 UG/L 2012-04-25
GRO 1.5 MG/KG 2008-10-16
MTBE .2 UG/L 2009-11-06 (max 2.2 UG/L 2008-12-18)
TPPH 110 UG/L 2012-04-25

Monitoring well: MW-2 active
lat/long: 34.0527254/-118.3142451
depth to gw: 36.47 - 39.81

Monitoring well: MW-2 active
lat/long: 34.0527254/-118.3142451
depth to gw: 36.79 - 38.11
sa
Monitoring well: MW-2 active
lat/long: 34.0527254/-118.3142451
depth to gw: 36.47 - 39.81
sample data: BZ 3.5 UG/L 2010-07-13 (max 11 UG/L 2010-01-19)
BZME .24 UG/L 2009-03-03 (mample data:BZ 2.9 UG/L 2013-10-23 (max 110 UG/L 2008-10-17)
BZME 1.1 UG/L 2012-10-17 (mx 3.5 UG/L 2008-10-17)
EBZ 1.1 UG/L 2010-07-13 (max 7.4 UG/L 2010-01-19)
GRO 490 UG/L 2008-10-23
MTBE 2.2 UG/L 2010-07-13 (max 490 UG/L 2008-10-17)
ax 2.9 UG/L 2008-10-17)
EBZ 1.3 UG/L 2012-10-17 (max 7.8 UG/L 2011-04-04)
GRO 490 UG/L 2008-10-23
MTBE 4.1 UG/L 2013-10-23 (max 490 UG/L 2008-10-17)
PHCG 490 UG/L 2010-07-13
TBA 16 UG/L 2010-05-24
XYLENES 3.5 UG/L 2010-01-19 PHCG 350 UG/L 2010-10-27 (max 490 UG/L 2010-07-13)
TBA 37 UG/L 2011-04-04
(max 6.5 UG/L 2008-10-23)
TPPH 190 UG/L 2013-10-23 (max 240 UG/L 2012-04-25)
XYLENES 1.6 UG/L 2012-10-17 (max 6.5 UG/L 2008-10-23)

Monitoring well: MW-3 active
lat/long: 34.0528655/-118.314076
depth to gw: 38.97 - 40.96

Monitoring well: MW-3 active
lat/long: 34.0528655/-118.314076
depth to gw: 39.15 - 40.51
sample data: BZ 22 UG/L 2010-05-24
BZME 27 UG/L 2010-05-24
DRO 62 UG/L 2010-07-13
DROC12C24 110 UG/L 2009-11-06
EBZ 14 UG/L 2010-05-24 (max 110 UG/L 2009
Monitoring well: MW-3 active
lat/long: 34.0528655/-118.314076
depth to gw: 38.97 - 41.26
sam-03-03)
MTBE 660 UG/L 2010-07-13 (max 880 UG/L 2010-01-19)
PHCG 620 UG/L 2ple data:BZ 22 UG/L 2010-05-24
BZME 27 UG/L 2010-05-24
DRO 180 UG/L 2012-04-25
DROC12C24 110 UG/L 2009-11-06 (max 180 UG/L 2008-12-18)
EBZ 14 UG/L 20010-07-13 (max 1200 UG/L 2010-01-19)
TBA 1200 UG/L 2010-07-13
XYLENES 38 U10-05-24 (max 110 UG/L 2009-03-03)
GRO 88 UG/L 2012-10-17
MTBE 2.3 UG/L 20G/L 2010-05-24
13-04-25 (max 880 UG/L 2010-01-19)
PHCG 240 UG/L 2010-10-27 (max 1200 UG/L 2010-01-19)
TBA 1700 UG/L 2013-10-23 (max 3800 UG/L 2012-04-25)
TPPH 670 UG/L 2012-04-25
XYLENES 38 UG/L 2010-05-24

Monitoring well: MW-4 active
lat/long: 34.0527245/-118.3140831
depth to gw: 38.41 - 40.44

Monitoring well: MW-4 active
lat/long: 34.0527245/-118.3140831
depth to gw: 39.84 - 39.9
sample data: BZ 63 UG/L 2010-09-16
DRO 180 UG/L 2010-09-16
EBZ 51 UG/L 2010-09-16 (max 180 UG/L 2010-08-09)
MTBE 2.6 UG/L 2010-09-16 (max 51 UG/L 2010-08-09)
PHCG 530 UG/L 2010-09-16
TBA 60 UG/L 2010-09-16 (max 530 UG/L 2010-08-09)

Monitoring well: MW-4 active
lat/long: 34.0527245/-118.3140831
depth to gw: 38.41 - 40.74
sa XYLENES 42 UG/L 2010-09-16 (max 60 UG/L 2010-08-09)
mple data: BZ .51 UG/L 2013-10-23 (max 82 UG/L 2011-03-28)
DRO 970 UG/L 2012-04-25 (max 260 UG/L 2011-03-28)
EBZ 4.9 UG/L 2012-10-17 (max 74 UG/L 2010-08-09)
MTB260 UG/L 2011-03-28)
EBZ 4.9 UG/L 2012-10-17 (max 74 UG/L 2010-08-09)
MTBE 7.5 UG/L 2012-10-17
PHCG 600 UG/L 2010-10-27
TBA 48 UG/L 2012-10-17 (max E 5.7 UG/L 2013-10-23 (max 7.5 UG/L
2012-10-17)
PHCG 600 UG/L 2010-10-27
T600 UG/L 2010-08-09)
TPPH 140 UG/L 2012-10-17 (max 540 UG/L 2011-03-28)
XYBA 27 UG/L 2013-10-23 (max 600 UG/L 2010-08-09)
TPPH 61 UG/L 2013-10-23 (max 540 UG/L 2011-03-28)
XYLENES 2.4 UG/L 2012-10-17 (max 61 UG/L 2010-08-09)
LENES 2.4 UG/L 2012-10-17 (max 140 UG/L 2010-08-09)

SWIS Solid Waste Information System

As legislated under the Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains lists of certain facilities, i.e. Active solid waste disposal sites, Inactive or Closed solid waste disposal sites and Transfer facilities.

Site: CITY OF LOS ANGELES IDS (2136)
Address: MULTIPLE SITES/ PARCELS
City: LOS ANGELES (CITY)
Map Loc: 130 - about .3 mile E of the subject
Status:
id: 19-AR-1246

WIP Well Investigation Program

The Well Investigation Program (AB1803) identifies groundwater that is already contaminated and empowers the California Department of Health Services and local health officers to order ongoing monitoring programs. The focus of this program is to monitor and protect drinking water.

No listings within 1 mile radius of the subject site.

WQ Drinking Water Program

The California Health and Safety Code section 116275-116300 stipulates that it is the intent of the Legislature to improve laws governing drinking water quality to improve upon the minimum requirements of the federal Safe Drinking Water Act Amendments of 1986, to establish primary drinking water standards that are at least as stringent as those established under the federal Safe Drinking Water Act, and to establish a program under this chapter that is more protective of public health than the minimum federal requirements.

In order to provide for the orderly and efficient delivery of safe drinking water the State Department of Health Services collect information on the quality of public drinking water wells under the California Drinking Program.

Below, the latest and maximum analysis of contaminants are reported (only positive reading are included). MCL is the Maximum Contaminant Level or enforceable drinking water standard. RPHL is the Recommended Public Health Level. Additional information is available upon request.

No listings within half of a mile radius of the subject site.

REGIONAL SOURCES

NT Toxic Releases

The California Regional Water Quality Control Boards or local Department of Health Services keeps track of toxic releases to the environment. These lists are known as Unauthorized Releases, Spill, Leaks, Investigations and Cleanups (SLIC), Non-Tank Releases, Toxics List or similar, depending on the local agency.

This list has been researched within half of a mile radius of the subject site.

Site: KOREAN DRYCLEANERS & LAUNDRY
Address: 3807 WILSHIRE BLVD

City: LOS ANGELES
Map Loc: 39 - about .2 mile N of the subject
Status: INACT - Inactive

id: SL603799574 , substance: VOC

000 A1AQUIFER USED FOR DRINKING WATER SUPPLY

LD Land Disposal Sites

The Land Disposal program managed by the State Water Control Board, regulates the waste discharge to land for treatment, storage and disposal in waste management units. Waste managment units include waste piles, surface impoundments, and landfills. California Code of Regulations (CCR) Title 23, (Chapter 15) contains the regulatory requirements for hazardous waste. CCR Title 27, contains the regulatory requirements for wastes other than hazardous waste.

No listings within half of a mile radius of the subject site.

TPC Toxic Pits

The Toxic Pits Clean-Up Act (Katz Bill) places strict limitations on the discharge of liquid hazardous wastes into surface impoundment, toxic ponds, pits and lagoons. Regional Water Quality Control Boards are required to inspect all surface impoundment annually, in addition, every facility was required to file a Hydrogeological Assessment Report. Recent legislation allows the Department of Health Services to exempt facilities that closed on or before December 31, 1985, if a showing is made that no significant environmental risk remains (AB1046).

Special exemption provisions have been created for surface impoundment that receive mining wastes.

No listings within 1 mile radius of the subject site.

SWAT Solid Waste Assessment Test - Regional

This program, provided for under the Calderon legislation (Section 13273 of the Water Code), requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has discharged hazardous substances which will impact the environment.

Site operators are required to file Solid Waste Assessment Test reports on a staggered basis. Operators of the 150 highest ranking (Rank 1) sites were required to submit Solid Waste Assessment Tests by July 1, 1987, Rank 2 in 1988 and so on.

Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology within 1 mile of the site. Air quality tests are submitted to the local Air Quality Management District or Air Pollution Control District.

This program is currently not funded and thus not updated.

Status Codes: Facilities or sites are ranked within each region on a scale 1-15 according to priority.

Site: KINGSLEY-OLYMPIC
Address: 3101 W OLYMPIC BLVD
City: LOS ANGELES
Map Loc: 138 - about .5 mile SE of the subject
Status: 9 - Case Closed.

T

OPERATING PERMITS

Various agencies issue operating permits or regulate the handling, movements, storage and disposal of hazardous materials and require mandatory reporting. The inclusion in this section does not imply that an environmental problem exists presently or has in the past.

RCRA-G Resource Conservation and Recovery Information System - Generators

The Environmental Protection Agency regulates generators of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste generators are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form. The notification form provides basic identification information and specific waste activities.

Status Codes: L - Generators who generate at least 1000 kg/mo of non-acutely hazardous waste (or 1 kg/mo of acutely hazardous waste).
S - Generators who generate 100 kg/mo but less than 1000 kg/mo of non-acutely haz waste.
T - Transporter.

This list has been researched within a quarter of a mile radius of the subject site.

Site: UNOCAL SVC STA #0956
Address: 801 S WESTERN AVE
City: LOS ANGELES
Map Loc: 4 - about .0 mile SW of the subject
Status:
Permit id#: CAD981644172

Site: PACIFIC BELL
Address: 3525 W 8TH ST
City: LOS ANGELES
Map Loc: 10 - about .1 mile SE of the subject
Status: S - Small Generator

Permit id#: CAD077242758

Acknowledge date 03/31/1991.
Activities at this facility include:

Site: TUNEUP MASTERS
Address: 800 S WESTERN AVE
City: LOS ANGELES
Map Loc: 11 - about .1 mile SW of the subject
Status:
Permit id#: CAD981578495

Site: RALPHS GROVERY COMPANY #16
Address: 670 S WESTERN AVE
City: LOS ANGELES
Map Loc: 14 - about .1 mile NW of the subject
Status: L - Large Generator

Permit id#: CAR000256594

Activities at this facility include:

Site: KIMS PHARMACY
Address: 859 S WESTERN AVE
City: LOS ANGELES
Map Loc: 16 - about .1 mile S of the subject
Status: S - Small Generator

Permit id#: CAD983655812

Acknowledge date 02/16/1993.
Activities at this facility include:

Site: PRIN CLEANERS
Address: 3464 W 8TH ST, HOBART
City: LOS ANGELES
Map Loc: 18 - about .1 mile E of the subject
Status: S - Small Generator

Permit id#: CAD983620139

Acknowledge date 07/16/1992.
Activities at this facility include:

Site: STATE STREET BANK & TRUST
Address: 3731 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 25 - about .1 mile N of the subject
Status: L - Large Generator

Permit id#: CAD981981319

Activities at this facility include:

Site: ORIGINAL 23 MINUTE PHOTO
Address: 650 S WESTERN AVE
City: LOS ANGELES
Map Loc: 26 - about .1 mile N of the subject
Status: S - Small Generator

Permit id#: CA0000043935

Acknowledge date 11/03/1993.
Activities at this facility include:

Site: CVS PHARMACY NO 9660
Address: 3751 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 33 - about .2 mile N of the subject
Status: L - Large Generator

Permit id#: CAR000238048

Activities at this facility include:

Site: 1 HR PHOTOGENIC

Address: 3824 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 35 - about .2 mile NW of the subject
Status:

Permit id#: CAD981394752

Site: PIERCE NATIONAL LIFE INS CO
Address: 3807 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 39 - about .1 mile N of the subject
Status: S - Small Generator

Permit id#: CAD982318297

Acknowledge date 03/31/1991.

Site: J M K ENVIRONMENTAL SOLUTIONS
Address: 3810 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 41 - about .2 mile N of the subject
Status: S - Small Generator

Permit id#: CAR000086074

Site: ORIGINAL 23 MINUTE PHOTO
Address: 638 S WESTERN AVE
City: LOS ANGELES
Map Loc: 43 - about .2 mile N of the subject
Status: S - Small Generator

Permit id#: CAD982466013

Acknowledge date 03/31/1991.

Site: UNOCAL
Address: 3701 WILSHIRE BLVD, STE 830
City: LOS ANGELES
Map Loc: 46 - about .2 mile NE of the subject
Status: S - Small Generator

Permit id#: CAD980887616

Acknowledge date 03/31/1991.

Site: NCAR CONCIERGE THE
Address: 3700 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 47 - about .2 mile NE of the subject
Status:

Permit id#: CAD983612193

Acknowledge date 09/29/1992.

Site: ARCO FACILITY NO 05355
Address: 3675 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 52 - about .2 mile NE of the subject
Status: S - Small Generator

Permit id#: CAR000099986

Site: WILSHIRE MAIL BOX & ETC
Address: 3850 WILSHIRE BLVD, #A
City: LOS ANGELES
Map Loc: 53 - about .2 mile NW of the subject
Status: S - Small Generator

Permit id#: CAD982500506

Acknowledge date 03/31/1991.

Site: O E F INC
Address: 3699 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 58 - about .2 mile NE of the subject
Status: S - Small Generator

Permit id#: CAR000053850

Acknowledge date 06/30/1999.

Site: BELMONT NEW E S NO 9
Address: 611 S HOBART BLVD
City: LOS ANGELES
Map Loc: 71 - about .3 mile NE of the subject
Status: S - Small Generator

Permit id#: CAR000128124

Site: KINGSLEY AUTO TEXACO
Address: 3401 W 8TH ST
City: LOS ANGELES
Map Loc: 79 - about .3 mile E of the subject
Status: S - Small Generator

Permit id#: CAD983604802

Acknowledge date 07/16/1992.
Activities at this facility include:

Site: PEA COCK
Address: 3980 W 6TH ST
City: LOS ANGELES
Map Loc: 85 - about .3 mile N of the subject
Status: S - Small Generator

Permit id#: CAD983634080

Acknowledge date 07/16/1992.

Site: KINGSLEY AUTO BODY
Address: 3385 W 8TH ST
City: LOS ANGELES
Map Loc: 92 - about .3 mile E of the subject
Status: S - Small Generator

Permit id#: CAD981970908

Acknowledge date 03/31/1991.

Site: L A U S D WILTON PL EL
Address: 745 S WILTON PL
City: LOS ANGELES
Map Loc: 100 - about .3 mile W of the subject

Status: S - Small Generator

Permit id#: CAD981625593

Activities at this facility include:

Site: MAX PHOTO
Address: 3959 WILSHIRE BLVD, STE B3
City: LOS ANGELES
Map Loc: 102 - about .3 mile NW of the subject
Status: S - Small Generator

Permit id#: CAD983654807

Acknowledge date 01/12/1993.
Activities at this facility include:

Site: CONCORD CLEANERS
Address: 3959 WILSHIRE BLVD, UNIT B13
City: LOS ANGELES
Map Loc: 102 - about .3 mile NW of the subject
Status:

Permit id#: CAD983598475

Acknowledge date 07/16/1992.

Site: LOIS M FISHER TRUST FISHER PRO
Address: 3824 W 6TH ST
City: LOS ANGELES
Map Loc: 104 - about .3 mile NE of the subject
Status: L - Large Generator

Permit id#: CAR000215616

Activities at this facility include:

Site: UNOCAL SVC STA #3900
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status:

Permit id#: CAD981650427

Site: EMBO CLEANERS
Address: 3809 W 6TH ST
City: LOS ANGELES
Map Loc: 106 - about .3 mile NE of the subject
Status: S - Small Generator

Permit id#: CAD982000275

Acknowledge date 06/08/1995.
Activities at this facility include:
On 03/17/1995 a compliance evaluation inspection on-site was performed by a State contractor.

Site: P AND L COLOR PRINTING
Address: 4052 W 6TH ST
City: LOS ANGELES
Map Loc: 120 - about .3 mile NW of the subject
Status:

Permit id#: CAD981434368

Site: CINDERELLA CLEANERS

Address: 4062 W 6TH ST,1 ANDREW
City: LOS ANGELES
Map Loc: 129 - about .3 mile NW of the subject
Status: S - Small Generator

Permit id#: CAD983583675

Acknowledge date 07/16/1992.

SARA SARA Title III,section 313 (TRIS)

Title III of the Superfund Amendments and Reauthorization Act,Section 313, also known as Emergency Planning and Community Right-to-Know Act of 1986 requires owners or operators of facilities with more than 10 employees and are listed under Standard Industrial Classification(SIC) Codes 20 through 39 to report the manufacturing, processing or use of more than a threshold of certain chemical or chemical categories listed under section 313. This database is also known as Toxic Release Information System (TRIS).

Below summary information for the last five year period is reported grouping the releases into air, water, underground injection, land, public offsite treatment (potw) and transportation offsite.

No listings within a quarter of a mile radius of the subject site.

NC Nuclear Regulatory Commission Licensees

The Nuclear Regulatory Commission, Office of Nuclear Material Safety and Safeguards has been mandated (10 CFR Ch 1.42) to protect the public health and safety, the common defense and security, and the environment by licensing, inspection, and environmental impact assessment for all nuclear facilities and activities, and for the import and export of special nuclear material.

No listings within a quarter of a mile radius of the subject site.

PCB PCB Waste Handlers Database

The U.S. Environmental Protection Agency tracks generators, transporters, commercial stores and/or brokers and disposers of PCB's in accordance with the Toxic Substance Control Act. x

This list has been researched within a quarter of a mile radius of the subject site.

Site: OEF, INC.
Address: 3699 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 58 - about .2 mile NE of the subject
Status:

Permit id#: CAW100000041

PCS Permit Compliance System

PCS is a database that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS was developed by The U.S. Environmental Protection Agency to meet the information needs of the NPDES program under the Clean Water Act. PCS tracks permit, compliance, and enforcement states of NPDES facilities.

This list has been researched within a quarter of a mile radius of the subject site.

Site: METRO LINES-SEGMENTS 2B & 3
Address: GREATER LOS ANGELES
City: LOS ANGELES
Map Loc: 56 - about .2 mile N of the subject
Status:

Permit id#: 110037253003

39Program ID: CA0059714
30-APR-2002 00:00:00: PERMIT TER40MINATION DATE

Site: LOS ANGELES COUNTY MTA
Address: GREATER LOS ANGELES
City: LOS ANGELES
Map Loc: 56 - about .2 mile N of the subject
Status:

Permit id#: CA0059714

AFS AIRS Facility System

AFS contains emissions and compliance data on air pollution point sources tracked by the U.S. EPA and state and local environmental regulatory agencies. There are seven "criteria pollutants" for which data must be reported to EPA and stored in AIRS: PM10 (particulate matters less than 10 microns in size), carbon monoxide, sulfur dioxide, nitrogen dioxide, lead, reactive volatile organic compounds (VOC), and ozone.

AFS replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aeromatic Data (SAROAD).

No listings within a quarter of a mile radius of the subject site.

PE Section Seven Tracking System (SSTS)

SSTS evolved from the FIFRA and TSCA Enforcement System (FATES). SSTS tracks the registration of all pesticide producing establishments and tracks annually the types and amounts of pesticides, active ingredients, and devices that are produced, sold or distributed each year.

No listings within a quarter of a mile radius of the subject site.

FIFRA FIFRA/TSCA Tracking System/ National Compliance Database (FTTS/NCDB)

NCDB supports implementation of the Federal Insecticide, Fungicide and Rodenticide Control Act (FIFRA) and the Toxic Substance Control Act (TSCA).

This list has been researched within a quarter of a mile radius of the subject site.

Site: BEGA TRADING COMPANY
Address: 3850 WILSHIRE BLVD

City: LOS ANGELES
Map Loc: 53 - about .2 mile NW of the subject
Status:

Permit id#: 110010627599

75Program ID: D09#F-09-2001-0004
76Program ID: I09#200009123262 1

Site: O E F INC
Address: 3699 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 58 - about .2 mile NE of the subject
Status:

Permit id#: CAR000053850

12Program ID: I09#20000519T01CA 1

Site: SAINT JAMES WILSHIRE ELEMENTAR
Address: 625 S ST ANDREWS PL
City: LOS ANGELES
Map Loc: 81 - about .3 mile NW of the subject
Status:

Permit id#: CAD983627746

Site: ST JAMES WILSHIRE ELEMENTARY S
Address: 625 S ST ANDREWS PL
City: LOS ANGELES
Map Loc: 81 - about .2 mile NW of the subject
Status:

Permit id#: 110011555183

24Program ID: C09#09-C20484

Site: GREATER MEDIA STATIONS
Address: 3580 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 126 - about .3 mile NE of the subject
Status:

Permit id#: 110011655306

64Program ID: I09#19900628CA013 1

FFIS Federal Facilities Information System (FFIS)

Federal Facilities Information System (FFIS) contains a list of all Treatment Storage and Disposal Facilities (TSDs) owned and operated by federal agencies.

No listings within a quarter of a mile radius of the subject site.

CICIS Chemicals in Commerce Information System (CICIS)

Chemicals in Commerce Information System contains an inventory of chemicals manufactured in commerce or imported for Toxic Substances Control Act regulated commercial purposes. CICIS allows EPA to maintain a comprehensive listing of over 70,000 chemical substances that are manufactured or imported and are regulated under TSCA.

No listings within a quarter of a mile radius of the subject site.

FINDS FINDS EPA Facility Index System

The U.S. Environmental Protection Agency maintains an index system of all facilities which are regulated or have been assigned an identification number for other purposes.

Facilities that have been reported elsewhere in this report will not be listed under this category.

No listings within a quarter of a mile radius of the subject site.

HWIS Hazardous Waste Information System

The Department of Toxic Substance Control, California Environmental Protection Agency, maintains a a data base keeping track of the movement and disposal of hazardous waste. The data is used to support the Tanner legislation, AB 2948.

Status Codes: EPA Facility Permit Number
CAL - State permanent number
CAC - State provisional or emergency number
CAH - State prov or perm number for household hazardous waste collections
CAI - State permanent number for exotic pest detection
CAS - State permanent number issued by county for emergency response
CAE - State prov number for hazardous waste removal caused by natural disasters
CAX - State permanent or provisional number issued prior to 1987. No longer used.
CLU - State permanent number issued by county for clandestine lab cleanup
CAR - Federal permanent number
CA - Federal permanent number
CAD - Federal permanent or provisional number. State provisional before 1988.
CAT - Federal permanent number
CAP - Federal provisional or emergency number

This list has been researched within a quarter of a mile radius of the subject site.

Site: WESTERN CHIROPRACTIC CENTER
Address: 722 S WESTERN AVE
City: LOS ANGELES
Map Loc: 2 - about .0 mile W of the subject
Status: EPA ID#: CAL000075758

Site: CITY OF LOS ANGELES DEPT PUBLI
Address: 694 S OXFORD AVE
City: LOS ANGELES
Map Loc: 3 - about .0 mile N of the subject
Status: EPA ID#: CAC002410175

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Inorganic solid waste	ton						.12						

Site: TOSCO CORPORATION, STATION #30
Address: 801 S WESTERN AVE
City: LOS ANGELES
Map Loc: 4 - about .0 mile SW of the subject
Status: EPA ID#: CAL000152813

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Aq sol with org residues > 10%	ton				.17								
Unspecified aqeous solution	ton						.45						

Site: UNOCAL SVC STA #0956
Address: 801 S WESTERN AVE
City: LOS ANGELES
Map Loc: 4 - about .0 mile SW of the subject
Status: EPA ID#: CAD981644172

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Empty non-pesticide cont>30 gal	ton	.2

Site: WESTERN 76 INC
Address: 801 S WESTERN AVE
City: LOS ANGELES
Map Loc: 4 - about .0 mile SW of the subject
Status: EPA ID#: CAL000385216

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Other organic solids	ton	.08

Site: KIMBAL CLEANERS
Address: 3569 W 8TH ST
City: LOS ANGELES
Map Loc: 5 - about .1 mile S of the subject
Status: EPA ID#: CAD028470144

Site: CLINICA HUMANITARIA INC.
Address: 3518 W 8TH ST
City: LOS ANGELES
Map Loc: 6 - about .1 mile SE of the subject
Status: EPA ID#: CAL000159383

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Photochemical waste	ton	

Site: SEON H WHANG MD
Address: 3540 W 8TH ST
City: LOS ANGELES
Map Loc: 7 - about .1 mile SE of the subject
Status: EPA ID#: CAL000084657

Site: MID-WILSHIRE CHIROPRACTIC
Address: 3532 W 8TH ST
City: LOS ANGELES
Map Loc: 8 - about .1 mile SE of the subject
Status: EPA ID#: CAL000106523

Site: THOMAS SIEMAN CO
Address: 3532 W 8TH ST
City: LOS ANGELES
Map Loc: 8 - about .0 mile SE of the subject
Status: EPA ID#: CAC001349640

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Photochemical waste	ton	.13

Site: MANHATTAN DEVELOPMENT PARTNERS
Address: 733 S MANHATTAN PL,7332735
City: LOS ANGELES
Map Loc: 9 - about .1 mile W of the subject
Status: EPA ID#: CAC002590876

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	.92

Site: PACIFIC TELEPHONE AND TELEGRAP
Address: 3525 W 8TH ST
City: LOS ANGELES
Map Loc: 10 - about .1 mile SE of the subject
Status: EPA ID#: CAD077242758

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton	2.57											
Inorganic solid waste	ton	.45											
Halogenated solvents	ton			.08									
Waste oil and mixed oil	ton			6.26									
Unspec oil cont waste	ton			.33									
Off-spec, aged or surplus org	ton			.08									

Site: TUNE UP MASTERS INC
Address: 800 S WESTERN AVE
City: LOS ANGELES
Map Loc: 11 - about .1 mile SW of the subject
Status: EPA ID#: CAL000076633

Site: TUNEUP MASTERS #20
Address: 800 S WESTERN AVE
City: LOS ANGELES
Map Loc: 11 - about .0 mile SW of the subject
Status: EPA ID#: CAD981578495

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues > 10%	ton				.21	.2							

Site: PAKS WESTERN PLAZA, LLC
Address: 833 S WESTERN AVE
City: LOS ANGELES
Map Loc: 13 - about .1 mile SW of the subject
Status: EPA ID#: CAC002752068

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Tank Bottom waste	ton											.42	

Site: RALPHS GROCERY #16
Address: 670 S WESTERN AVE
City: LOS ANGELES
Map Loc: 14 - about .1 mile NW of the subject
Status: EPA ID#: CAL000320346

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton											.02	.02
Off-spec,aged/surplus inorg	ton												
Inorganic solid waste	ton												.01
Unspecified solvent mixture	ton										.01	.06	.01
Pesticides waste	ton												
Pharmaceutical waste	ton												.02
Off-spec, aged or surplus org	ton											.04	.05
Liquids with pH<2	ton												

Site: SEGILMAN PROPERTIES
Address: 841 S SERRANO AVE
City: LOS ANGELES
Map Loc: 15 - about .1 mile SE of the subject
Status: EPA ID#: CAC002584437

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton							7.58	1.85				

Site: CHENG YUE
Address: 841 S SERRANO AVE

City: LOS ANGELES
Map Loc: 15 - about .1 mile SE of the subject
Status: EPA ID#: CAC002109328

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton				2.11								

Site: KIMS PHARMACY
Address: 859 S WESTERN AVE
City: LOS ANGELES
Map Loc: 16 - about .1 mile S of the subject
Status: EPA ID#: CAD983655812

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton		3.99	2.44	1.42	.7	.35						

Site: KIM'S PHARMACY
Address: 859 S WESTERN AVE
City: LOS ANGELES
Map Loc: 16 - about .1 mile S of the subject
Status: EPA ID#: CAL930714511

Site: HOME SAVINGS OF AMERICA
Address: 729 S ST ANDREWS PL
City: LOS ANGELES
Map Loc: 17 - about .1 mile W of the subject
Status: EPA ID#: CAP601251993

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton			.1									

Site: PRIN CLEANERS
Address: 3464 W 8TH ST, HOBART
City: LOS ANGELES
Map Loc: 18 - about .1 mile SE of the subject
Status: EPA ID#: CAD983620139

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Halogenated solvents	ton		.21	.42	.33								

Site: JEFFERY MILLER
Address: 855 S SERRANO AVE
City: LOS ANGELES
Map Loc: 19 - about .1 mile SE of the subject
Status: EPA ID#: CAC002571214

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton	.32					1077						

Site: CHATEAU CHAUMONT HOA
Address: 855 S SERRANO AVE
City: LOS ANGELES
Map Loc: 19 - about .1 mile SE of the subject
Status: EPA ID#: CAC002693311

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.4

Site: EXXONMOBIL OIL CORPORATION 121
Address: 655 S WESTERN AVE
City: LOS ANGELES
Map Loc: 21 - about .1 mile N of the subject
Status: EPA ID#: CAL000050612

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspec oil cont waste	ton	.69		2.74	3.62	1.18	3.02							
Other organic solids	ton													

Site: WILTERN ASSOCIATES
Address: 3780 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 22 - about .1 mile N of the subject
Status: EPA ID#: CAC000657720

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton	5.05												

Site: WILTERN CENTER
Address: 3780 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 22 - about .2 mile N of the subject
Status: EPA ID#: CAC001331776

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton				.21									
Unspec organic liquid mixture	ton				.23									

Site: WILTON THEATER ASSOCIATION
Address: 3780 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 22 - about .1 mile N of the subject
Status: EPA ID#: CAX000102327

Site: RAIL CONSTRUCTION CORP
Address: 3785 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 23 - about .1 mile N of the subject
Status: EPA ID#: CAC000605568

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Polychlorinated biphenyls	ton	1.3												

Site: LEEDS PROPERTIES INC
Address: 817 S ST ANDREWS PL
City: LOS ANGELES
Map Loc: 24 - about .1 mile SW of the subject
Status: EPA ID#: CAC002610022

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Oil/water sludge	ton											4		

Site: STATE STREET BANK & TRUST
Address: 3731 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 25 - about .1 mile N of the subject
Status: EPA ID#: CAD981981319

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton	3150	786	7.59	179									
Inorganic solid waste	ton		23.6											
Polychlorinated biphenyls	ton	3.84	.42		3.5									

Site: PETER SHIMIZU DDS
Address: 3731 WILSHIRE BLVD,STE 625
City: LOS ANGELES
Map Loc: 25 - about .1 mile N of the subject
Status: EPA ID#: CAL000094895

Site: THE ORIGINAL 23 MINUTE PHOTO
Address: 650 S WESTERN AVE
City: LOS ANGELES
Map Loc: 26 - about .2 mile N of the subject
Status: EPA ID#: CA0000043935

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton		3.74	.88										

Site: COLDWELL BANKER
Address: 822 S HOBART BLVD
City: HOLLYWOOD
Map Loc: 27 - about .1 mile SE of the subject
Status: EPA ID#: CAC001488152

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton						1.4							

Site: JOSE ESPADAS CHEVRON
Address: 868 S WESTERN AVE
City: LOS ANGELES
Map Loc: 28 - about .1 mile S of the subject
Status: EPA ID#: CAL000062478

Site: ROBERT M LAWSON
Address: 3451 W 8TH ST
City: LOS ANGELES
Map Loc: 29 - about .2 mile E of the subject
Status: EPA ID#: CAC002834900

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton													.92

Site: CHARLES R WAGNER MD INC
Address: 809 S HOBART BLVD
City: LOS ANGELES
Map Loc: 30 - about .2 mile SE of the subject
Status: EPA ID#: CAL000075754

Site: HOBART INVESTMENT PARTNERS LLC
Address: 826 S HOBART BLVD
City: LOS ANGELES
Map Loc: 31 - about .2 mile SE of the subject
Status: EPA ID#: CAC002554340

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton							.16						

Site: DR ROBERT LARNER
Address: 3757 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 32 - about .2 mile N of the subject
Status: EPA ID#: CAC001461752

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton						1.69							
Polychlorinated biphenyls	ton						3.86							

Site: CVS PHARMACY NO 9660
Address: 3751 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 33 - about .2 mile N of the subject
Status: EPA ID#: CAR000238048

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton												.05
Aq sol 2<PH<12.5 reactive anions	ton												.02
Off-spec,aged/surplus inorg	ton												.08
Inorganic solid waste	ton												
Unspecified solvent mixture	ton											.04	1.19
Pharmaceutical waste	ton												.29
Off-spec, aged or surplus org	ton												.99
Other organic solids	ton												
Detergent & soaps	ton											.02	.22

Site: SAVON #9660/ALBERTSONS INC
Address: 3751 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 33 - about .2 mile N of the subject
Status: EPA ID#: CAL000220117

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton					.24	.61	.25	.01				
Photochemical waste	ton							.25					

Site: CVS PHARMACY # 9660
Address: 3751 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 33 - about .2 mile N of the subject
Status: EPA ID#: CAL000306642

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol without metals (PH >12.5)	ton								.02		.08		
Aq sol 2<PH<12.5 reactive anions	ton											.05	
Unspecified aqeous solution	ton										.02		
Off-spec,aged/surplus inorg	ton										.22		
Unspecified solvent mixture	ton										.03	.15	
Pharmaceutical waste	ton										.04		
Photochemical waste	ton										.13	.8	
Liquids with pH<2	ton									.02			

Site: PROJECTS WEST CORP
Address: 819 S HOBART BLVD
City: LOS ANGELES
Map Loc: 34 - about .2 mile SE of the subject
Status: EPA ID#: CAC000072373

Site: 1 HR PHOTOGENIC
Address: 3824 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 35 - about .2 mile NW of the subject
Status: EPA ID#: CAD981394752

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton	1.28											

Site: 1 HOUR PHOTOGENIC
Address: 3824 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 35 - about .2 mile NW of the subject
Status: EPA ID#: CAX000240341

Site: WILTERN ASSOCIATES
Address: 656 S WESTERN AVE
City: LOS ANGELES
Map Loc: 36 - about .2 mile N of the subject
Status: EPA ID#: CAC001107224

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspec oil cont waste	ton		3.23											
Empty non-pesticide cont>30 gal	ton		.4											

Site: WILSHIRE WESTERN CONDOS LLC
Address: 3800 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 37 - about .2 mile N of the subject
Status: EPA ID#: CAC002593375

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton								1278				
Other organic solids	ton								.25				

Site: PROJECTS WEST CONSTRUCTION
Address: 3800 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 37 - about .2 mile N of the subject
Status: EPA ID#: CAC002579233

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton								74.16				

Site: PROJECTS WEST CONSTRUCTION
Address: 3800 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 37 - about .2 mile N of the subject
Status: EPA ID#: CAC002572176

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspec oil cont waste	ton	.32					1269						
Other organic solids	ton								2.5				

Site: TEXACO REFINING & MARKETING
Address: 3800 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 37 - about .1 mile N of the subject
Status: EPA ID#: CAC000044677

Site: PROJECTS WEST CORP
Address: 825 S HOBART BLVD
City: LOS ANGELES
Map Loc: 38 - about .2 mile SE of the subject
Status: EPA ID#: CAC000072381

Site: WIL WEST, INC
Address: 3807 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 39 - about .2 mile N of the subject
Status: EPA ID#: CAC000761864

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												

Site: WILSHIRE CORP FINANCIAL
Address: 3807 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 39 - about .2 mile N of the subject
Status: EPA ID#: CAC002725700

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Oil/water sludge	ton												.46

Site: WILSHIRE PARK

Address: 3807 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 39 - about .2 mile N of the subject
Status: EPA ID#: CAC002772715

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton												1

Site: WIL-WEST INC
Address: 3807 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 39 - about .2 mile N of the subject
Status: EPA ID#: CAL000302577

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton								.25				

Site: PIERCE NATIONAL LIFE INS CO
Address: 3807 WILSHIRE BLVD, BLDG 314
City: LOS ANGELES
Map Loc: 39 - about .1 mile N of the subject
Status: EPA ID#: CAD982318297

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton	.52											

Site: WILSHIRE COURT FINANCIAL
Address: 3807 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 39 - about .1 mile N of the subject
Status: EPA ID#: CAL000020561

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton	.77											

Site: 748 GRAMERCY LLC
Address: 3919 W 8TH ST
City: LOS ANGELES
Map Loc: 40 - about .2 mile W of the subject
Status: EPA ID#: CAC002594511

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton								2.52				

Site: JMK ENVIRONMENTAL SOLUTIONS
Address: 3810 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 41 - about .2 mile N of the subject
Status: EPA ID#: CAR000086074

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues > 10%	ton						.22						
Halogenated solvents	ton						.1						
Waste oil and mixed oil	ton						.37						
Unspec oil cont waste	ton						.05						
Off-spec, aged or surplus org	ton						.16						
Liq with chrom(IV)>500mg/l	ton						1.82						
Liq with pH<2 & restr metals	ton						2.72						

Site: THE MERCURY
Address: 3810 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 41 - about .2 mile N of the subject
Status: EPA ID#: CAC002642124

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15

Tank Bottom waste	ton		1.25

Site: S & S WILSHIRE TECHNOLOGY
Address: 3810 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 41 - about .2 mile N of the subject
Status: EPA ID#: CAC001443264

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Unspecified alkaline solution	ton	.44
Asbestos containing waste	ton	1042
Oil/water sludge	ton	.24
Pesticides waste	ton	.04
Polychlorinated biphenyls	ton	4.25
Latex waste	ton	.44
Off-spec, aged or surplus org	ton	2.38
Other organic solids	ton	27.82
Drilling mud	ton	.8
Liq with hal org>1g/l	ton	.04
Liquids with pH<2	ton	.28

Site: FAM MED GRP OF WESTERN AVE.
Address: 3810 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 41 - about .1 mile NW of the subject
Status: EPA ID#: CAL922892478

Site: WILSHIRE WESTERN ASSOCIATES
Address: 3810 WILSHIRE BLVD, STE 1800
City: LOS ANGELES
Map Loc: 41 - about .1 mile NW of the subject
Status: EPA ID#: CAC000163405

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	357

Site: TEXACO REFINING AND MARKETING
Address: 3810 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 41 - about .1 mile NW of the subject
Status: EPA ID#: CAL913515809

Site: TEXACO RFNG & MKTG INC
Address: 3810 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 41 - about .1 mile NW of the subject
Status: EPA ID#: CAC000639088

Site: THE WILSHIRE AT WESTERN LLC
Address: 3810 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 41 - about .2 mile N of the subject
Status: EPA ID#: CAC002572624

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	33.71 674
Polychlorinated biphenyls	ton	10.81

Site: PROJECTS WEST CORP
Address: 833 S HOBART BLVD
City: LOS ANGELES
Map Loc: 42 - about .2 mile SE of the subject
Status: EPA ID#: CAC000072389

Site: ORIGINAL 23 MINUTE PHOTO
Address: 638 S WESTERN AVE
City: LOS ANGELES
Map Loc: 43 - about .2 mile N of the subject
Status: EPA ID#: CAD982468738

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Photochemical waste	ton	3.13

Site: THE ALEXANDER HAAGEN CO
Address: 3855 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 44 - about .2 mile NW of the subject
Status: EPA ID#: CAC000528648

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Unspec oil cont waste	ton	.33

Site: ALEXANDER HAAGAN CO
Address: 3855 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 44 - about .2 mile NW of the subject
Status: EPA ID#: CAC000057877

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Tank Bottom waste	ton	.83

Site: COLONNADE WILSHIRE CORP.
Address: 3701 WILSHIRE BLVD, FL 6
City: LOS ANGELES
Map Loc: 46 - about .2 mile NE of the subject
Status: EPA ID#: CAC002787608

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	2.99

Site: COLONNADE WILSHIRE CORP
Address: 3701 WILSHIRE BLVD, 3701-3731
City: LOS ANGELES
Map Loc: 46 - about .2 mile NE of the subject
Status: EPA ID#: CAC002564299

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	158

Site: COLONNADE WILSHIRE CORP
Address: 3701 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 46 - about .2 mile NE of the subject
Status: EPA ID#: CAC002628977

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	.8

Site: COLONNADE WILSHIRE CORP
Address: 3701 WILSHIRE BLVD,STE 101
City: LOS ANGELES
Map Loc: 46 - about .2 mile NE of the subject
Status: EPA ID#: CAC002583291

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	209

Site: CENTER PROPERTIES

Address: 3701 WILSHIRE BLVD, SU 850
City: LOS ANGELES
Map Loc: 46 - about .2 mile NE of the subject
Status: EPA ID#: CAX000086371

Site: UNOCAL
Address: 3701 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 46 - about .2 mile NE of the subject
Status: EPA ID#: CAD980887616

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Gas scrubber waste	ton	1												

Site: COLONNADE WILSHIRE CORP
Address: 3701 WILSHIRE BLVD,- 3731
City: LOS ANGELES
Map Loc: 46 - about .2 mile NE of the subject
Status: EPA ID#: CAC001173608

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton	757												

Site: HAN,JANG,SON&SUN,DENTAL GROUP
Address: 3700 WILSHIRE BLVD, STE 780
City: LOS ANGELES
Map Loc: 47 - about .2 mile NE of the subject
Status: EPA ID#: CAL000354297

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified aqeous solution	ton	.04 .08												

Site: WILSHIRE PARK DENTAL GROUP
Address: 3700 WILSHIRE BLVD,STE 780
City: LOS ANGELES
Map Loc: 47 - about .2 mile NE of the subject
Status: EPA ID#: CAL000179590

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Inorganic solid waste	ton													

Site: WILSHIRE PARTNERS
Address: 3700 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 47 - about .2 mile NE of the subject
Status: EPA ID#: CAL000122272

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues > 10%	ton	.23												

Site: BECHTEL INVESTMENTS REALTY
Address: 3700 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 47 - about .2 mile NE of the subject
Status: EPA ID#: CAC000161109

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified aqeous solution	ton	.62												
Asbestos containing waste	ton	4.24												

Site: CAR CONCIERGE THE
Address: 3700 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 47 - about .2 mile NE of the subject

Status: EPA ID#: CAD983612193

Site: JAMISON PROPERTIES INC
Address: 3700 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 47 - about .2 mile NE of the subject
Status: EPA ID#: CAC002609692

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Aq sol with org residues<10%	ton								2.77				

Site: BECHTEL INVESTMENTS REALTY
Address: 3700 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 47 - about .2 mile NE of the subject
Status: EPA ID#: CAC000137813

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Contaminated soil	ton	4.21											

Site: BENEFICIAL STANDARD LIFE INS
Address: 3700 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 47 - about .2 mile NE of the subject
Status: EPA ID#: CAX000210880

Site: WILL WEST INC
Address: 633 S WESTERN AVE
City: LOS ANGELES
Map Loc: 48 - about .2 mile N of the subject
Status: EPA ID#: CAC002627468

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Oil/water sludge	ton									.42			
Other organic solids	ton										.08		
Lab waste chemicals	ton									.16			

Site: LA COUNTY METROPOLITAN AUTHORI
Address: 626 S WESTERN AVE
City: LOS ANGELES
Map Loc: 50 - about .2 mile N of the subject
Status: EPA ID#: CAC001232680

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Unspec oil cont waste	ton		3.54										

Site: DON MARC II LLC
Address: 906 S SERRANO AVE
City: LOS ANGELES
Map Loc: 51 - about .2 mile SE of the subject
Status: EPA ID#: CAC002578971

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Asbestos containing waste	ton							1.68					
Other organic solids	ton							.37					

Site: BP WEST COAST PRODUCTS LLC 053
Address: 3675 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 52 - about .2 mile NE of the subject
Status: EPA ID#: CAR000099986

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Aq sol with org residues<10%	ton							.06	.83	.18			

Tank Bottom waste	ton										1.87		
Other organic solids	ton								.49				

Site: BP WEST COAST PRODUCTS LLC 05
Address: 3675 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 52 - about .2 mile NE of the subject
Status: EPA ID#: CAL000225777

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton						2.62						

Site: ARCO PRODUCTS COMPANY
Address: 3675 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 52 - about .2 mile NE of the subject
Status: EPA ID#: CAL000028423

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton		3.39	3.5	3.83	15.16							
Tank Bottom waste	ton					2.08							
Empty non-pesticide cont>30 gal	ton		.25										

Site: PRESTIGE STATIONS INC #5144
Address: 3675 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 52 - about .2 mile NE of the subject
Status: EPA ID#: CAL000082565

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton				.15	.08							

Site: JAEKWAN PARK M.D.
Address: 3850 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 53 - about .2 mile NW of the subject
Status: EPA ID#: CAL000106771

Site: WILSHIRE MAIL BOX & ETC
Address: 3850 WILSHIRE BLVD, # A
City: LOS ANGELES
Map Loc: 53 - about .2 mile NW of the subject
Status: EPA ID#: CAD982500506

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton	.1											

Site: LENORA HART
Address: 612 S WESTERN AVE
City: LOS ANGELES
Map Loc: 54 - about .2 mile N of the subject
Status: EPA ID#: CAX000204057

Site: ELK LODGE
Address: 607 S WESTERN AVE
City: LOS ANGELES
Map Loc: 55 - about .2 mile N of the subject
Status: EPA ID#: CAC002361991

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton					3.37							

Site: HARVARD INVESTMENT GROUP, LLC
Address: 831 S HARVARD BLVD, # 843

City: LOS ANGELES
Map Loc: 57 - about .2 mile E of the subject
Status: EPA ID#: CAC002811372

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												3.45

Site: 3699 WILSHIRE LLC
Address: 3699 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 58 - about .2 mile NE of the subject
Status: EPA ID#: CAC002483679

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton					.1							

Site: 3699 WILSHIRE LLC
Address: 3699 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 58 - about .2 mile NE of the subject
Status: EPA ID#: CAC002636946

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton									.44			
Liq with hal org>1g/l	ton									.25			

Site: JAIMISON PROPERTIES
Address: 3699 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 58 - about .2 mile NE of the subject
Status: EPA ID#: CAC002632477

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton									.05			

Site: JAIMISON PROPERTY MNGT
Address: 3699 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 58 - about .2 mile NE of the subject
Status: EPA ID#: CAC002566639

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton					.07							

Site: WILSHIRE-SERRANO BLDG
Address: 3699 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 58 - about .2 mile NE of the subject
Status: EPA ID#: CAC001355248

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton				.15								
Waste oil and mixed oil	ton				.19								

Site: 3699 WILSHIRE LLC
Address: 3699 WILSHIRE BLVD, STE 880
City: LOS ANGELES
Map Loc: 58 - about .2 mile NE of the subject
Status: EPA ID#: CAC002714817

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Tank Bottom waste	ton												1.67

Site: WILSHIRE-SERRANO BLDG
Address: 3699 WILSHIRE BLVD
City: LOS ANGELES

Map Loc: 58 - about .2 mile NE of the subject
Status: EPA ID#: CAC000764264

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Tank Bottom waste	ton			.06									

Site: JAMISON 3875 WILSHIRE LLC
Address: 3875 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject
Status: EPA ID#: CAC002558631

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton						7.58						

Site: WINSTONT MILLET
Address: 3875 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject
Status: EPA ID#: CAC002207185

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton						5.72						

Site: ALL AROUND TIRE & BRAKE
Address: 3875 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject
Status: EPA ID#: CAL000152757

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Restricted Metal Sludge	ton			.03									

Site: EMIL MAKAR DDS
Address: 3875 WILSHIRE BLVD,#1104
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject
Status: EPA ID#: CAL000181386

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Inorganic solid waste	ton												

Site: 3875 WILSHIRE CO
Address: 3875 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject
Status: EPA ID#: CAC001422552

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton						.84						

Site: GINA FAIGAO BARRAMEDA DMD, INC
Address: 3875 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject
Status: EPA ID#: CAL000162579

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Oxygenated solvents	ton												
Unspecified solvent mixture	ton									.02			
Unspec organic liquid mixture	ton												
Photochemical waste	ton		.01										

Site: EDWARD J LEW D D S
Address: 3875 WILSHIRE BLVD,BLDG 404
City: LOS ANGELES

Map Loc: 59 - about .2 mile NW of the subject
Status: EPA ID#: CAL000082715

Site: SONG CHIROPRACTIC OFFICE
Address: 3875 WILSHIRE BLVD,BLDG 1307
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject
Status: EPA ID#: CAL000081536

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Sol (PH>12.5) with restr metals	ton												
Photochemical waste	ton			.02									

Site: RICHARD H OMORI M D INC
Address: 3875 WILSHIRE BLVD,STE 702
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject
Status: EPA ID#: CAL000077984

Site: C B ARONIS DDS MS
Address: 3875 WILSHIRE BLVD,# 707
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject
Status: EPA ID#: CAL000105911

Site: ALMA C ROBLES DMD
Address: 3875 WILSHIRE BLVD, STE 1301
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject
Status: EPA ID#: CAL000320823

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified aqeous solution	ton								.01	.03	.02	.04	.06
Unspecified solvent mixture	ton												

Site: GEORGE KAWAHARA DDS INC
Address: 3875 WILSHIRE BLVD,BLDG 1101
City: LOS ANGELES
Map Loc: 59 - about .2 mile NW of the subject
Status: EPA ID#: CAL000081414

Site: ST JAMES EPISCOPAL CHURCH
Address: 3903 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 61 - about .2 mile NW of the subject
Status: EPA ID#: CAC000504048

Site: FREEMONT REGENCY
Address: 849 S HARVARD BLVD
City: LOS ANGELES
Map Loc: 62 - about .2 mile SE of the subject
Status: EPA ID#: CAC001360000

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Oil/water sludge	ton						.21						

Site: HARVARD APTS
Address: 855 S HARVARD BLVD
City: LOS ANGELES
Map Loc: 63 - about .2 mile SE of the subject

Status: EPA ID#: CAC002118864

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Oil/water sludge	ton				.8								

Site: MANHATTAN HOSING PARTNERS LP
Address: 615 S MANHATTAN PL
City: LOS ANGELES
Map Loc: 64 - about .2 mile NW of the subject
Status: EPA ID#: CAC002792692

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												1.84

Site: ACCORD INTEREST
Address: 3670 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 65 - about .2 mile NE of the subject
Status: EPA ID#: CAC002585490

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton								53.09				

Site: PENN CENTRAL CORP.
Address: 3670 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 65 - about .2 mile NE of the subject
Status: EPA ID#: CAC000837072

Site: UNI DENTAL GROUP
Address: 3670 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 65 - about .2 mile NE of the subject
Status: EPA ID#: CAL000160832

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton			.06	.06	.08	.04						

Site: WILSHIRE BLVD TEMPLE
Address: 3663 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 66 - about .2 mile NE of the subject
Status: EPA ID#: CAL000398536

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												
41.94													

Site: WILSHIRE BOULEVARD TEMPLE
Address: 3663 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 66 - about .2 mile NE of the subject
Status: EPA ID#: CAC000730952

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton			17.37	12.64								

Site: WILSHIRE BOULEVARD TEMPLE
Address: 3663 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 66 - about .2 mile NE of the subject
Status: EPA ID#: CAC002330601

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton						29.49						

Site: WILSHIRE BOULEVARD TEMPLE
Address: 3663 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 66 - about .2 mile NE of the subject
Status: EPA ID#: CAC002719377

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton											16.4	
Inorganic solid waste	ton											.14	

Site: WILSHIRE BLVD TEMPLE
Address: 3663 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 66 - about .2 mile NE of the subject
Status: EPA ID#: CAC002670853

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton										38	16	
Waste oil and mixed oil	ton												
Off-spec, aged or surplus org	ton										.08		
Off-spec, aged or surplus org	ton										.08		
Liq with hal org>1g/l	ton												

Site: PROGENE INC DBA UNIVERSITY CHI
Address: 3660 WILSHIRE BLVD,STE 917
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAL000280150

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Lab waste chemicals	ton							.53					

Site: JAMES DICKEY DDS
Address: 3660 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAL000251787

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Oxygenated solvents	ton						.02	.01					
Unspecified solvent mixture	ton												.02
Unspec oil cont waste	ton												
Unspec organic liquid mixture	ton												
Unspec organic liquid mixture	ton									.02			
Liq with chrom(IV)>500mg/l	ton												

Site: JAMISON SERVICES INC.
Address: 3660 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAC002812986

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.23

Site: ELEVATOR DYNAMICS
Address: 3660 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAC001472240

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Waste oil and mixed oil	ton				.29								

Site: JANELLE HOLDEN DDS
Address: 3660 WILSHIRE BLVD,STE 1026

City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAL000196143

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton				.13	.52	.87	.28	.04				

Site: PHILLIP S MIN DDS
Address: 3660 WILSHIRE BLVD ,STE 748
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAL000180517

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Oxygenated solvents	ton				.02								
Unspecified solvent mixture	ton								.02				

Site: EUGENE R CASAGRANDE DDS
Address: 3660 WILSHIRE BLVD, STE 1136
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAL000097094

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton		.06										

Site: LE-MONACO
Address: 3660 WILSHIRE BLVD, STE 120
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAC002741145

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspec organic liquid mixture	ton											.19	

Site: RUNVEE, HOBART, LTD, N.V.
Address: 3660 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAC000221849

Site: RIKIO TAGAWA
Address: 3660 WILSHIRE BLVD,BLDG 1140
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAL922093862

Site: EUGENE M ZAKARYAN, DDS
Address: 3660 WILSHIRE BLVD, STE 1136
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAL000038687

Site: WILSHIRE PARK PLACE LLC
Address: 3660 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 67 - about .2 mile NE of the subject
Status: EPA ID#: CAC002628964

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton										11.75		

Site: GRAMMERCY DR APARTMENTS
Address: 801 S GRAMERCY PL
City: LOS ANGELES
Map Loc: 68 - about .2 mile W of the subject
Status: EPA ID#: CAC001428176

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Asbestos containing waste	ton					2.53	3.28						

Site: GRAMMERCY DR APARTMENTS
Address: 801 GRAMERCY PL
City: LOS ANGELES
Map Loc: 69 - about .2 mile W of the subject
Status: EPA ID#: CAC001442536

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Other organic solids	ton						2.06						

Site: KINGSLEY APARTMENTS
Address: 7305 KINGSLEY DR
City: LOS ANGELES
Map Loc: 72 - about .3 mile E of the subject
Status: EPA ID#: CAC002553802

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Other organic solids	ton						22.4						

Site: CHARLES HAN
Address: 817 S GRAMERCY PL,APT 8
City: LOS ANGELES
Map Loc: 73 - about .3 mile W of the subject
Status: EPA ID#: CAC002696670

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Other organic solids	ton											.1	

Site: MID WILSHIRE MANAGEMENT
Address: 620 S ST ANDREWS PL
City: LOS ANGELES
Map Loc: 74 - about .3 mile NW of the subject
Status: EPA ID#: CAC000072693

Site: PHJ PROPERTIES LLC
Address: 701 S KINGSLEY DR
City: LOS ANGELES
Map Loc: 75 - about .3 mile E of the subject
Status: EPA ID#: CAC002553071

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Tank Bottom waste	ton						.36						

Site: JAMESON PROPERTIES
Address: 3921 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 76 - about .3 mile NW of the subject
Status: EPA ID#: CAC002603368

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Asbestos containing waste	ton										.33		

Site: RICHARD AMERIAN
Address: 3921 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 76 - about .2 mile NW of the subject

Status: EPA ID#: CAC000894544

Site: A Q MANAGEMENT & CONTROL INC
Address: 3921 WILSHIRE BLVD,STE 600
City: LOS ANGELES
Map Loc: 76 - about .2 mile NW of the subject
Status: EPA ID#: CAL920974114

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton	.32						8629						

Site: C K REALTY AND MANAGEMENT
Address: 3921 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 76 - about .2 mile NW of the subject
Status: EPA ID#: CAL000113861

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton							14.32						

Site: 900 SOUTH HARVARD LLC
Address: 900 S HARVARD BLVD
City: LOS ANGELES
Map Loc: 77 - about .3 mile SE of the subject
Status: EPA ID#: CAC002577801

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton									.1				

Site: LANHS
Address: 3926 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 78 - about .3 mile NW of the subject
Status: EPA ID#: CAC002755484

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Other organic solids	ton													.16

Site: KINGSLEY NORTHWEST CORP
Address: 3401 W 8TH ST
City: LOS ANGELES
Map Loc: 79 - about .3 mile E of the subject
Status: EPA ID#: CAC002575821

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton									2.51				
Tank Bottom waste	ton									2.82	.68			

Site: KINGSLEY NORTHWEST CORP
Address: 3401 W 8TH ST
City: LOS ANGELES
Map Loc: 79 - about .3 mile E of the subject
Status: EPA ID#: CAL000191073

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified aqeous solution	ton							4.12						
Waste oil and mixed oil	ton	.32						409						

Site: KINGSLEY AUTO TEXACO
Address: 3401 W 8TH ST
City: LOS ANGELES
Map Loc: 79 - about .3 mile E of the subject
Status: EPA ID#: CAD983604802

Site: LIKO PRINTING COMPANY
Address: 3871 W 6TH ST
City: LOS ANGELES
Map Loc: 80 - about .3 mile N of the subject
Status: EPA ID#: CAL000082208

Site: PHOTO GRAPHIC MEDICAL INC
Address: 3971 W 6TH ST
City: LOS ANGELES
Map Loc: 82 - about .3 mile N of the subject
Status: EPA ID#: CAL000074574

Site: WILSHIRE CENTER DENTAL GROUP
Address: 3932 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 83 - about .3 mile NW of the subject
Status: EPA ID#: CAL000100483

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Inorganic solid waste	ton												
Photochemical waste	ton		.15										

Site: HOBART HEIGHTS APTS LP
Address: 932 S HOBART BLVD, 1/2 , 932 - 934 1/2
City: LOS ANGELES
Map Loc: 84 - about .3 mile SE of the subject
Status: EPA ID#: CAC002609890

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Asbestos containing waste	ton									3.37			

Site: PEACOCK CLEANERS
Address: 3980 W 6TH ST
City: LOS ANGELES
Map Loc: 85 - about .3 mile N of the subject
Status: EPA ID#: CAD983634080

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Aq sol with org residues<10%	ton												
Halogenated solvents	ton		.36	.45	.49	.16	.49	.24	.22				
Hydrocarbon solvents	ton												
Unspec organic liquid mixture	ton												

Site: PEACOCK CLEANERS
Address: 3980 W 6TH ST
City: LOS ANGELES
Map Loc: 85 - about .3 mile N of the subject
Status: EPA ID#: CAL000020446

Site: PEACOCK CLEANERS
Address: 3980 W 6TH ST
City: LOS ANGELES
Map Loc: 85 - about .3 mile N of the subject
Status: EPA ID#: CAL000034146

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Waste oil and mixed oil	ton						.91						

Site: TOGUCHI & BARRON DDS INC
Address: 3851 W 6TH ST
City: LOS ANGELES
Map Loc: 86 - about .3 mile N of the subject

Status: EPA ID#: CAL000088496

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Photochemical waste	ton			.02	.08	.06							

Site: 420 PINE LTD PARTNERSHIP
Address: 3390 SAN MARINO ST
City: LOS ANGELES
Map Loc: 87 - about .3 mile SE of the subject
Status: EPA ID#: CAC002761256

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Asbestos containing waste	ton												.8

Site: SMART & FINAL
Address: 939 S WESTERN AVE
City: LOS ANGELES
Map Loc: 88 - about .3 mile S of the subject
Status: EPA ID#: CAC000261721

Site: KOREA TOWN PLAZA
Address: 928 S WESTERN AVE
City: LOS ANGELES
Map Loc: 89 - about .3 mile S of the subject
Status: EPA ID#: CAC002589838

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Inorganic solid waste	ton								1.5				

Site: C L PECK
Address: 928 S WESTERN AVE
City: LOS ANGELES
Map Loc: 89 - about .3 mile S of the subject
Status: EPA ID#: CAD981392681

Site: THE REES CAMARA
Address: 928 S WESTERN AVE, #223
City: LOS ANGELES
Map Loc: 89 - about .3 mile S of the subject
Status: EPA ID#: CAL000092603

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Restricted Metal Sludge	ton			.04	.05								
Photochemical waste	ton			.56	.02	.02							

Site: JEFF MELICHAR
Address: 3923 W 6TH ST
City: LOS ANGELES
Map Loc: 91 - about .3 mile N of the subject
Status: EPA ID#: CAC002596399

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Asbestos containing waste	ton								3.11				

Site: WEST FIELD INVESTMENTS LLC
Address: 3923 W 6TH ST
City: LOS ANGELES
Map Loc: 91 - about .3 mile N of the subject
Status: EPA ID#: CAC002586509

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Oil/water sludge	ton								3.31				

Site: KINGSLEY AUTO BODY

Address: 3385 W 8TH ST
City: LOS ANGELES
Map Loc: 92 - about .3 mile E of the subject
Status: EPA ID#: CAD981970908

Site: COSMO AUTO BODY SHOP
Address: 3826 W 6TH ST
City: LOS ANGELES
Map Loc: 95 - about .3 mile NE of the subject
Status: EPA ID#: CAL000073000

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Paint sludge	ton	.2

Site: EXCEL AUTO REPAIR
Address: 3826 W 6TH ST
City: LOS ANGELES
Map Loc: 95 - about .3 mile NE of the subject
Status: EPA ID#: CAC000155549

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Hydrocarbon solvents	ton	3.54

Site: EXCEL AUTO BODY CENTER
Address: 3826 W 6TH ST
City: LOS ANGELES
Map Loc: 95 - about .3 mile N of the subject
Status: EPA ID#: CAL000145240

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Oxygenated solvents	ton	.46
Unspecified solvent mixture	ton	.2

Site: SAINT ANDREWS DEVELOPMENT CORP
Address: 614 S ST ANDREWS PL
City: LOS ANGELES
Map Loc: 96 - about .3 mile NW of the subject
Status: EPA ID#: CAC002666962

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	64

Site: OXFORD ASSOCIATES LLC
Address: 938 S OXFORD AVE
City: LOS ANGELES
Map Loc: 97 - about .3 mile S of the subject
Status: EPA ID#: CAC002596926

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	33.71

Site: MADANG LLC
Address: 606 S MANHATTAN PL, 606-636
City: LOS ANGELES
Map Loc: 98 - about .3 mile NW of the subject
Status: EPA ID#: CAC002585723

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Waste oil and mixed oil	ton	.33

Site: BYUNG W LEE DDS
Address: 945 S WESTERN AVE
City: LOS ANGELES
Map Loc: 99 - about .3 mile S of the subject

Status: EPA ID#: CAL000128012

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton			.13	.12	.06		.06	.06				

Site: MANLEY X-RAY SERVICE
Address: 945 S WESTERN AVE
City: LOS ANGELES
Map Loc: 99 - about .3 mile S of the subject
Status: EPA ID#: CAC000719720

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton		.06										

Site: WILTON PL EL
Address: 745 S WILTON PL
City: LOS ANGELES
Map Loc: 100 - about .3 mile W of the subject
Status: EPA ID#: CAD981625593

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton	.14	20.23										
Inorganic solid waste	ton						.03						
Other organic solids	ton							.36					

Site: KYCC
Address: 3987 W 7TH ST
City: LOS ANGELES
Map Loc: 101 - about .3 mile W of the subject
Status: EPA ID#: CAC002766953

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspec oil cont waste	ton												.17
Other organic solids	ton												.02

Site: KOREAN YOUTH & COMMUNITY CTR A
Address: 3987 W 7TH ST
City: LOS ANGELES
Map Loc: 101 - about .3 mile W of the subject
Status: EPA ID#: CAC001390616

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspec oil cont waste	ton				12.52								

Site: CONCORD CLEANERS
Address: 3959 WILSHIRE BLVD,UNIT B13
City: LOS ANGELES
Map Loc: 102 - about .3 mile NW of the subject
Status: EPA ID#: CAL000274869

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Liq with hal org>1g/l	ton							.97					

Site: CONCORD CLEANERS
Address: 3959 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 102 - about .3 mile NW of the subject
Status: EPA ID#: CAD983598475

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Halogenated solvents	ton			1.81	.92	.52	.44						

Site: SEOUL CLEANERS
Address: 3959 WILSHIRE BLVD,#B-13
City: LOS ANGELES
Map Loc: 102 - about .3 mile NW of the subject

Status: EPA ID#: CAL000285963

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton												
Halogenated solvents	ton								.85	.27	.13		
Hydrocarbon solvents	ton												

Site: US MAIL & 1 HOUR PHOTO
Address: 3959 WILSHIRE BLVD, EB11
City: LOS ANGELES
Map Loc: 102 - about .3 mile NW of the subject
Status: EPA ID#: CAL000017882

Site: MAX PHOTO
Address: 3959 WILSHIRE BLVD,STE B3
City: LOS ANGELES
Map Loc: 102 - about .3 mile NW of the subject
Status: EPA ID#: CAD983654807

Site: ONE HOUR PHOTOFINISHING
Address: 3959 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 102 - about .3 mile NW of the subject
Status: EPA ID#: CAL000078647

Site: VILLA PARK MERRIDY
Address: 3748 W 9TH ST
City: LOS ANGELES
Map Loc: 103 - about .3 mile SW of the subject
Status: EPA ID#: CAC000517136

Site: BELL DIVERSIFY DEVELOPMENT
Address: 3748 W 9TH ST
City: LOS ANGELES
Map Loc: 103 - about .3 mile SW of the subject
Status: EPA ID#: CAC001025680

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton	8.43											

Site: CAL BO AUTO
Address: 3824 W 6TH ST
City: LOS ANGELES
Map Loc: 104 - about .3 mile NE of the subject
Status: EPA ID#: CAL000080861

Site: FISHER AUTOMOTIVE
Address: 3824 W 6TH ST
City: LOS ANGELES
Map Loc: 104 - about .3 mile NE of the subject
Status: EPA ID#: CAC001316864

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Tank Bottom waste	ton						11.47						

Site: CONOCO PHILLIPS #253900
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: EPA ID#: CAL000278386

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton							.45					
Other organic solids	ton							.02					

Site: TOSCO CORPORATION STATION #305
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: EPA ID#: CAL000175905

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton			.05									
Unspecified aqeous solution	ton						.22						
Waste oil and mixed oil	ton							.2					

Site: K. S. UNOCAL
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: EPA ID#: CAL912975266

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton			.23	.34								

Site: UNOCAL SVC STA #3900
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: EPA ID#: CAD981650427

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues > 10%	ton		.29										
Aq sol with org residues<10%	ton		.83										
Waste oil and mixed oil	ton		.42										
Oil/water sludge	ton		.8										

Site: BILL KODA UNION # 3900
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: EPA ID#: CAX000208140

Site: KEOM SEO WHANG UNION 76
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: EPA ID#: CAL920464199

Site: K S 4000 INC
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: EPA ID#: CAL000153595

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified aqeous solution	ton						.44						

Site: EMBO CLEANERS
Address: 3809 W 6TH ST
City: LOS ANGELES
Map Loc: 106 - about .3 mile NE of the subject
Status: EPA ID#: CAD982000275

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Aq sol with org residues<10%	ton							.91	.12				
Aq sol with org residues<10%	ton								.22				
Halogenated solvents	ton	.84	2.52	.96	1.62	.87							
Halogenated solvents	ton												
Halogenated solvents	ton								.15				
Halogenated solvents	ton								.15				
Hydrocarbon solvents	ton												
Unspec organic liquid mixture	ton												
Liq with hal org>1g/l	ton						1.15						

Site: WILSHIRE TOWER APT
Address: 3460 W 7TH ST
City: LOS ANGELES
Map Loc: 107 - about .3 mile E of the subject
Status: EPA ID#: CAC001230864

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton			25.28									

Site: FEDERAL STREET HOLDINGS
Address: 3460 W 7TH ST
City: LOS ANGELES
Map Loc: 107 - about .3 mile E of the subject
Status: EPA ID#: CAC002634877

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton									64	32		

Site: THE VIEW WILSHIRE LLC
Address: 3460 W 7TH ST
City: LOS ANGELES
Map Loc: 107 - about .3 mile E of the subject
Status: EPA ID#: CAC002677309

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton										32	16	

Site: CAPLAND, DON
Address: 634 S GRAMERCY PL
City: LOS ANGELES
Map Loc: 108 - about .3 mile NW of the subject
Status: EPA ID#: CAC000210398

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Waste oil and mixed oil	ton	7.7											

Site: LEE, CHONG & CINDY
Address: 618 S HARVARD BLVD
City: LOS ANGELES
Map Loc: 109 - about .3 mile NE of the subject
Status: EPA ID#: CAC000535760

Site: HAN J PAK DDS
Address: 955 S WESTERN AVE,# 104
City: LOS ANGELES
Map Loc: 110 - about .3 mile S of the subject
Status: EPA ID#: CAL000088592

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Inorganic solid waste	ton												

Site: LOS ANGELES CHIROPRACTIC GROUP
Address: 955 S WESTERN AVE
City: LOS ANGELES

Map Loc: 110 - about .3 mile S of the subject
Status: EPA ID#: CAL000127622

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Photochemical waste	ton					.02	.03							

Site: GREEN REALTY INC
Address: 621 S GRAMERCY PL
City: LOS ANGELES
Map Loc: 112 - about .3 mile NW of the subject
Status: EPA ID#: CAC000642832

Site: 3600 WILSHIRE LLC
Address: 3600 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 113 - about .3 mile NE of the subject
Status: EPA ID#: CAL000153422

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton					7.59	6.74							

Site: KING STATE OIL COMPANY
Address: 3600 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 113 - about .3 mile NE of the subject
Status: EPA ID#: CAC001133768

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspec oil cont waste	ton		25.28											

Site: NARA BANK
Address: 3600 WILSHIRE BLVD,STE 100 A
City: LOS ANGELES
Map Loc: 113 - about .3 mile NE of the subject
Status: EPA ID#: CAC002563170

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton							168						

Site: YOUNG CHUN INC
Address: 3600 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 113 - about .3 mile NE of the subject
Status: EPA ID#: CAC002687049

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton													4

Site: WILSHIRE FINANCIAL TOWER
Address: 3600 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 113 - about .3 mile NE of the subject
Status: EPA ID#: CAL000029050

			88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton		7.8	.84		7.16	2.02							

Site: AGIA INC
Address: 3600 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 113 - about .3 mile NE of the subject
Status: EPA ID#: CAX000211086

Site: JOHN HANCOCK MUTUAL LIFE INS C
Address: 3600 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 113 - about .3 mile NE of the subject
Status: EPA ID#: CAC001107032

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Asbestos containing waste	ton	46.35	38.76	1.69									

Site: DCHS MEDICAL FOUNDATION
Address: 966 S WESTERN AVE, STE 204
City: LOS ANGELES
Map Loc: 114 - about .3 mile S of the subject
Status: EPA ID#: CAL000397948

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Pharmaceutical waste	ton												
Lab waste chemicals	ton												

Site: ALLEN BERNSTEIN
Address: 839 S WILTON PL
City: LOS ANGELES
Map Loc: 115 - about .3 mile W of the subject
Status: EPA ID#: CAC001435316

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Inorganic solid waste	ton					.04							

Site: HOME SAVINGS OF AMERICA
Address: 839 S WILTON PL
City: LOS ANGELES
Map Loc: 115 - about .3 mile W of the subject
Status: EPA ID#: CAP601252004

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Other organic solids	ton			.1									

Site: HOME SAVINGS OF AMERICA
Address: 839 S WILTON PL
City: LOS ANGELES
Map Loc: 115 - about .3 mile W of the subject
Status: EPA ID#: CAC001158032

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Asbestos containing waste	ton			2.53									

Site: KOREAN YOUTH CENTER
Address: 680 S WILTON PL
City: LOS ANGELES
Map Loc: 116 - about .3 mile W of the subject
Status: EPA ID#: CAC002589941

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Waste oil and mixed oil	ton								1.04				

Site: MORGAN MCMULLIN
Address: 933 S GRAMERCY DR,APT 3
City: LOS ANGELES
Map Loc: 117 - about .3 mile SW of the subject
Status: EPA ID#: CAC002768037

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Asbestos containing waste	ton												.8

Site: MORGAN MCMULLIN
Address: 933 S GRAMERCY DR, #4

City: LOS ANGELES
Map Loc: 117 - about .3 mile SW of the subject
Status: EPA ID#: CAC002812722

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.46

Site: MORGAN MCMULLIN
Address: 933 S GRAMERCY DR
City: LOS ANGELES
Map Loc: 117 - about .3 mile SW of the subject
Status: EPA ID#: CAC002757779

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.8

Site: MORGAN MCMULLIN
Address: 933 S GRAMERCY DR,APT 6
City: LOS ANGELES
Map Loc: 117 - about .3 mile SW of the subject
Status: EPA ID#: CAC002793692

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												.23

Site: MORGAN MCMULLIN
Address: 933 S GRAMERCY DR,APT 8
City: LOS ANGELES
Map Loc: 117 - about .3 mile SW of the subject
Status: EPA ID#: CAC002735863

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton												1.2

Site: P AND L COLOR PRINTING
Address: 4052 W 6TH ST
City: LOS ANGELES
Map Loc: 120 - about .3 mile NW of the subject
Status: EPA ID#: CAD981434368

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Unspecified solvent mixture	ton						.13						
Waste oil and mixed oil	ton					.21							
Unspec oil cont waste	ton					.17							

Site: 7-ELEVEN #23393
Address: 3975 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 121 - about .3 mile NW of the subject
Status: EPA ID#: CAC002581986

		88-91	92-95	96/97	98/99	00/01	02/03	04/05	06/07	08/09	10/11	12/13	14/15
Asbestos containing waste	ton										12.64		

Site: WEST COAST SPECIALTY
Address: 550 S WESTERN AVE
City: LOS ANGELES
Map Loc: 122 - about .3 mile N of the subject
Status: EPA ID#: CAX000137208

Site: STEWART KETCHUM
Address: 600 S HOBART BLVD
City: LOS ANGELES
Map Loc: 124 - about .3 mile NE of the subject

Status: EPA ID#: CAC002318457

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	2.86

Site: HOME SAVINGS OF AMERICA
Address: 975 S OXFORD AVE
City: LOS ANGELES
Map Loc: 125 - about .3 mile S of the subject
Status: EPA ID#: CAP400480098

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Other organic solids	ton	.7

Site: PARAMOUNT PLAZA INC
Address: 3580 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 126 - about .3 mile NE of the subject
Status: EPA ID#: CAC002567928

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Inorganic solid waste	ton	1.2

Site: GORDON,EDELSTEIN ASSOCI
Address: 3580 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 126 - about .3 mile NE of the subject
Status: EPA ID#: CAC000633848

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	2.52

Site: H. HILL PROPERTIES,LLC
Address: 610 S HARVARD BLVD
City: LOS ANGELES
Map Loc: 127 - about .3 mile NE of the subject
Status: EPA ID#: CAC001473432

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	.84

Site: HARVARD DENTAL CENTER
Address: 610 S HARVARD BLVD ,100-C
City: LOS ANGELES
Map Loc: 127 - about .3 mile NE of the subject
Status: EPA ID#: CAL000159532

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Inorganic solid waste	ton	
Oxygenated solvents	ton	
Unspec organic liquid mixture	ton	

Site: KINGSLEY APPT
Address: 901 S KINGSLEY DR
City: LOS ANGELES
Map Loc: 128 - about .3 mile SE of the subject
Status: EPA ID#: CAC000800408

		88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
Asbestos containing waste	ton	.61

Site: CINDERELLA CLEANERS
Address: 4062 W 6TH ST, ANDREW,1/2
City: LOS ANGELES
Map Loc: 129 - about .3 mile NW of the subject
Status: EPA ID#: CAD983583675

		88-91	*92-95*	*96/97*	*98/99*	*00/01*	*02/03*	*04/05*	*06/07*	*08/09*	*10/11*	*12/13*	*14/15*
Halogenated solvents	ton	.42	.71										

UST Permitted Underground Storage Tanks - State Water Quality Control Board

The Corteses Bill (AB2013), enacted in 1983, required registration of all underground storage tanks (UST) with the State Water Quality Control Board by July 1, 1984. About 176,000 tanks and surface impounds were registered between 1984 and 1987. An amendment (AB 1413) was passed in 1987, effectively removing the State Board from the registration process starting January 1, 1988. The data reflects the information collected by the state between 1984 and 1987 as well as recent time and includes all tanks and surface impounds in use or closed after 1974.

Home and farm heating fuel tanks with capacities of 1,100 gallons or less and "structures such as sumps, separators, storm drains, catch basins, oil field gathering lines, refinery pipelines, lagoons, evaporation ponds, well cellars, separation sumps, lined and unlined pits, sumps and lagoons" except those defined as UST under HSWA or may be regulated to protect water quality under the Porter-Cologne Water Quality Control Act are excluded.

This list has been researched within a quarter of a mile radius of the subject site.

Site: TOSCO CORPORATION #30364
Address: 801 S WESTERN AVE
City: LOS ANGELES
Map Loc: 4 - about .0 mile SW of the subject
Status: 90005 24178 (192014)

Site: WESTERN 76 INC.
Address: 801 S WESTERN AVE
City: LOS ANGELES
Map Loc: 4 - about .0 mile SW of the subject
Status: 90005 FA002 (192014)

Site: SERVICE STATION 0956
Address: 801 S WESTERN AVE
City: LOS ANGELES
Map Loc: 4 - about .0 mile SW of the subject
Status: 00000003910 (1987&A9)

Activity: GAS STATION
12000 gallon, single-walled, unlined, fiberglass tank (premium), installed in 1979
20022 gallon, single-walled, unlined, fiberglass tank (unleaded), installed in 1983

Site: PACIFIC BELL (G2-122)
Address: 3525 W 8TH ST
City: LOS ANGELES
Map Loc: 10 - about .1 mile SE of the subject
Status: 00000061259 (198798I)

Activity: SIC 4800
20000 gallon, carbon steel tank (waste oil), installed in 1982

Site: ORANGE GROVE
Address: 3731 WILSHIRE BLVD, 24S28E31 SUITE 542
City: LOS ANGELES

Map Loc: 25 - about .1 mile N of the subject
Status: 00000033925 (1987)

550 gallon, single-walled, unlined, carbon steel tank (regular)

Site: ORANGE GROVE
Address: 3731 WILSHIRE BLVD, 24S28E31 SUITE 542
City: LOS ANGELES
Map Loc: 25 - about .1 mile N of the subject
Status: 00000033924 (198798A)

550 gallon, single-walled, unlined, carbon steel tank (regular)

Site: EQUITEC FINANCIAL GROUP, INC
Address: 3810 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 41 - about .1 mile NW of the subject
Status: (191998I)

Site: GEORGE ADAMIAN
Address: 3855 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 44 - about .2 mile NW of the subject
Status: (191998I)

Site: JAMISON SERVICES INC
Address: 3699 W WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 45 - about .2 mile NE of the subject
Status: 90010 (192014)

Site: WILSHIRE PARK PLACE LLC
Address: 3700 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 47 - about .2 mile NE of the subject
Status: 90010 23589 (192014)

Site: BENEQUITY PROPERTIES
Address: 3700 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 47 - about .2 mile NE of the subject
Status: 00000064130 (1987&A9)

Activity: PACKING CORP.
8000 gallon tank (unleaded)

Site: BENEQUITY PROPERTIES
Address: 3700 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 47 - about .2 mile NE of the subject
Status: (19A2&A9)

Site: ARCO SERVICE STATION 5355
Address: 3675 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 52 - about .2 mile NE of the subject
Status: 90010 25168 (192014)

Site: 93149
Address: 3675 WILSHIRE BLVD
City: LOS ANGELES
Map Loc: 52 - about .2 mile NE of the subject
Status: 00000062397 (1987&A9)

Activity: GAS STATION
5000 gallon, single-walled, unlined, carbon steel tank , installed in 1971
10000 gallon, single-walled, unlined, carbon steel tank , installed in 1971
10000 gallon, single-walled, unlined, carbon steel tank , installed in 1971
1000 gallon, single-walled, unlined, carbon steel tank , installed in 1971

Site: CENTRE PROPERTIES LIMITED
Address: 606 S OXFORD AVE
City: LOS ANGELES
Map Loc: 70 - about .2 mile N of the subject
Status: (191998A)

Site: C L PECK
Address: 928 S WESTERN AVE
City: LOS ANGELES
Map Loc: 89 - about .3 mile S of the subject
Status: (191998A)

Site: KS 4000
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: 90020 400 (192014)

Site: TOSCO CORPORATION #30584
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: 90020 24201 (192014)

Site: BILL H KODA
Address: 4000 W 6TH ST
City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: 00000056003 (1987&93)

Activity: GAS STATION
180 gallon, single-walled, unlined, concrete tank , installed in 1954

Site: BILL H KODA
Address: 4000 W 6TH ST

City: LOS ANGELES
Map Loc: 105 - about .3 mile NW of the subject
Status: 00000018957 (1987&A9)

Activity: GAS STATION
10000 gallon, single-walled, unlined, fiberglass tank (premium), installed in 1981
10000 gallon, single-walled, unlined, fiberglass tank (unleaded), installed in 1981
280 gallon, single-walled, unlined, carbon steel tank (waste oil), installed in 1954

Site: KAPLAN ENTERPRISES
Address: 634 S GRAMERCY PL
City: LOS ANGELES
Map Loc: 108 - about .3 mile NW of the subject
Status: (191998I)

–

APPENDIX C

HISTORICAL RECORD SEARCH

ZIMAS

Public

Search Reports Resources News!

731 S OXFORD AVE | Font: A A A | +/-

Address/Legal

Site Address	731 S OXFORD AVE
ZIP Code	90005
PIN Number	132B193 441
Lot/Parcel Area (Calculated)	11,250.1 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID H3
Assessor Parcel No. (APN)	5093007017
Tract	TR 2189
Map Reference	M B 22-57
Block	None
Lot	55
Arb (Lot Cut Reference)	None
Map Sheet	132B193

Identify Parcel

Address/Legal

Site Address	737 S OXFORD AVE
ZIP Code	90005
PIN Number	132B193 476
Lot/Parcel Area (Calculated)	11,250.1 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID H3
Assessor Parcel No. (APN)	5093007017
Tract	TR 2189
Map Reference	M B 22-57
Block	None
Lot	54
Arb (Lot Cut Reference)	None
Map Sheet	132B193

Jurisdictional

Planning and Zoning

Assessor

Case Numbers

Ordinance/Zone Amendment Cases

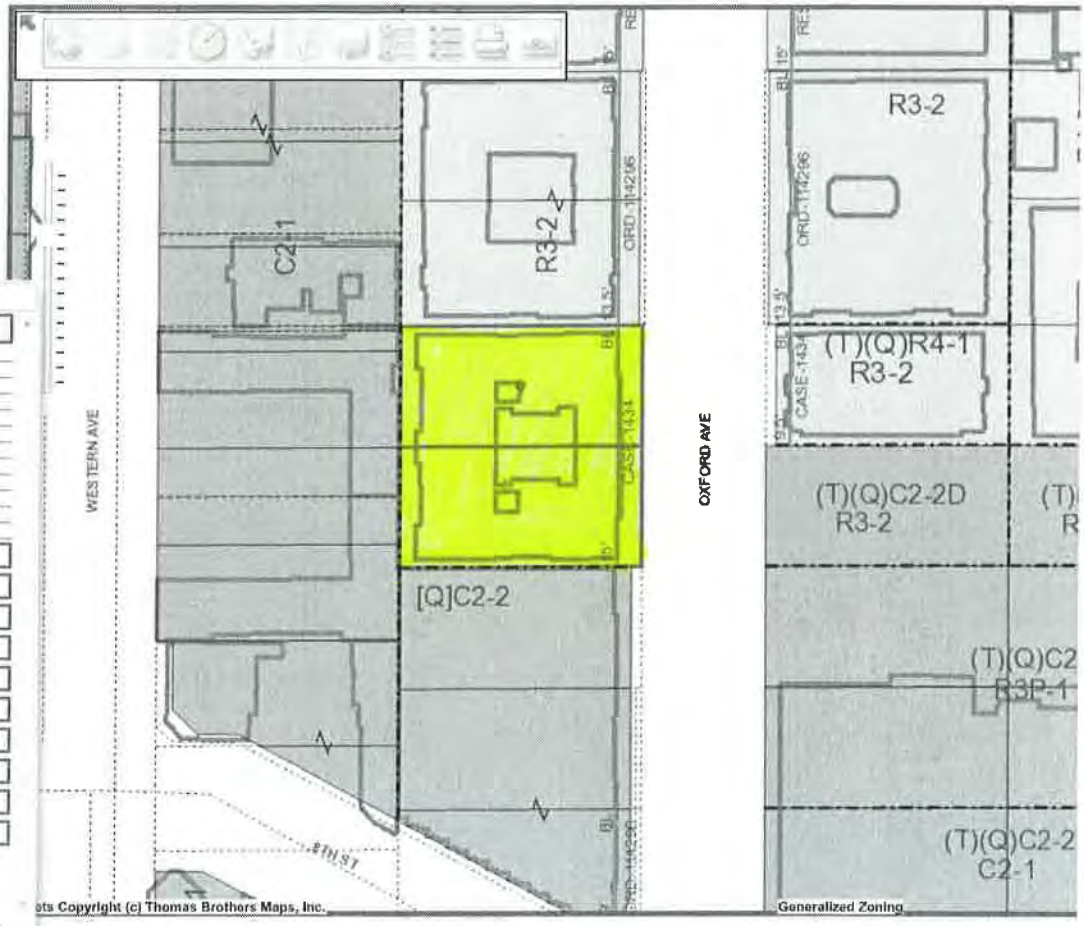
Additional

Public Hearings

Economic Development Areas

Services

Parcel Data



Terms & Conditions

Parcel Details

- Property records are kept at the West District Office
- How frequently is this site updated?
  (and other FAQs)

Property Information

Assessor's ID No:	5093-007-017
Address:	737 S OXFORD AVE LOS ANGELES CA 90005
Property Type:	Multi-Family Residential
Region / Cluster:	09 / 09438
Tax Rate Area (TRA):	06657

- View Assessor Map
- View Index map

Recent Sales Information

Latest Sale Date:
Indicated Sale Price:

Search for Recent Sales

2017 Roll Values

Recording Date:	01/30/2007
Land:	$1,039,046
Improvements:	$1,649,296
Personal Property:	$6,700
Fixtures:	$0
Homeowners' Exemption:	$7,000
Real Estate Exemption:	$0
Personal Property Exemption:	$0
Fixture Exemptions:	$0

- 2017 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

Property Boundary Description

TRACT NO 2189 LOTS 54 AND
LOT 55

Building Description

Building Improvement 1

Square Footage:	25,186
Year Build / Effective Year Built:	1962 / 1962
Bedrooms / Bathrooms	59 / 43
Units	30

5093	7 SHEET	P_A 290-6	TRA 6657	REVISED 680313 680716521	700409601 860909817-87 88102606001001	90032008001003-25 90122008005001-25 91031302191001-25	91102309005001-28 92040201007001-09 960131	20150224I0005001-25	SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2015

Date Printed: 2/20/2015 9:39:21 AM
Date Saved: 2/20/2015 9:39:20 AM

HISTORICAL TENANT REPORT

INTRODUCTION

The purpose of this Historical Tenant Report is to identify the tenants (be it the owner or lessee) of 731 & 737 S. OXFORD AVENUE, LOS ANGELES over the last 50 years.

Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 forward. The actual site address as well as neighboring addresses on the same block are also investigated for informational purposes, and to cover a potential address change of the subject site.

BBL has used its best effort but makes no claims as to the completeness of the referenced sources or completeness of the search. For additional information call (619) 793-0641.

DIRECTORY INFORMATION

The three general types of directories researched for the Historical Tenant Report are the 1) city directory, 2) street address directory, and 3) criss-cross directory. All three either are devoted to or have sections that list the Tenant and telephone number of given street addresses by their street name and address. These telephone directories, not as readily available to the public as white pages or yellow pages, are excellent for uncovering names, business names and the nature of businesses as listed by street address.

In addition to the actual site address the following neighboring addresses have been researched for commercial listings as well:

701 S OXFORD AVE
708 S OXFORD AVE
714 S OXFORD AVE
715 S OXFORD AVE
722 S OXFORD AVE
730 S OXFORD AVE
737 S OXFORD AVE
739 S OXFORD AVE
745 S OXFORD AVE

The actual site address, as it is known presently, is marked by blue text in the findings of the search as reported on the following pages.

2018

701 S OXFORD AVE	SOCRATES NIKOPOULOS
731 S OXFORD AVE	No Commercial Listings
745 S OXFORD AVE	AUTO GLASS SVC
	C C DIAMONDS
	ELITE GOLF USA
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	U TO SHOP
	WHITE HOUSE LIMOUSINE SVC
	ZEN ART JEWELRY
Source:	Combo1

2016

701 S OXFORD AVE	SOCRATES NIKOPOULOS
715 S OXFORD AVE	DIAMANTE APPAREL INC
722 S OXFORD AVE	TOM JUNG SECURITY INC
731 S OXFORD AVE	No Commercial Listings
745 S OXFORD AVE	BACAM COUNSELING
	C C DIAMONDS
	ELITE GOLF USA
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	SHIN CYONG EUN
	U TO SHOP
	WHITE HOUSE LIMOUSINE SVC
	ZEN ART JEWELRY
Source:	Combo1

2014

731 S OXFORD AVE	No Commercial Listings
737 S OXFORD AVE	ALPHA PLUMBING
	MILLENNIUM CARD SVC
745 S OXFORD AVE	CRESUMER USA INC
	ELEC, ACU
	ELITE GOLF USA
	GIO
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE SVC
	ZEN ART JEWELRY
Source:	Combo1

2012

715 S OXFORD AVE	BUSINESS K5 INVESTMENT
	JMS ELECTRIC
	WIZDEX CORP
722 S OXFORD AVE	GLO DK INC
	J Y CONSTRUCTION MGMT INC
731 S OXFORD AVE	No Commercial Listings
737 S OXFORD AVE	ALPHA PLUMBING
	MILLENNIUM CARD SVC
745 S OXFORD AVE	ELEC, ACU
	ELITE GOLF USA
	GIO
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	USHOP PLUS
	WHITE HOUSE LIMOUSINE SVC
Source:	Combo1

2010

730 S OXFORD AVE	BEACH TERRACE
731 S OXFORD AVE	No Commercial Listings
737 S OXFORD AVE	ALPHA PLUMBING
	MILLENNIUM CARD SVC
745 S OXFORD AVE	BNH DESIGN PLUS
	C C DIAMONDS
	ELEC, ACU
	ELITE GOLF USA
	GIO
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE SVC

Source: Combo1

2008

715 S OXFORD AVE	HOME MAX
730 S OXFORD AVE	BEACH TERRACE
	HABIS 9880
731 S OXFORD AVE	No Commercial Listings
737 S OXFORD AVE	ALPHA PLUMBING
	MILLENNIUM CARD SVC
745 S OXFORD AVE	C C DIAMONDS
	ELEC, ACU
	ELITE GOLF USA
	GIO
	OXFORD GIFT SHOP
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE SVC

Source: Combo1

2006

701 S OXFORD AVE	ALPHA PROPERTY MANAGEMENT
708 S OXFORD AVE	HUNT TO WORLD
	HUNT WORLD TRADING
714 S OXFORD AVE	OXFORD HEALTH CTR
715 S OXFORD AVE	HOME MAX
730 S OXFORD AVE	BEACH TERRACE
	WORLD HEALTH & HEALING CTR
731 S OXFORD AVE	No Commercial Listings
737 S OXFORD AVE	ALPHA PLUMBING
	MILLENNIUM CARD SVC
745 S OXFORD AVE	CANAAN JEWELRY
	OXFORD GIFT SHOP
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE SVC

Source: Combo1

2004

701 S OXFORD AVE	ALPHA PROPERTY MANAGEMENT
714 S OXFORD AVE	OXFORD HEALTH CTR
730 S OXFORD AVE	BEACH TERRACE
	WORLD HEALTH & HEALING CTR
731 S OXFORD AVE	No Commercial Listings
737 S OXFORD AVE	ALPHA PLUMBING
745 S OXFORD AVE	MIRAGE INTERNATL
	OXFORD GIFT SHOP
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	VENEZIA HANDBAGS
	WHITE HOUSE LIMOUSINE SVC

Source: Combo1

2000

714 S OXFORD AVE	OXFORD HEALTH CTR
722 S OXFORD AVE	CRYSTAL PRINTING
730 S OXFORD AVE	TAMMY CLUB
731 S OXFORD AVE	No Commercial Listings
745 S OXFORD AVE	ASIAN GEM & X HAWAII JEWELRY
	FIRENZE HANDBAGS
	MIRAGE INTERNATL
	OXFORD GIFT SHOP
	OXFORD GOLF & TENNIS
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE

Source: Combo1

1998

714 S OXFORD AVE	OXFORD HEALTH CTR
722 S OXFORD AVE	CRYSTAL PRINTING
731 S OXFORD AVE	No Commercial Listings
745 S OXFORD AVE	FIRENZE HANDBAGS
	OXFORD GIFT SHOP
	OXFORD GOLF & TENNIS
	OXFORD JEWELRY
	OXFORD MINK
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE

Source: Combo1

1994

715 S OXFORD AVE	STAR MAINTENANCE
722 S OXFORD AVE	CRYSTAL PRINTING
731 S OXFORD AVE	No Commercial Listings
745 S OXFORD AVE	FIRENZE HANDBAGS
	OXFORD GIFT SHOP
	OXFORD GOLF & TENNIS
	OXFORD JEWELRY
	OXFORD MINK
	OXFORD PALACE HOTEL
	WHITE HOUSE LIMOUSINE

Source: Combo1

1990

731 S OXFORD AVE	No Commercial Listings
737 S OXFORD AVE	residential

1985

731 S OXFORD AVE	No Commercial Listings
737 S OXFORD AVE	residential

1980

731 S OXFORD AVE	No Commercial Listings
737 S OXFORD AVE	residential

1975

731 S OXFORD AVE	No Commercial Listings
737 S OXFORD AVE	residential

1970

731 S OXFORD AVE	No Commercial Listings
737 S OXFORD AVE	residential

1965

731 S OXFORD AVE	No Commercial Listings
737 S OXFORD AVE	residential

1960

731 S OXFORD AVE	residential
739 S OXFORD AVE	residential

1956

731 S OXFORD AVE	residential
739 S OXFORD AVE	residential

APPENDIX D

PUBLIC AGENCY RECORDS / OTHER RELEVENT RECORD

USER QUESTIONNAIRE

Broadly speaking, anyone pursuing the protections afforded under CERCLA by initiating all appropriate inquiries into current and past property use, including potential purchasers of property, potential tenants on a property, owner of property, lenders, and/or property managers, is defined as the "User". One of the primary reasons a User has a Phase I Environmental Site Assessment (ESA) completed for real estate transaction is to document due diligence efforts and "all appropriate inquiry", thereby satisfying certain elements required by CERCLA in order to qualify for a Landowner Liability Protection (LLP).

LLP is the term used to describe the three potential defenses to Superfund (CERCLA) liability in EPA's Interim Guidance Regarding Criteria that landowners must meet in order to qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Element" Guide) issued on March 6, 2003.

In order to qualify for one of the LLPs offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendment"), 40 CFR Part 312 requires that the User must conduct certain inquiries and may provide the following information (if available) to the environmental professional (40 CFR 312.22). Failure to conduct these inquiries could result in data gaps, such that the "all appropriate inquiry" is incomplete.

These items that are the responsibility of the User included the following:

- Identification of environmental cleanup liens against the subject property, if not otherwise obtained by the environmental professional.
- Specialized knowledge or experience of the User.
- Determination of the relationship of the purchase price to the fair market value of the subject property, if the property were not contaminated.
- Commonly known or reasonably ascertainable information about the subject property, if not otherwise obtained by the environmental professional.

The "User Questionnaire" addresses these and other issues, some of which are outside the scope of work of the environmental professional completing an ESA for a user. However, completion of this questionnaire is important for you, the User, to qualify for one of the LLPs. For your own legal protection, please complete the appropriate research and keep the completed questionnaire in your files.

The AAI regulations do not require this information to be provided to the environmental professional. If you wish to have this information included in the ESA report, return the questionnaire either by mail, e-mail or fax to the environmental professional prior to completion of the report so your response can be incorporated into the final ESA report by Environmental Professional. Failure to provide this information to the environmental professional will be treated as a data gap in the ESA report.

Site Address: 731 - 737 S. oxford ave
Los Angeles, CA 90005

Completed by: Name - Timothy Kwak

Title - Agent

Date: 04/16/2018

(1) Environmental liens that are filed or recorded against the *property* (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local? NO

(2) Activity and use limitations (AULs) that are in place on the *site* or that have been filed or recorded in registry (40 CFR 312.26). NO

Are you aware of any 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?

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the User of this ESA 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? NO

(4) Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? N/A

(5) Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the Property that would help the Environmental Professional (EP) to identify conditions indicative of releases or threatened releases? For example, as User,

NO

(a) Do you know the past uses of the property? Apartment since 1962

(b) Do you know of specific chemicals that are present or once were present at the property? NO

(c) Do you know of spills or other chemical releases that have taken place at the property? NO

(d) Do you know of any environmental cleanups that have taken place at the property? NO

(6) The degree of obviousness of the presence of likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the User of this ESA, 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? NO

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Edmund G. Brown Jr.
Governor

Facility Search Results

Selection Criteria:

Facility:	
Search on:	Physical Address
Street:	731 S Oxford Avenue
City:	Los Angeles
Zip:	90005
Status:	Active and Inactive
Sort Direction:	asc
Sorted By:	EPA ID
Records Found:	0

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 04/20/2018

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee , Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Edmund G. Brown Jr.
Governor

Facility Search Results

Selection Criteria:

Facility:	
Search on:	Physical Address
Street:	737 S Oxford Avenue
City:	Los Angeles
Zip:	90005
Status:	Active and Inactive
Sort Direction:	asc
Sorted By:	EPA ID
Records Found:	0

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

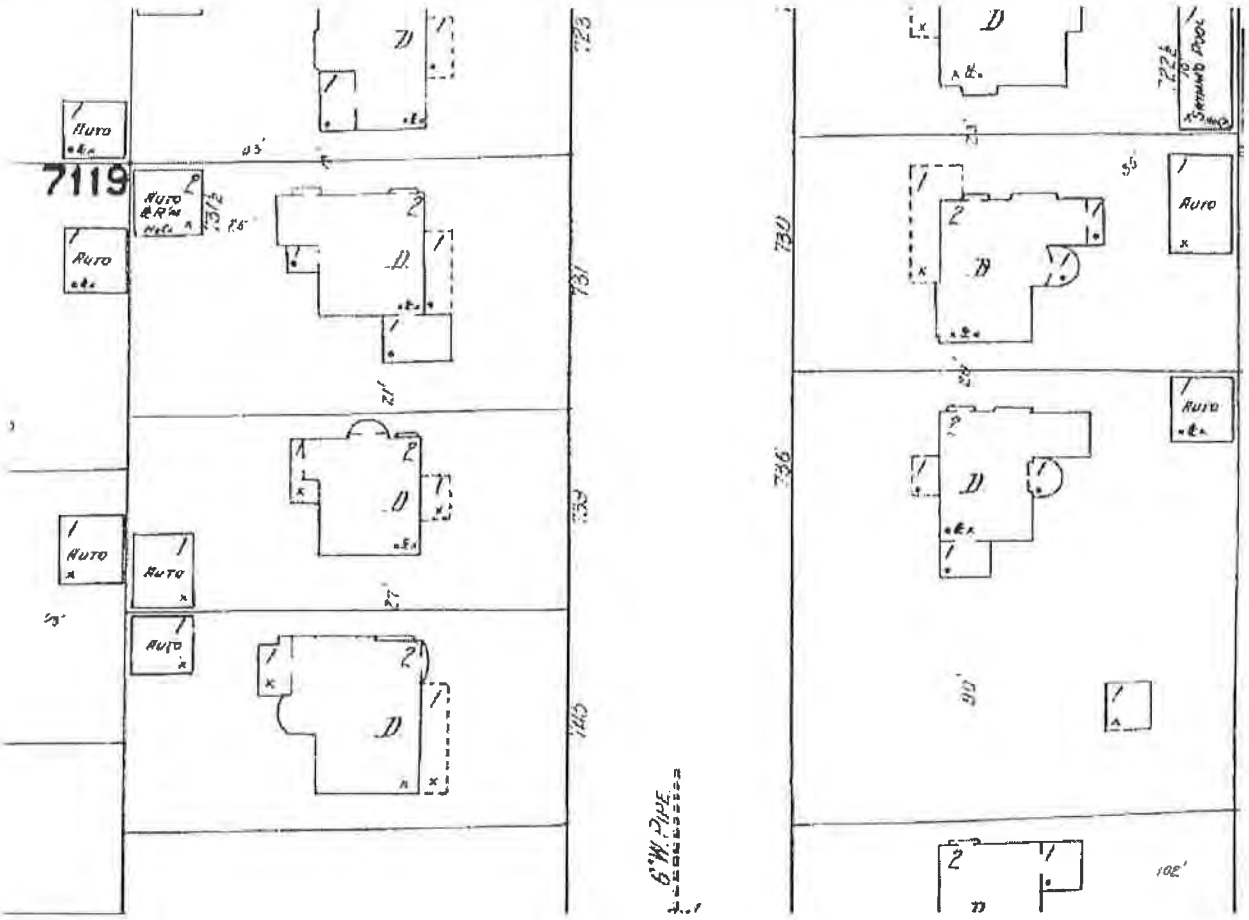
Report Generation Date: 04/20/2018

FIRE INSURANCE MAP REVIEW

The Sanborn map collection is a series of large-scale maps that depict the commercial, industrial and residential sections of some twelve thousand cities and towns in the United States. These specialized maps were prepared for the exclusive use of fire insurance companies and underwriters to provide accurate, current and detailed information about the buildings they were insuring. Sanborn maps show the size, shape and construction of dwellings, commercial buildings and factories, as well as indicate widths and names of streets, property boundaries, building use, and house and block numbers.\D.A. Sanborn, a young surveyor from Somerville, Massachusetts, established the D.A. Sanborn National Insurance Diagram Bureau in New York City in 1867. With good managerial procedures and practices, Sanborn's company quickly became the premiere insurance map company, expanding coverage to all parts of the United States. In 1902, nineteen years after Sanborn passed away, the Sanborn Map and Publishing company became the Sanborn Map Company, the form which the company uses today.\In 1905, the Sanborn Map Company published a manual for the guidance of its surveyors which read, "Our maps are made for the purpose of showing at a glance the character of the fire insurance risks of all buildings. Our customers rely upon the information supplied, incurring large financial risks without making personal examinations of the properties. The information reported", the Sanborn surveyor was advised, "is technical to the fire insurance industry, and you should master the technicalities and ever bear in mind the use to which the map you are producing will be applied." Accuracy and thoroughness were factors in the success the Sanborn Map Company would experience in the coming decades.\By 1920, the Sanborn Map company virtually monopolized the insurance map industry, with production probably reaching a peak in the early 1930's. Following World War II, a period of which government restrictions were enforced on the publication of maps, the market for insurance maps experienced a slow and persistent decline. Today, inspection services maintained by fire insurance rating organizations and insurance companies now prove adequate in the light of modern building construction, better fire codes and improved fire protection methods.\With the chronology of Sanborn Fire Insurance Maps in mind, a clear benefit of reviewingthese maps is to analyze building and property use typically previous to 1950. The existence and location of fuel storage tanks, flammable or other potentially toxic substances is clearly noted.

For developments prior to 1921 at the subject property 731 & 737 S. OXFORD AVENUE, LOS ANGELES, see attached map.

In 1950, no changes are shown at the subject site



1921,

Print

DEPARTMENT OF BUILDING AND SAFETY

April 20, 2018

Document Report

Documents

Document Number(s)
1917LA02154

Record Description
Record ID: 7909556
Doc Type: BUILDING PERMIT
Sub Type: BLDG-NEW
Doc Date: 04/09/1917
Status: None
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
Dwelling Units: None
Comments: This document shows the following information: Type Const 1 = D; S tories = 2; Units Total = 1.

Property Address(es)
731 S OXFORD AVE

Legal Description(s)
Tract:
Block: **Lot:** **Arb:**
Modifier: **Map Reference:**

PIN(s)
132B193 441

Assessor Number(s)
5093-007-017

District Offices(s)
LA

Film RBF
Type: HIST P1054; 002; 1447

Print

LA DBS
DEPARTMENT OF BUILDING AND SAFETY

April 20, 2018

Document Report

Documents

Document Number(s)
1917LA02155

Record Description
Record ID: 7909557
Doc Type: BUILDING PERMIT
Sub Type: BLDG-NEW
Doc Date: 04/09/1917
Status: None
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
Dwelling Units: None
Comments: This document shows the following information: Type Const 1 = D; S tories = 2; Units Total = 1.

Property Address(es)
731 S OXFORD AVE

Legal Description(s)
Tract:
Block: **Lot:** **Arb:**
Modifier: **Map Reference:**

PIN(s)
132B193 441

Assessor Number(s)
5093-007-017

District Offices(s)
LA

Film RBF
Type: HIST P1054; 002; 1449

Print

LA DBS
DEPARTMENT OF BUILDING AND SAFETY

April 20, 2018

Document Report

Documents

Document Number(s)
1962LA09482

Record Description
Record ID: 20009550
Doc Type: BUILDING PERMIT
Sub Type: BLDG-DEMOLITION
Doc Date: 05/10/1962
Status: None
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
Dwelling Units: None
Comments: THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: STORIES = 2.

Property Address(es)
731 S OXFORD AVE

Legal Description(s)
Tract:
Block: **Lot:** **Arb:**
Modifier: **Map Reference:**

PIN(s)
132B193 441

Assessor Number(s)
5093-007-017

District Offices(s)
LA

Film RBF
Type: HIST P1704; 002; 0314

Primary Use
SINGLE-FAMILY DWELLING

Print

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

April 20, 2018

Document Report

Documents

Document Number(s)
1962LA09016

Record Description
Record ID: 20009090
Doc Type: BUILDING PERMIT
Sub Type: NEW CONSTRUCTION
Doc Date: 05/10/1962
Status: None
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
Dwelling Units: None
Comments: THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: TYPE CONST 1 = 5; O CCUPNCY 1 = H2; OCCUPNCY 2 = J1; STORIES = 3.

Property Address(es)
737 S OXFORD AVE

Legal Description(s)
Tract:
Block: **Lot:** **Arb:**
Modifier: **Map Reference:**

PIN(s)
132B193 476

Assessor Number(s)
5093-007-017

District Offices(s)
LA

Film RBF
Type: HIST P1704; 001; 2576

Primary Use
APARTMENT

737 S Oxford Ave

Permit #: **16016 - 10000 - 20649**
Plan Check #: B16LA13364
Printed: 03/08/17 03:53 PM
Event Code:

Bldg-Alter/Repair
Apartment
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 03/08/2017
Last Status: Issued
Status Date: 03/08/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 2189		55		M B 22-57	132B193 441	5093 - 007 - 017
TR 2189		54		M B 22-57	132B193 476	5093 - 007 - 017

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Bldg. Line - 15
Council District - 10
Certified Neighborhood Council - Wilshire Center - Koreatown
Community Plan Area - Wilshire
Census Tract - 2125.02
District Map - 132B193
Energy Zone - 9
Methane Hazard Site - Methane Buffer Zone
Near Source Zone Distance - .7
Thomas Brothers Map Grid - 633-H3

ZONES(S): R3-2

4. DOCUMENTS

ZI - ZI-1940 Wilshire Cntr/Koreatown Redeve
ZI - ZI-2374 LOS ANGELES STATE ENTER
ZI - ZI-2452 Transit Priority Area in the Cit
RENT - YES
ORD - ORD-114092
ORD - ORD-114296
ORD - ORD-165302-SA230
CRA - ZI 1940 KOREATOWN
CPC - CPC-1986-834-GPC
CPC - CPC-3443
CPC - CPC-8364
CPC - CPC-9698
CDBG - BID-WILSHIRE CENTER
CDBG - LARZ-Central City
CDBG - SEZ-LOS ANGELES STATE ENTEI

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts
Special Inspect - Concrete>2.5ksi
Special Inspect - Epoxy Bolts
Special Inspect - Field Welding
Special Inspect - Grade Beam/Caisson
Special Inspect - Non-Destructive Testing
Special Inspect - Rebar Welding
Special Inspect - S.M.R. Frame-Steel
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
CHANG, SUNG H AND INSOOK TRS CHANG FAMILY TRUST
411 WINNIE WAY, ARCADIA CA 91006 --
Tenant:

Applicant: (Relationship: Agent for Owner)
JULIA CHANG -
, -- (213) 388-6642

For Cashier's Use Only **W/O #: 61620649**

7. EXISTING USE **PROPOSED USE**

(05) Apartment
(07) Garage - Private

8. DESCRIPTION OF WORK

SOFT STORY RETROFIT PER DIV 93 USING STEEL MOMENT FRAME OF THE TUCK-UNDER PARKING REGION AT THE NORTH & SOUTH PORTIONS OF A (3) STORY APARTMENT BUILDING

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Alyssa N Narciso
OK for Cashier: Andrew Santiago
Signature:
DAS PC By:
Coord. OK:
Date: 03/08/2017

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $120,000
PC Valuation:
Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For inspection requests, call toll-free (888) **LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

P16016100002064 9FN

LA HENR 106069032 3/8/2017 3:53:37 PM

BUILDING PERMIT COMM	$815.00
BUILDING PLAN CHECK	$31.50
BUILDING PLAN CHECK	$15.75
PLAN MAINTENANCE	$16.30
EI RESIDENTIAL	$15.60
DEV SERV CENTER SURCH	$26.82
SYSTEMS DEVT FEE	$53.65
CITY PLANNING SURCH	$52.71
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$43.93
CA BLDG STD COMMISSION SURCHARGE	$5.00
BUILDING PLAN CHECK	$0.00
Sub Total:	$1,086.26

Permit #: 160161000020649
Building Card #: 2017LA78498
Receipt #: 0106704360

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **16016 - 10000 - 20649**

(P) Stories: 0 Stories / 3 Stories

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** [1] SS LOG 23502 [2] RETROFIT COMPLIES WITH DIV 93 PHASE 1 OF LABC 2014 [3] THIS RETROFIT IS NOT PUBLICLY FUNDED & DOES NOT NEED TO COMPLY TO ACCESSIBILITY STANDARDS OF LABC CHAPTER 11A

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) C R I CONSTRUCTION INC	3600 WILSHIRE BLVD #224,	LOS ANGELES, CA 90010	B	996805	(213) 344-7107
(E) KIM, HONG KOOK	3700 WILSHIRE BLVD., #420	LOS ANGELES, CA 90010		C64529	(213) 385-0080

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98 0602 LAMC) Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC) The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951)

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No: 996805 Contractor: C R I CONSTRUCTION INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 9117752

(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name (If Any): Lender's Address:

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec 91 0106.4 3 4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

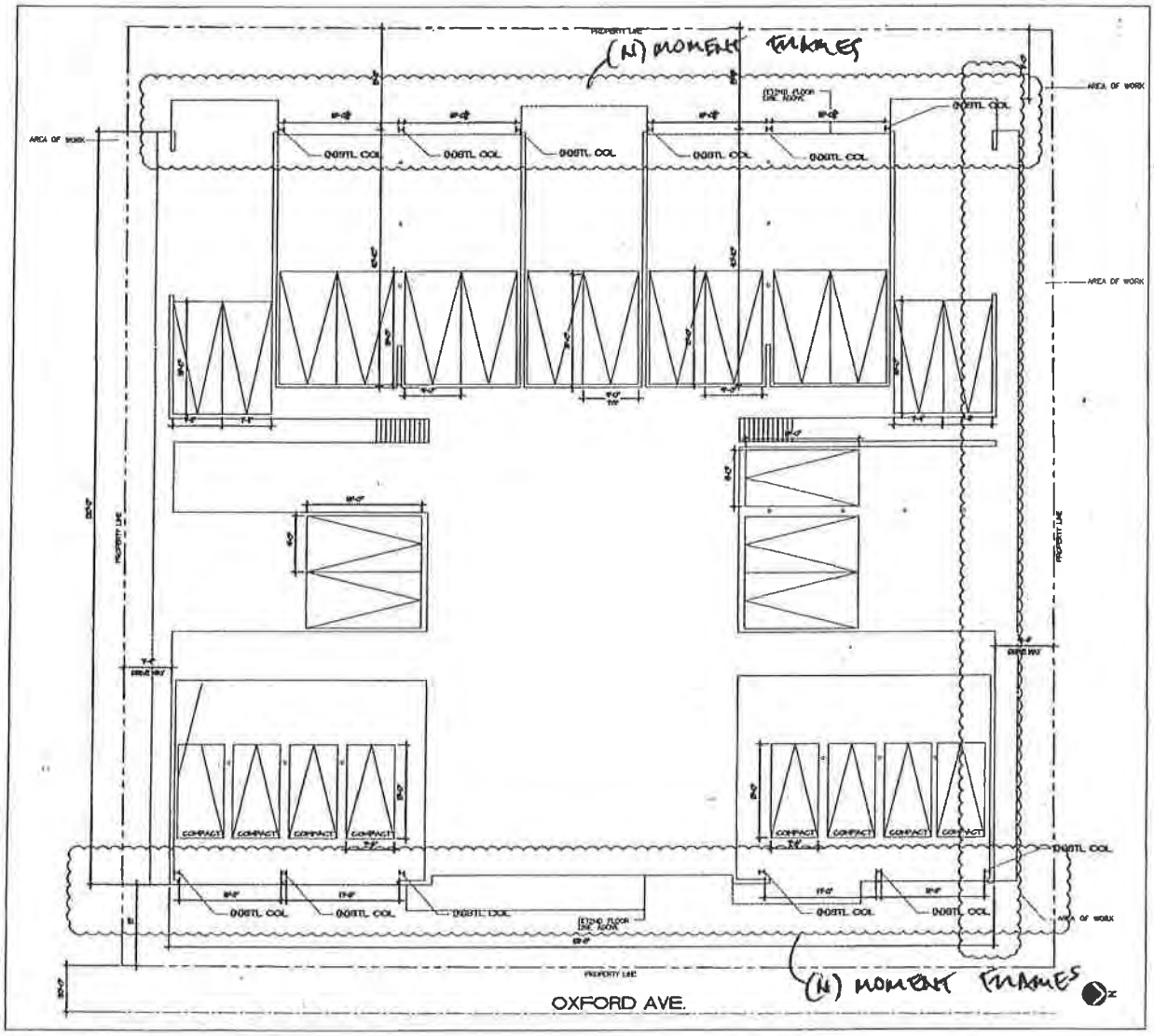
(2) This permit is being obtained with the consent of the legal owner of the property

Print Name: SARAH LEE Sign: Date: 03/08/2017 [X] Contractor [ ] Authorized Agent

737 S Oxford Ave Permit Application # : **16016 - 10000 - 20649**

Bldg-Alter/Repair Apartment Plan Check	City of Los Angeles - Department of Building and Safety **PLOT PLAN ATTACHMENT**	Plan Check #: B16LA13364FO Initiating Office: METRO Printed on: 03/08/17 15:03:37

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



3/8/17

COUNCIL DISTRICT: 10 INSPECTION DISTRICT: BIGIM3 PLOT PLAN

737 S Oxford Ave

Permit #: **16016 - 10002 - 20649**
Plan Check #: X17LA07485
Event Code:
Printed: 05/03/17 04:33 PM

Bldg-Alter/Repair
Apartment
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 05/03/2017
Last Status: Issued
Status Date: 05/03/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 2189		55		M B 22-57	132B193 441	5093 - 007 - 017
TR 2189		54		M B 22-57	132B193 476	5093 - 007 - 017

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Bldg. Line - 15
Council District - 10
Certified Neighborhood Council - Wilshire Center - Koreatown
Community Plan Area - Wilshire
Census Tract - 2125.02
District Map - 132B193
Energy Zone - 9
Methane Hazard Site - Methane Buffer Zone
Near Source Zone Distance - .7
Thomas Brothers Map Grid - 633-H3

ZONES(S): R3-2

4. DOCUMENTS

ZI - ZI-1940 Wilshire Cntr/Koreatown Redeve	ORD - ORD-114092	CPC - CPC-1986-834-GPC	CDBG - BID-WILSHIRE CENTER
ZI - ZI-2374 LOS ANGELES STATE ENTER	ORD - ORD-114296	CPC - CPC-3443	CDBG - LARZ-Central City
ZI - ZI-2452 Transit Priority Area in the Cit	ORD - ORD-165302-SA230	CPC - CPC-8364	CDBG - SEZ-LOS ANGELES STATE ENTEI
RENT - YES	CRA - ZI 1940 KOREATOWN	CPC - CPC-9698	

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
CHANG, SUNG H AND INSOOK TRS CHANG FAMILY TRUST
411 WINNIE WAY, ARCADIA CA 91006 –

Tenant:

Applicant: (Relationship: Agent for Owner)
JULIA CHANG -
, -- (213) 388-6642

For Cashier's Use Only **W/O #: 61620649**

7. EXISTING USE **PROPOSED USE**

(05) Apartment

8. DESCRIPTION OF WORK

SUPPLEMENTAL PERMIT #16016-10000-20649 TO CHANGE CONTRACTOR FROM #996805 CRI CONSTRUCTION TO ECRI INC #1024547

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:
OK for Cashier: Lizeth Sagory
Signature:
DAS PC By:
Coord. OK:
Date: 05/03/2017

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $0
PC Valuation:
Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

For inspection requests, call toll-free (888) **LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231

* P 1 6 0 1 6 1 0 0 0 2 2 0 6 4 9 F N *

LA HENR 106072921 5/3/2017 4:33:35 PM

BUILDING PERMIT COMM	$0.00
EI RESIDENTIAL	$0.00
BUILDING PERMIT COMM	$48.00
DEV SERV CENTER SURCH	$1.44
SYSTEMS DEVT FEE	$2.88
CA BLDG STD COMMISSION SURCHARGE	$0.00
Sub Total:	$52.32

Permit #: 160161000220649
Building Card #: 2017LA81671
Receipt #: 0106729881

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") 16016 - 10002 - 20649

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) ECRI INC	3600 WILSHIRE BLVD #224,	LOS ANGELES, CA 90010	B	1024547	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98 0602 LAMC) Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC) The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No : 1024547 Contractor: ECRI INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations :

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec 91.0106 4 3 4 LAMC)

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: SARAH LEE Sign: _____ Date: 05/03/2017 [ ] Contractor [X] Authorized Agent

Address of Building: 737 South Oxford Avenue

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued: 10-28-64 Permit No. and Year: LA - 9016 - 62

3 story, type V, 120' x 138' apartment building and attached garage. 28 apartments and 30 parking spaces provided. H-2, J-1 occupancy.

Owner: Harold Gershman

Owner's Address: 3757 Wilshire Blvd.
Los Angeles, California

Form B-955b—2M Sht. Sets—3-64 (C-10)

By K. W. Hull pk

Address of Building: 737 S. Oxford

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued: 10-28-64 Permit No. and Year: LA - 27978 - 63

14' x 28' public swimming pool.

Owner: Hal Gershman

Owner's Address: 3757 Wilshire Blvd.
Los Angeles, California

Form B-95[illegible]b—2M Sht. Sets—3-64 (C-10)

By K. W. Hull pk

737 S. Oxford 5 — Address of Building

Harold Gershman — Owner

LA 27978 — Permit Number 63 — Year

Form B-94a—100 Pads—6-[illegible]

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY

Registered Deputy Building Inspector's Certificate of Compliance–Swimming Pool

Date of this Certificate: 2-26-63

TO THE SUPERINTENDENT OF BUILDING:

I hereby certify that the following portions of the work on the buildings at the above address which required continuous inspection, and which I was employed to inspect, were inspected by me and comply with the provisions of the Building Code applicable thereto:

Swimming Pool Size 14 x 28 — **Gunite** ✓ — **Hand Pack** _____

Sacks Cement 117 — **Tons of Sand** 30

Approximate % of Water in Aggregate 5

J. Nuhman

Registered Deputy Building Inspector

Address of Building: 737 South Oxford Avenue

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued 9/24/76 Permit No. and Year LA 30111/76 LA 25227/66

3 story, type V, 137' x 120' existing apartment house. Change of use from 28 apartments to 28 apartments and 2 guest rooms. No cooking in guest rooms. 29 required parking spaces provided. H-2, J-1 occupancy.

Owner Harold Gershman

Owner's Address 3757 Wilshire Blvd.
Los Angeles, California

W. C. LAU:jh

Form B-95b

BY _____

Address of Building: 737 South Oxford Avenue

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued 9/24/76 Permit No. and Year LA 30111/76 LA 25227/66

3 story, type V, 137' x 120' existing apartment house. Change of use from 28 apartments to 28 apartments and 2 guest rooms. No cooking in guest rooms. 29 required parking spaces provided. H-2, J-1 occupancy.

Owner Harold Gershman

Owner's Address 3757 Wilshire Blvd.
Los Angeles, California

1010522200300000000W. C. LAU:jh

BY _____

Form B-95b

APPENDIX E

QUALIFICATIONS

JAMES YOON
Senior Project Manager
Registered Environmental Property Assessor No. 128283
(National Environmental Property Assessor)

Masters Degree	**Cal State University, Long Beach** Environmental Engineering
Bachelor of Science	**Cal State University, Long Beach** Chemistry

RESPONSIBILITIES:

- Wastewater Specialist/Treatment
- Soil/Groundwater Remediation
- Hazardous Waste Handling
- Air Pollution Control
- PHASE-I, II & III Environmental Site Assessment
- Site Remediation technology
- Environmental Cleaning/Compliance Issues
- Soil and Groundwater Sampling and Analysis

EXPERIENCE:

- Pre-Transaction Screen Real Estate Assessment for Environmental Issues
- Phase I, II & III Environmental Site Audit investigations, including site reconnaissance, interviews, governmental record search, and report writing.
- Project estimations for tank removal, site assessment and site remediation
- Project managing for tank removal and installation
- Hazardous Waste Profiling and Removal
- Soil and Groundwater Remediation
- Defining soil/groundwater contamination size and extent
- Hydrogeologic study and plume migration
- Wastewater and drinking water treatment process designs
- Soil Sampling/Groundwater Monitoring Systems installation
- Safety and Health Training

HAN-SOL YOO
Project Engineer and Coordinator

EDUCATION:
California State University, Long Beach, B.S. Civil Engineering

RESPONSIBILITIES:

- Phase I, II & III Environmental Site Assessments
- Sales and Marketing for Environmental Assessments, Tank Removals and Site Remediation
- Phase I, II & III Site Investigator and Project Coordinator
- Government Regulations and Compliance

EXPERIENCE:

- Pre-Transaction Screen Real Estate Assessment for Environmental Issues
- Phase I, II & III Environmental Site Audit investigations, including site reconnaissance, interviews, governmental record search, and report writing.
- Soil drilling and Sampling Assistant
- Sales and Marketing for Phase I and Phase II Assessment work Coordination of Asbestos and Lead Inspection and Survey

Los Angeles
HOUSING+COMMUNITY
Investment Department

EXHIBIT D

HCIDLA AB 2556 DETERMINATION
CPC-2018-3599-CU-DB

Rushmore D. Cervantes, General Manager

DATE: February 5, 2018

TO: Sung H. Chang and Insook Chang, Husband and Wife as Joint Tenants, Owners

FROM: Robert Manford, Environmental Affairs Officer
Los Angeles Housing and Community Investment Department

SUBJECT: **AB 2556 (DB) Determination for**
737 S. Oxford Ave., Los Angeles, CA 90005
731 S. Oxford Ave., Los Angeles, CA 90005

Based on the Affordable Unit Determination Application submitted by Sung H. Chang and Insook Chang, Husband and Wife as Joint Tenants (Owners), the Los Angeles Housing and Community Investment Department (HCIDLA) has determined that thirty (30) units are subject to replacement under AB 2556 (formerly AB 2222).

Information about the property for the five years prior to the date of the application is required in order to make a determination. HCIDLA received the Affordable Unit Determination Application on January 12, 2018, so HCIDLA must collect data from January 2013 through January 2018.

Sung H. Chang and Insook Chang, Husband and Wife as Joint Tenants (Owners), acquired the properties:

737 S. Oxford Ave., Los Angeles, CA 90005 and 731 S. Oxford Ave., Los Angeles, CA 90005 under APN# 5093-007-017 on August 24, 2017 per Grant Deed.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information System (BIMS) database, Code, Compliance, and Rent Information (CRIS) database, Internet Search, Rent Stabilization Ordinance Unit (RSO), the 737 S. Oxford Ave., Los Angeles, CA 90005 and 731 S. Oxford Ave., Los Angeles, CA 90005 under APN# 5093-007-017 have a use code of "0501 – Residential 5 or more units with a pool, 4 stories or less".

The Los Angeles Department of Building and Safety database indicates that the owner has not applied for a New Building Permit nor a Demolition Permit for the project.

Per the statement provided by the Owner and received by HCIDLA on January 12, 2018, the Owner proposes to construct a ninety-two (92) unit apartment complex with fifteen (15) Very Low Income units and fifteen (15) Low Income units.

737 S Oxford Ave.	
Number of Units	**Bedroom Type**
2	Single
2	1 Bedroom
26	1 Bedroom

Replacements Units = 30

30 Units x 68%	21 Units
50% Very Low	15
18% Low	6

As shown above, there existed thirty (30) RSO units within the past five (5) years with no income documents provided. Consistent with AB2556, HCIDLA has determined that twenty-one (21) units need to be replaced with equivalent type, with fifteen (15) units restricted to Very Low Income households and six (6) units restricted to Low Income households.

cc: Los Angeles Housing and Community Investment Department File
Sung H. Chang and Insook Chang, Husband and Wife as Joint Tenants, Owners
Ulises Gonzalez, Case Management Section, City Planning Department

RM:MAC:jm