DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: December 3, 2020
Time: after 8:30 a.m.
Place: In conformance with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [https://zoom.us/].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting cpc@lacity.org

Public Hearing: November 6, 2020

Appeal Status: Density Bonus / Affordable Housing Incentives Program is not appealable. WDI and Conditional Use are appealable to City Council.
Expiration Date: December 3, 2020
Multiple Approval: Yes

Case No.: CPC-2019-7685-DB-CU-WDI
CEQA No.: ENV-2008-478-EIR; Addendum
Incidental Cases: Not Applicable
Related Cases: Not Applicable
Council No.: 10 – Herb J. Wesson Jr.
Plan Area: West Adams – Baldwin Hills – Leimert
Plan Overlay: West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay ("CPIO") Subarea Major Intersection Nodes
Certified NC: West Adams
GPLU: Community Commercial
Zone: C2-2D-CPIO

Applicant: Maximilian Zeff, 5775 West Adams, LLC
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac LLP

PROJECT LOCATION: **5773–5793 West Adams Boulevard** (legally described as Lots FR 66-73, Tract 5644)

PROPOSED PROJECT: The project is the construction, use, and maintenance of a 7-story, 79-foot, 4 inches tall mixed-use building comprised of 65 residential dwelling units (10 units are restricted to Very Low Income households), and approximately 2,330 square feet of ground floor commercial space. The project will provide one level of subterranean parking along with at-grade parking, comprising a total of 41 parking spaces. The project also provides 51 long-term and 6 short-term bicycle parking spaces. The project will be 60,598 square feet in floor area with a Floor Area Ratio ("FAR") of 4.35:1. The site is currently developed with surface parking and a single-story commercial structure that is to be demolished as part of the project. There are three small palm trees on the southwest corner of the subject site along the public right-of-way.

REQUESTED ACTION:

1. Pursuant to LAMC Section 12.22.A.25, a Density Bonus Compliance Review to permit the following development incentives:

    a. An off-menu incentive to permit a height of 75 feet to the rooftop (79 feet, 4 inches to the parapet) in lieu of 55 feet otherwise permitted in Section III-2.A.1.a of the West Adams CPIO and a height of 93.5 feet to the rooftop elevator shaft as permitted by CPIO Section III-2.A.1.e and LAMC Section 12.21.1.B.;

    b. An off-menu incentive to permit a 4.35:1 floor area ratio in lieu of 2.0:1 permitted by CPIO Section III-2.B.2.b.

    c. An off-menu incentive to permit 0.50 space per residential unit in lieu of the Density Bonus parking option 1;

2. Pursuant to LAMC Section 12.22 A.25(g)(3), a review of the following Waivers of Development Standards:

    a. Waiver of Development Standard to waive the West Adams CPIO's Transition to Residential height step back as otherwise required in CPIO Section III-2.A.2.B.;

    b. Waiver of Development Standard to provide eight (8) commercial parking spaces for a restaurant use in lieu of 23 spaces required by LAMC Section 12.21.A.4.C(3).

3. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24.U.26, a Conditional Use Permit for a 70 percent Density Bonus to permit 65 units in lieu of 38 units with 10 units reserved for Very Low Income households (25 percent of the base density).

4. Pursuant to LAMC Section 12.37.I.3, a Waiver of Dedication and Improvement for a 5 foot dedication on Genesee Avenue.

5. Pursuant to California Environmental Quality("CEQA") Guidelines Sections 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2008-478-EIR, certified on June29, 2016, and adopt the Addendum dated August 2020.

RECOMMENDED ACTIONS:

1. **Find**, that based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2008-478-EIR, certified on June 29, 2016; and pursuant to CEQA Guidelines, Section 15164 and the Addendum, dated August 2020, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project.

2. **Approve**, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25(g)(3), a Density Bonus Compliance Review, for a project totaling 65 dwelling units, including 10 dwelling units for Very Low Income Household occupancy for a period of 55 years, with the following three (3) Off-Menu Incentives:

a. An incentive permitting a height of 75 feet to the rooftop (79 feet, 4 inches to the parapet) in lieu of 55 feet otherwise permitted in Section III-2.A.1.a of the West Adams CPIO and a height of 93.5 feet to the rooftop elevator shaft as permitted by CPIO Section III-2.A.1.e and LAMC Section 12.21.1.B.;

b. An incentive to permit a 4.35:1 floor area ratio in lieu of 2.0:1 permitted by CPIO Section III-2.B.2.b. and;

c. An incentive to permit 0.50 space per residential unit in lieu of the required parking in LAMC Section 12.21.A.4(a) and Density Bonus parking option 1.

In addition to the three (3) On-Menu Incentives, the applicant requests the following Waivers of Development Standards:

d. A Waiver of Development Standard to provide eight (8) commercial parking spaces for a restaurant use in lieu of 23 spaces required by LAMC Section 12.21.A.4.C(3).

e. A Waiver of Development Standard to waive the West Adams CPIO's Transition to Residential height step back as otherwise required in CPIO Section III-2.A.2.B.;

3. **Approve**, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24.U.26, a Conditional Use Permit for a 70 percent Density Bonus to permit 65 units in lieu of 38 units with 10 units reserved for Very Low Income households (25 percent of the base density).

4. **Approve**, pursuant to LAMC Section 12.37.I.3, a Waiver of Dedication and Improvement for a 5 foot dedication on Genesee Avenue.

VINCENT P. BERTONI, AICP
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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 273, City*

Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing 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 three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

PROJECT SUMMARY

The project is for the construction, use, and maintenance of a 7-story, 79 feet, 4 inches tall mixed-use building comprised of 65 residential dwelling units (10 units are restricted to Very Low Income households), and approximately 2,330 square feet of ground-floor commercial space. The project will provide one level of subterranean parking along with at-grade parking, comprising a total of 41 parking spaces. The project also provides 51 long-term and 6 short-term bicycle parking spaces. The project will be 60,598 square feet in floor area with a Floor Area Ratio ("FAR") of 4.35:1. The site is currently developed with surface parking and a single-story commercial structure. There are three small palm trees on the southwest corner of the subject site along the public right-of-way.

The residential units are located on the second through seventh floors, consisting of six (6) studios, forty (40) one-bedroom units, and nineteen (19) two-bedroom units. Residential amenities will be provided through 6,975 square feet of required open space, 4,925 square feet of which is common open space, provided on an eighth-floor roof deck. While not accessible for common use, approximately 1700 square feet of additional landscaping is provided by two LID planters on the second floor's northern and eastern exterior portions.

BACKGROUND

Subject Property

The subject site is located at the northeastern corner of South Genesee Avenue and West Adams Boulevard in the West Adams – Baldwin Hills – Leimert Community Plan Area. The project site consists of eight (8) contiguous lots, which taken together form a corner site totaling 13,124 square feet.

The site has approximately 140 feet of frontage along the north side of West Adams Boulevard, 90 feet of frontage along the east side of Genesee Avenue, and a 10-foot segment facing the southwest corner of these two streets. The site is currently developed with surface parking and a single-story (vacant) automobile service and repair station built in 1965. The southwest corner of the site is devoted to a pole sign with three short palm trees behind it. There are no trees on the subject site as these corner features are in the public right-of-way. There are no known designated historic resources or cultural monuments on the subject site.

Zoning and Land Use Designation

The project site is located in the West Adams – Baldwin Hills – Leimert Community Plan Area, and is designated for Community Commercial land uses, with corresponding zones of CR, C1.5, C2, C4, R3, R4, RAS3, and RAS4. The site is zoned C2-2D-CPIO and is consistent with the land use designation which, in conjunction with the West Adams – Baldwin Hills – Leimert CPIO allows for a density of one unit per 800 square feet of lot area. The site is located within a Transit Priority Area. The site is also located within the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay ("CPIO") Major Intersection Nodes Subarea. The CPIO contains additional regulations for ground floor and building height (including transitional height), density, floor area, building disposition, building design, and parking, some of which are captured in "D" Limitations in the site's zoning designation.

Surrounding Uses

The surrounding area is developed with a combination of single-family and multi-family residential, and various storefront commercial uses. Several adjacent properties are also within the West Adams – Baldwin Hills – Leimert CPIO. The remaining parcels on the block all lie eastwards, fronting West Adams Boulevard to the south and South Spaulding Avenue to the east. These parcels are zoned C2-2D-CPIO in the Major Intersection Nodes Subarea and are improved with one to two-story commercial structures. Other properties further north across the alley are zoned RD1.5-1, improved with one- and three-story residences. Properties across West Adams Boulevard to the south are zoned C2-2D-CPIO, improved with single-story commercial storefront buildings and a four-story retail-creative office building currently under construction. Other properties across South Genesee Avenue to the east are zoned PF-1 and are improved with high voltage transmission towers above surface parking.

Streets and Circulation

West Adams Boulevard, abutting the property to the south, is a designated Modified Avenue I, with a designated right-of-way width of 95 feet and a roadway width of 70 feet. It is currently dedicated to a 100 foot right-of-way and improved with a curb, gutter, and sidewalk.

South Genesee Avenue, abutting the property to the east, is a designated Local Street - Standard, with a designated right-of-way width of 60 feet and a roadway width of 36 feet. It is currently dedicated to a 50 foot right-of-way and improved with a curb, gutter, and sidewalk.

Public Transit

The project site is located at the intersection of West Adams Boulevard and South Genesee Avenue, which serves the Los Angeles County Metropolitan Transit Authority (“Metro”) bus lines 14, 37, 38, 105, 217, and Culver City Bus Line 4. The site is also within half a mile from the metro E (Expo) Line station, La Cienega/Jefferson, to the southwest and is within a Transit Priority Area.

Relevant Cases and Building Permits

Subject Site:

There are no cases dealing with this specific site.

Surrounding Sites:

CPC-2015-2593-GPA-ZC-HD-ZAA-SPR – Located within a half mile of the project site, the Cumulus project consists of five (5) transit-oriented mixed use buildings with subterranean and ground level parking. These buildings are comprised of apartments, condominiums, commercial and office uses.

REQUESTED ACTIONS

Density Bonus / Affordable Housing Incentives Program

Per Government Code Section 69515(c)(1), the Project qualifies for a density bonus increase of 70 percent or 27 additional market rate units . This density bonus is approved in exchange for setting aside 25% of the base density (10 units) for Very Low Income households for a period of 55 years. As a result of setting aside 25% of the 38 by-right density units, the applicant qualifies for three (3) incentives.

The applicant seeks the following three (3) Off-Menu Incentives as set forth in the Density Bonus Ordinance:

a. To permit 0.50 space per residential unit in lieu of Density Bonus parking option 1 (xx spaces and xx spaces respectively); and

b. To permit a height of 75 feet to the rooftop (79 feet, 4 inches to the parapet) in lieu of 55 feet otherwise permitted in Section III-2.A.1.a of the West Adams CPIO and a height of 93.5 feet to the rooftop elevator shaft as permitted by CPIO Section III-2.A.1.e and LAMC Section 12.21.1.B. and

c. To permit a 4.35:1 floor area ratio in lieu of 2.0:1 permitted by CPIO Section III-2.B.2.b

In addition to the three (3) On-Menu Incentives, the applicant requests the following Waivers of Development Standards:

a. To waive the West Adams CPIO's Transition to Residential height step back as otherwise required in CPIO Section III-2.A.2.B; and

b. To provide eight (8) commercial parking spaces for a restaurant use in lieu of 23 spaces required by LAMC Section 12.21.A.4.C(3).

Conditional Use

Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24.U.26, a Conditional Use (CU) is required to permit a 70 percent Density Bonus. This allows for 65 units in lieu of 38 units with 10 units reserved for Very Low Income households (25 percent of the base density).

Waiver of Dedication of Improvement

Pursuant to LAMC Section 12.37.I.3, a Waiver of Dedication for a 5 foot dedication on Genesee Avenue to allow for the existing 10 foot sidewalk to remain. In accordance with the Mobility Plan 2035, the applicant would be required to dedicate five additional feet of land and improve with three additional feet of roadway and two additional feet of sidewalk.

CEQA

The project seeks to find, based on the independent judgement of the Commission; after consideration of the whole of the administrative record, the project was assessed in EIR No. ENV-2008-478-EIR certified on June 29, 2016,and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated August 2020, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required of the project.

ISSUES

The following section includes a discussion of issues and considerations related to the project.

Urban Design Studio:

The Urban Design Studio reviewed the project on September 3, 2020 and received the project favorably with the following comments:

- Explore other tree and landscape options on the LID planter box facing the freeway to try to mitigate pollution and noise on balconies and patios.
  The Applicant is providing (4) trees and will select the densest planting allowed to be in LID planters to mitigate noise and pollution.

- Consult with DWP regarding vault option for transformer.
  The Applicant will have their dry utility consultant and electrical engineer review possibilities.

- Look into painting or 'wrapping' transformer to make it a piece of art.
  The Applicant will consider if approved by LADWP.

- Murals on blank walls along alleyway where there isn't landscaping.
  The Applicant will provide a mural or landscaping for beautification.

- Roof deck to have more cohesive, shared space.
  Applicant is working to provide more cohesive shared space on roof deck.

- Rethink the dark/black metallic panels as a facade treatment since they absorb more heat and increase your energy demand
  Applicant response: Metal panel will be detailed with air space between it and the exterior walls to minimize direct heat transfer. We will be using cold formed metal that is generally a poor conductor of heat as opposed to aluminum which is an excellent conductor of heat and is hot to the touch in direct sunlight. While black attracts and absorbs more heat, metal panels in general reflect more heat compared with other building materials. Dark metal roofs are commonly used for this reason.

Professional Volunteer Program (PVP):

The project was presented to the Professional Volunteer Program on October 6, 2020 and received favorably. Below is a summary of the comments and Applicant responses.

- Consider adding cover to northern facing balconies
  Applicant will consider and review side by side massing to make final decision

- Consider using lighter metallic panels
  See response above in UDS Comments.

- Is LID area accessible for maintenance?
  LID planters will be accessed from CalOSHA approved built-in ladders from ground level.

- Do anything possible to enhance the alley, maybe lighting, green walls, etc. in addition to art.
  A mural will be proposed or additional greenery/landscaping for beautification

- Architecture is attractive and fits neighborhood.

Public Hearing
The public hearing was held on November 6, 2020 at approximately 11:00 am telephonically via Zoom In conformance with the Governor's Executive Order N-29-20 (March 17, 2020). The following issues were raised including concerns about the clean-up of the site given its prior use as a gas station, the reduction of parking spaces and its impact on the surrounding area, the amount of incentives requested, concerns about what affordability level constitutes very low income, the height of the project, gentrification, privacy for neighbors immediately north of the project, and reduced commercial parking.

CONCLUSION

Based on the information submitted to the record, staff recommends that the City Planning Commission approve the construction of a 65 unit mixed-use building with a Density Bonus Compliance Review of the following Incentives and Waivers as set forth in the Density Bonus Ordinance:

An incentive to waive the West Adams CPIO's Transition to Residential height step back as otherwise required in CPIO Section III-2.A.2.B.; to permit a 4.35:1 floor area ratio in lieu of 2.0:1 permitted by CPIO Section III-2.B.2.b. to permit 0.50 space per residential unit in lieu of the required parking in LAMC Section 12.21.A.4(a) and Density Bonus parking option 1; to waive the West Adams CPIO's Transition to Residential height step back as otherwise required in CPIO Section III-2.A.2.B.; to provide eight (8) commercial parking spaces for a restaurant use in lieu of 23 spaces required by LAMC Section 12.21.A.4.C(3).

Staff also recommends that the City Planning Commission approve a Conditional Use, which is required to permit a 70 percent Density Bonus; and approve a Waiver of Dedication of Improvement for a 5 foot dedication on Genesee Avenue.

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, dated July 9, 2020, and stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, West/South/Coastal 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 65 residential units including Density Bonus Units.

3. **Affordable Units.** A minimum of 10 units, that is 25% of the 38 base dwelling units, shall be reserved as affordable units for a period of 55 years as follows: 10 units shall be reserved as affordable units for Very Low Income household occupancy, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2) as determined by the California Department of Housing and Community Development ("HCD");

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) and State Density Bonus Law (Government Code Section 65915).

5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 10 units available to Very Low Income Households as determined by HCD, for sale or rental 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 will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA.

6. **Transitional Height.** Transitional height requirements of CPIO Section III-2.A.2.B shall not apply.

7. **Residential Parking.** Based upon the number of dwelling units proposed, the project shall provide a minimum of 33 parking spaces (.5 spaces per unit).

8. **Commercial Parking.** The project shall provide a minimum of 8 commercial parking spaces.

9. **Height.** The project shall be limited to seven (7) stories and 79 feet, 4 inches in height per Exhibit "A".

10. **Floor Area Ratio.** The project shall be limited to a maximum floor area ratio ("FAR") of 4.35:1.

11. **Community Plan Implementation Overlay**. Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay ("CPIO") pursuant to Ordinance No. 184,794 and demonstrate that the project meets the definition of a Mixed-Income Project.

12. **Automobile Parking Waiver**. The project shall provide a minimum of 41 parking spaces (33 residential and 8 commercial) for the proposed mixed use project.

    a. Electric Vehicle Parking. All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

    b. Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.

    c. Unbundled Parking. Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for Restricted Affordable Units.

13. **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 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.

14. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16.

15. **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.

16. **Facade Design.** The project shall comply with the following:

    a. The project shall include varied exterior materials and articulation as presented in Exhibit "A" (Elevations, Material Board, and Renderings), including corrugated metal panels, smooth black metal panels, grey exterior cement plaster with sand finish, and board formed concrete. The building color and materials (design theme) shall be included on each elevation.

    b. The facade shall include the articulation shown as presented in Exhibit "A" (Floor Plan, Elevations, and Renderings) which includes open space covered and uncovered deck areas. The percentage and layout of façade square footage devoted to fenestration shall be built and detailed exactly as depicted in Exhibit "A"

17. **Open Space.** The project shall provide a minimum of 6,975 square feet of usable open space per LAMC 12.21.G.2, see Exhibit "A".

18. **Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards.

19. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.

Or: Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction. (WL)

20. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

21. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.

22. **Articulation.** All exterior building walls shall provide a break in the plane, or a change in material, at least every 20 feet in horizontal length and every 15 feeet in vertical length, created by an articulation or architectural detail.

23. **Security Devices.** Exterior roll-down doors shall be no less than 75 percent transparent.

24. **Bureau of Engineering**. No Dedication shall be required along Genesee Avenue per the Waiver of Dedication to maintain an existing 10 foot sidewalk. Alley – A 2.5-foot wide strip of land along the property frontage shall be dedicated to complete a 10-foot half right-of-way in accordance to Alley standards.

<u>Environmental Conditions</u>

25. **AE2** Ensure that all lighting be directed and/or shielded to minimize lighting spillover effects onto adjacent and nearby properties.

26. **AE3** Ensure that glare effects be limited by using non-reflective building and construction materials, such as concrete, wood, and stucco. This shall include, but not be limited to, art installations, fencing material, and recreational equipment.

27. **AQ1** Ensure that all contractors include the following best management practices in contract specifications:

    - Use properly tuned and maintained equipment.
    - Contractors shall enforce the idling limit of five minutes as set forth in the California Code of Regulations.
    - Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g. engine catalysts) to the extent they are readily available and feasible.
    - Use heavy-duty diesel-fueled equipment that uses low NOx diesel fuel to the extent it is ready available and feasible.
    - Use construction equipment that uses low polluting fuels (i.e. compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.

- Maintain construction equipment in good operating condition to minimize air pollutants.

- All off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technologies devices certified by the California Air Resources Board (CARB). Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.

- Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.

- Construction contractors shall utilize super-compliant architectural coatings as defined by the South Coast Air Quality Management District (VOC standard of less than ten grams per liter).

- Construction contractors shall utilize materials that do not require painting, as feasible.

- Construction contractors shall use pre-painted construction materials, as feasible.

- Construction contractors shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.

- Construction contractors shall provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site as feasible.

- Construction contractors shall reroute construction trucks away from congested streets or sensitive receptor areas as feasible.

- Construction contractors shall appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.

28. **BR1** Ensure that in order to prevent the disturbance of nesting native and/or migratory bird species, all clearing of a project site should take place between September 1 and February 14. If construction is scheduled or ongoing during bird nesting season (February 15 to August 31), qualified biologists shall survey the area within 200 feet (or up to 300 feet, depending on topography or other factors, and 500 feet for raptors) of the construction activity to determine if construction would disturb nesting birds. If nesting activity is being compromised, construction shall be suspended in the vicinity of the nest until fledging is complete. This mitigation measure shall be implemented by a qualified biologist under contract with the project applicant(s). The project biologist should prepare a report detailing

the results of the construction monitoring efforts. The report should be submitted to the California Department of Fish and Wildlife (CDFW) within two months of the completion of the monitoring activities.

29. Prior to excavation and construction on a proposed project site, the project applicant shall perform a cultural resources literature and records search by an institution recognized and approved by the City of Los Angeles Planning Department to assess the potential for the proposed project site to contain sensitive protected cultural resources.

30. **CR5** Ensure that prior to excavation and construction on a proposed project site, the prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other cultural materials from the proposed project site.

31. **CR6** Ensure that if during any phase of project construction any cultural materials are encountered, construction activities within a 50-meter radius shall be halted immediately, and the project applicant shall notify the City. A qualified prehistoric archaeologist (as approved by the City) shall be retained by the project applicant and shall be allowed to conduct a more detailed inspection and examination of the exposed cultural materials. During this time, excavation and construction would not be allowed in the immediate vicinity of the find. However, those activities could continue in other areas of the project site.

32. **CR7** Ensure that if any find were determined to be significant by the archaeologist, the City and the archaeologist would meet to determine the appropriate course of action.

33. **CR8** Ensure that all cultural materials recovered from the site would be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.

34. **CR10** Ensure that if human remains are unearthed at a project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the City of Los Angeles Public Works Department and County coroner shall be immediately notified. No further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition in accordance with California Health and Safety Code Section 7050.5. If the remains are determined to be those of a Native American, the Native American Heritage Commission (NAHC) in Sacramento shall be contacted before the remains are removed in accordance with Section 21083.2 of the California Public Resources Code.

35. **CR9** Ensure that during excavation and grading, if paleontological resources are uncovered, all work in that area shall cease and be diverted so as to allow for a determination of the value of the resource. Construction activities in that area may commence once the uncovered resources are collected by a paleontologist and properly processed. Any paleontological remains and/or reports and surveys shall be submitted to the Los Angeles County Natural History Museum.

36. **GHG1** Ensure that the following greenhouse gas reduction measures are incorporated into the project design:

    - Install energy efficient lighting (e.g., light emitting diodes), heating and cooling systems, appliances, equipment, and control systems).
    - Install light colored “cool” roofs and cool pavements.
    - Create water-efficient landscapes.
    - Install water-efficient fixtures and appliances.

37. **HM1** Ensure that a Phase I Environmental Site Assessment (ESA) is prepared. The assessment shall be prepared by a Registered Environmental Assessor (REA) in accordance with State standards/guidelines to evaluate whether the site or the surrounding area is contaminated with hazardous substances from the potential past and current uses including storage, transport, generation, and disposal of toxic and hazardous waste or materials. Depending on the results of this study, further investigation and remediation may be required in accordance with local, State, and federal regulations and policies. Any further study found necessary by an REA or relevant federal, state or local agency shall be performed prior to project approval and any remediation found necessary by the REA or any relevant federal, state or local agency shall be performed prior to project approval or made a condition on the project if that is found to be adequate for remediation by an REA or the relevant federal, state or local agency.

38. **N1** Ensure that all contractors include the following best management practices in contract specifications:
    - Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
    - The construction contractor shall locate construction staging areas away from sensitive uses.
    - When construction activities are located in close proximity to noise-sensitive land uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and noise sensitive uses.
    - Impact pile drivers shall be avoided where possible in noise-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.
    - Construction equipment shall be equipped with mufflers that comply with manufacturers’ requirements.
    - The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.

39. **N2** Prior to any approval of a Discretionary project that is adjacent to buildings listed or determined eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, designated as a Historic-Cultural Monument by the City of Los Angeles, or within a Historic Preservation Overlay Zone ("historic buildings"), the City shall ensure all of the following requirements are or will be met:
    - Historic buildings adjacent to the project's construction zones are identified.
    - A Vibration Control Plan is prepared and approved by the City.
    - The Vibration Control Plan shall be completed by a qualified structural engineer.
    - The Vibration Control Plan shall include a pre-construction survey letter establishing baseline conditions at potentially affected buildings. The survey letter shall provide a shoring design to protect the identified land uses from potential damage. The structural engineer may recommend alternative procedures that produce lower vibration levels such as sonic pile driving or caisson drilling instead of impact pile driving.

    At the conclusion of vibration causing activities, the qualified structural engineer shall issue a follow-on letter describing damage, if any, to impacted buildings. The letter shall include recommendations for any repair, as may be necessary, in conformance with the Secretary of the Interior Standards. Repairs shall be undertaken and completed in conformance with all applicable codes including the California Historical Building Code (Part 8 of Title 24).

40. **PS1** Discretionary projects in the CPIO or the Crenshaw Corridor Specific Plan shall be reviewed at the discretion of the Los Angeles Police Department (LAPD). Per department standards, the LAPD will determine if any additional crime prevention and security features would be available that are consistent with the development standards as applied to the design of the project. Any additional design features identified by the LAPD shall be incorporated into the project's final design and to the satisfaction of LAPD, prior to issuance of a Certificate of Occupancy for the project.

41. **CR10** Ensure that if human remains are unearthed at a project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the City of Los Angeles Public Works Department and County coroner shall be immediately notified. No further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition in accordance with California Health and Safety Code Section 7050.5. If the remains are determined to be those of a Native American, the Native American Heritage Commission (NAHC) in Sacramento shall be contacted before the remains are removed in accordance with Section 21083.2 of the California Public Resources Code.

<u>Administrative Conditions</u>

42. **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.

43. **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.

44. **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.

45. **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.

46. **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.

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

48. **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 <u>but not limited to</u>, 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 <u>any</u> 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

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES/Waivers FINDINGS

1. **Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds 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.

   FAR Increase: The subject site is zoned C2-2D-O-CPIO and has a lot area of approximately 13,924 square feet. The "D" Limitation relating to the West Adams – Baldwin Hills – Leimert Implementation Overlay (CPIO) Section III-2.B.2(b) limits the maximum FAR to 2.0:1 which would permit 27,848 square feet of floor area. The applicant has requested an Off-Menu Incentive to allow a 4.35:1 FAR in lieu of the otherwise permitted 2.0:1 FAR, to permit 60,569 square feet of floor area, as set forth in the following table:

	FAR	*Lot Area (sf)*	*Total Floor Area (sf)*
By-right	*2.0:1*	*13,924*	*27,848*
Requested	*4.35:1*	*13,924*	*60,569*
		Net Increase	*32,721*

   The project proposes to construct 65 units, with 10 units reserved for Very Low Income households. The project would provide a greater share of affordable housing (25 percent of base density) than would otherwise be required to qualify for the incentives.

   The additional FAR allows a larger building envelope and provides an additional 32,721 square feet of income generating residential floor area (27 units) than would otherwise be permitted. This additional floor area would enable the project to construct additional market-rate units, of a larger size, which would reduce the marginal cost of constructing the project's considerable share of affordable units.

   Of the 65 proposed units, there would be 6 studios, 40 one-bedroom units, and 19 two-bedroom units. As set forth on Sheet T-1.03 of the project plans, the project's upper

residential levels (levels 3 through 7) would each have a floor plate of approximately 9,500 square feet. These large floor plates would not be achievable under the 2.0:1 base FAR and enable the project to construct the unit mix specified above. Without the incentive to permit additional floor area, the average unit size and bedroom count would have to be significantly smaller to construct the number of units that the requested density bonus allows. The ability to develop larger units will increase the revenues from the market-rate units, which will lower the marginal cost of developing the affordable units. Therefore, the FAR incentive would result in identifiable and actual cost reductions to provide for the project's affordable housing costs.

Height Increase: The subject site is zoned C2-2D-CPIO. Height District No. 2 ordinarily permits unlimited building height, however the "D" Limitation relating to CPIO Section III-2.A.1(a) restricts building height to a maximum of 55 feet. In addition, parapet walls utilized to enclose roof uses, such as terraces, gardens or green roofs, shall be permitted to exceed the maximum allowable building height by up to 42 inches or as required by the Building Code and rooftop equipment, structures, and improvements may exceed the maximum building height when authorized pursuant to LAMC Section 12.21.1.B.3(a) so long as it is screened from public view using nonreflective materials or otherwise made compatible with the overall design of the building. The applicant has requested an Incentive with respect to the CPIO building height limitation to permit a height of 75 feet from Grade to the main roofline and 79 feet, 4 inches to the parapet which encloses a rooftop deck.

Denying the requested height incentive would prevent construction of the project at the proposed density (with 70% density bonus above R4 base density) and with the requested incentives and concessions (that allow an FAR up to 4.35:1). As discussed above, the requested FAR incentive would reduce the marginal cost of building affordable housing at the project's proposed density. The requested height waiver is necessary to physically accommodate the project with the increased FAR. Based on the lot size, without the waiver of the CPIO height standard, it would not physically be possible to fully construct the project as proposed.

The proposed building would be seven stories tall to accommodate the proposed density bonus and increased FAR. By contrast, if the CPIO height limitation applied, it would only be possible to construct a five-story building (assuming a typical 12-foot ground level and four 10-foot residential levels). As noted above, each of the upper residential levels has an average floor plate of approximately 9,566 square feet. Therefore, the loss of two residential levels would reduce the Project's floor area by approximately 19,132 square feet.

The loss of floor area would, in turn, directly limit the project's ability to construct residential dwelling units (including affordable units) which are of a sufficient size. As proposed, the additional height will physically allow construction of the project at the proposed density and with the requested FAR incentive by expanding the allowable building envelope.

Residential Parking: The project proposes 65 units comprised of 6 studios, 40 one-bedroom units, and 19 two-bedroom units, which would require a total of 114 parking spaces under LAMC Section 12.21.A.4. The applicant has requested an Off-Menu Incentive to permit 0.5 spaces per residential unit, for a total of 33 residential parking spaces. The requested incentive would reduce the amount of required residential parking by 81 spaces. As shown on Sheets A-2.02 and A-2.03 of the project plans, the project would include one level of subterranean parking with 25 parking spaces and 16 spaces at grade level that are wrapped along the street frontages. Without the requested incentive, the project would have to construct approximately three additional subterranean levels dedicated to parking. At an average cost of approximately $40,000

per parking space, the 81-space reduction would result in cost savings of approximately $3,240,000. Therefore, the requested residential parking incentive results in identifiable and actual cost reductions to provide for the project's affordable housing costs. This incentive supports the applicant's decision to set aside the specified number of dwelling units for Very 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 (Government Code Section 65915(d)(1)(B) and 65589.5(d))*.***

There is no substantial evidence in the record that the proposed incentive(s) 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. Analysis of the proposed Project determined that pursuant to California Environmental Quality("CEQA") Guidelines Sections 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2008-478-EIR, certified on June 29, 2016. None of the potential environmental effects of the proposed Project would cause substantial adverse effects on human beings, the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources. Based on all of the above, there is no basis to deny the requested incentive.

c. The incentive(s) <u>are contrary</u> to state or federal law.

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

Following is a delineation of the findings related to the request for two (2) Waivers of Development Standards, pursuant to Government Code Section 65915.

2. Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission <u>shall approve</u> a density bonus and requested Waiver of Development Standard(s) unless the Commission finds that:

a. The waiver(s) or reduction(s) of development standard(s) <u>are contrary</u> to state or federal law.

There is no evidence in the record that the proposed waivers is contrary to state or federal law.

A project that provides 25 percent of base units for Very Low Income Households qualifies for three (3) Incentives, and may request other "waiver[s] or reduction[s] of

development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1)).

Therefore, the requests below are recommended as a Waivers of Development Standards. Without the below Waivers, the existing development standards would preclude development of the proposed density bonus units and project amenities:

Commercial Parking: The project proposes 2,300 square feet of commercial space on the ground floor anticipated for restaurant use, which would require a total of 23 parking spaces under LAMC Section 12.21.A.4. The applicant has requested a Waiver of Development Standard to permit 8 spaces for the commercial uses. The requested waiver would reduce the amount of required commercial parking by 15 spaces. As shown on Sheet A-2.02 of the project plans, the project's commercial parking would be provided at grade level and would be wrapped along the street frontages. Without the requested waiver, some of the commercial parking and additional residential parking would have to be constructed underground; the project would therefore have to construct one additional subterranean level dedicated to parking. At an average cost of approximately $40,000 per parking space, the 15-space reduction would result in cost savings of approximately $600,000. Therefore, the requested commercial parking waiver eliminates the need to construct additional parking, which results in identifiable and actual cost reductions to provide for the project's affordable housing costs. This waiver supports the applicant's decision to set aside the specified number of dwelling units for Very Low Income Households for 55 years.

Transitional Height: The West Adams – Baldwin Hills – Leimert Implementation Overlay (CPIO) Section III-2.A.2 requires the project to comply with transitional height requirements due to the site's adjacency (containing a rear property line that is separated by a 15-foot wide alley) to a residential lot. Specifically, the CPIO requires the project the entire building to be set back, or individual floors stepped back, one horizontal foot for every one vertical foot in building height as measured from grade at the residential property line. The applicant has requested a Waiver of the transitional height requirements of the CPIO. Strict compliance with the CPIO transitional height requirements would physically preclude construction of the project at the permitted density bonus and with the permitted FAR incentive.

In particular, denial of the requested wavier would require the removal of dwelling units on the upper floors in order to provide sufficient step backs from the residential lot across the alley, thus physically impending construction of the full requested 70 percent density bonus and additional 2.35:1 FAR increase (from 2:1 to 4.35:1). The proposed building section from West Adams Boulevard to the rear alley is shown on Sheet A-3.01 of the project plans. For comparison, the project architects prepared a study (attached as an exhibit to these findings) showing the floor plans and building section that would be required if the CPIO transitional height requirement applied to the proposed project. As shown in the building section on page 5 of the study, applying the transitional height requirement would eliminate the top two levels of the proposed building. As shown on pages 3 and 4 of the study, applying the transitional height requirement to the proposed building would also significantly shrink the floor plates of the three remaining upper-most levels; reduce the project's total unit count to 51; and reduce the project's FAR to 2.9 to

Therefore, denial of the requested waiver and application of the rear alley transitional height requirement would physically preclude construction of the project at the permitted density and with the requested FAR incentive, resulting in the loss of 14 units and approximately 1.45:1 of FAR.

b. The waiver will have 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 is 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.

There is no substantial evidence in the record that the proposed incentive(s) 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. The project does not involve the demolition of a historic structure that was placed on a national, state, or local historic register prior to the submission of the application. Therefore, there is no substantial evidence that the proposed waivers of development standards will have a specific adverse impact on public health and safety.

<u>CONDITIONAL USE PERMIT</u>

3. Describe how 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 relatively flat and consists of eight contiguous lots fronting West Adams Boulevard on the south and Genesee Avenue on the west. An east-west alley abuts the site to the north. Fairfax Avenue is located 150 feet west of the Site and Metro's Expo Station at Jefferson and La Cienega Boulevards is located 0.45 miles south of the Site which qualifies the site as Tier 3 under the Transit Oriented Communities (TOC) Guidelines.

The subject property totals approximately 13,124 square feet (15,118 square feet including ½ half the area of the abutting alley) area, with a width of approximately 147 feet and a depth of 100 feet. Currently, the site is developed with a vacant one-story automobile service and repair station built in 1965 which is proposed to be demolished as part of the project. The project utilizes the State Density Bonus Law (California Government Code Section 65915) and the City's Ordinance No. 179,681 (Density Bonus Ordinance), codified in LAMC Section 12.22 A.25, to increase the maximum density from 38 to 65 dwelling units, 10 of which will be set aside for Very Low Income Households.

The subject site is zoned C2-2D-CPIO and located within the West Adams-Baldwin Hills-Leimert Community Design Implementation Overlay (CPIO) and Major Intersection Nodes district which identifies key commercial intersection sites for neighborhood serving commercial and mixed-use development. Purposes of the CPIO include "To foster revitalization of properties along the commercial corridors and at major intersection nodes throughout the Community Plan Area" and "To promote and facilitate revitalization of properties that can capitalize upon close proximity to the La Brea, Farmdale, La Cienega and Culver City stations along the Mid-City Exposition Light Rail Transit Corridor (Expo Line)."

The proposed project involves the construction, use, and maintenance of a seven-story,75-foot, high, (93.5 feet to the top of the rooftop elevator penthouse) mixed-use building with 65 dwelling units and 2,300 square feet of ground floor commercial uses with 60,569 square feet of floor area. Of the proposed residential units, the project will set aside ten (10) units for Very Low Income households, while the remaining 55 units will be rented at market rate. Residences will be comprised of a mix of studios, one- and two-bedroom units.

The project enhances the built environment by adding 65 dwelling units to the neighborhood's housing stock. The project will replace a vacant automobile use with a higher density and modernized mixed use building in close proximity to the major transit intersection of Fairfax and West Adams and Metro's Expo Line. The existing structure on the property is not utilizing the site's full potential and the project will perform an essential function by adding dwelling units to the City's housing stock within a Transit Priority Area. In addition, the project includes 2,300 square feet of ground floor neighborhood serving commercial uses that will create a commercial focal point for the neighborhood and enliven the pedestrian experience and streetscape environment.

The applicant seeks an additional 35 percent density bonus through the Conditional Use beyond the 35 percent permitted through a by-right density bonus. In exchange, the project will set aside 25 percent of the base density, or ten units for Very Low Income Households for a minimum of 55 years. In reserving ten units for Very Low Income Households, the project will perform a function – the allocation of affordable housing for a minimum of 55 years – that is essential and beneficial to the city and the region. For the reasons stated above, the project will enhance the built environment and perform a function that is essential and beneficial to the community, City, and region.

4. Explain why 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 consists of the construction of a new seven-story mixed-use multi-family building with 65 residential units and 2,300 square feet of ground floor commercial uses. The project site is currently developed with a vacant one-story automobile service and repair station which is proposed to be demolished as part of the project. The project site is located in an urbanized area surrounded primarily by commercial uses along West Adams Boulevard in the C2 zone with a mix of single and multi-family residential uses on properties zoned RD1.5 located to the north commercial corridor. Therefore the project's uses and operations are compatible with the adjacent properties and surrounding neighborhood.

The project's significant features, including the proposed building's use is allowed by the underlying zone and the building's density, height, FAR and parking are allowed per provisions of the Density Bonus law. The project has been thoughtfully designed and includes ground floor commercial space with street entrances and storefront glazing that is architectural differentiated from the residential upper floors. The project will enhance the streetscape which is currently degraded with landscaping, improved sidewalks, and street trees.

Given the proposed project's location in the CPIO Major Intersection Nodes subarea and close proximity to Metro's Expo Station along with the existing development in the immediate vicinity of the subject property, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

5. Explain why project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

General 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 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 General Plan is a long-range document determining how a community will grow, reflecting community priorities and values while shaping the future. Policies and programs set forth in the General Plan are subjective in nature, as the General Plan serves as a constitution for development and foundation for land use decisions. The project substantially conforms with the following purposes and objectives of the General Plan Elements: Framework Element, Housing Element, Mobility Element, and the Land Use Element (West Adams – Baldwin Hills – Leimert Community Plan).

Framework Element:
The Framework Element is a strategy for long-term growth which sets a citywide context to guide the update of the Community Plan and Citywide Elements. The primary objectives of the policies in the Framework Element's Land Use Chapter are to support the viability of the City's residential neighborhoods and commercial districts, and when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations.

Community Centers differ from Neighborhood Districts in their size and intensity of business and social activity. In addition, Community Centers are often served by small shuttles, local and rapid buses, or subway stops. The Framework envisions Community Centers as "a mixed-use center that encourages the development of housing in concert with the multi-use commercial uses."

The proposed project involves the construction of a 7-story, mixed-use residential development containing 65 dwelling units on a site designated for Community Commercial land uses and zoned C4-2D-O-CPIO. The project site is located near the intersection of West Adams Boulevard and Fairfax Boulevard, and one block south of the Washington Fairfax Transit Hub. Buses includes Los Angeles County Metropolitan Transit Authority (Metro) bus lines 1, 105, 217, 534, Metro Rapid 705, Metro Rapid 780, 14/37, 35/38 and LADOT Commuter bus. In addition, the site is located 0.45 miles from Metro's Expo Station located at Jefferson and La Cienega Boulevards. As such, the project is in conformance with the purpose of the Framework Element.

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 the 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 Housing Element aims to provide affordable housing and amenity-rich, sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population.

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.

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

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

The City faces a well-documented housing shortage. The Project would facilitate the development of 65 multi-family residential units, including 10 Very Low Income affordable units. Consistent with Goal 1 of the Housing Element, the Project would encourage production of additional housing units of various types in the Community Plan area in close proximity to transit services that would help support the housing needs of members of the community at various income levels.

Mobility Element:
The proposed mixed-use building is a pedestrian-oriented development that provides 65 multi-family units including 10 Very Low income affordable units in proximity to several transit options. The project site is located near the intersection of Fairfax Boulevard and West Adams Boulevard and one block south of the Washington Fairfax Transit Hub. Buses includes Los Angeles County Metropolitan Transit Authority (Metro) bus lines 1, 105, 217, 534, Metro Rapid 705, Metro Rapid 780, 14/37, 35/38 and LADOT Commuter bus. In addition, the site is located 0.45 miles from Metro's Expo Station located at Jefferson and La Cienega Boulevards.

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 high density residential development within proximity to public transit. The availability of many transit options creates a lesser need for the use of personal vehicles. Additionally, the project will provide a total of 61 bicycle parking stalls, including 53 long-term and 8 short-term bicycle parking stalls on site where they are easily accessible to the street. As such, the project conforms to the purpose of the Mobility Element of the General Plan.

Community Plan:
The West Adams – Baldwin Hills – Leimert Community Plan was adopted by the City Council in March 2017, with related zoning ordinances effective on April 19, 2017. 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 Land Use Designations and corresponding zones in the Community Plan are implemented through zoning regulations in the Los Angeles Municipal Code (LAMC) including applicable ordinances that are codified in the LAMC.

The West Adams – Baldwin Hills – Leimert Community Plan designates the site for Community Commercial land uses and Figure 1-3 identifies West Adams as a Mixed-Use Boulevard. The project site is zoned C2-2D-CPIO, which is consistent with the corresponding zones of CR, C1.5, C2, C4, R3, R4, RAS3, and RAS4 in the Community Plan. The project site containing 15,118 square feet (including the abutting half-alley) is permitted a base density of 38 dwelling units under the CPIO. The project utilizes the State Density Bonus Law (California Government Code Section 65915) and the City's Ordinance No. 179,681 (Density Bonus Ordinance), codified in LAMC Section 12.22 A.25, and Ordinance No. 185,373 (Value Capture

Ordinance), codified in LAMC Section 12.24 U.26 (Conditional Use Section of LAMC) to increase the maximum density from 38 to 65 dwelling units, of which 10 units will be set aside for Very Low Income Households. The project will contribute to the West Adams – Baldwin Hills – Leimert area as a medium- to high-density residential development that provides housing and employment services. As set forth below such, the project conforms to the of the West Adams – Baldwin Hills – Leimert Community Plan land use goals and polices.

Urban Form

Goal LU14: A community that conserves, enhances and regenerates its distinctive "main street" character by promoting continued pedestrian orientation of commercial areas.

> *LU14-1 Pedestrian Orientation. Foster preservation, conservation, maintenance and enhancement of existing pedestrian orientation along commercial and mixed-use boulevards. (P197)*
>
> *LU14-2 Activate First Floor Frontages. Encourage the first floor street frontage of buildings, including parking structures, to incorporate commercial or other active public uses. (P32)*

The project site is located along West Adams which is identified in Figure 1-3 of the Community Plan as a Mixed-use Boulevard. The project proposes 2,300 square feet of ground floor commercial space oriented along the West Adams frontage that wraps the corner of Genesee Avenue that includes pedestrian entrances spaced along West Adams. Adjacent to the commercial space on Genesee, the project proposes a residential lobby with direct pedestrian access from the street into the building.

Goal LU15: A community that prioritizes mixed-use projects within community commercial nodes, centers and transit-oriented development areas.

> *LU15-1 Prioritize New Infill Development Close to Transit. Prioritize new infill development that is in close proximity to mass transit centers, stations and platform portals. (P60)*
>
> *LU15-2 Parking Reductions Near Transit Stations. Strive to reduce parking requirements for developments that locate near major bus centers and mass transit stations and that provide pedestrian, bicycle, and exceptional ADA facilities. (P56, P260)*

The project is a mixed-use development with provides 65 multi-family units including 10 Very Low income affordable units and ground floor commercial uses on a site located proximate to several transit options. The project site is located near the intersection of Fairfax Boulevard and West Adams Boulevard and one block south of the Washington Fairfax Transit Hub. Buses includes Los Angeles County Metropolitan Transit Authority (Metro) bus lines 1, 105, 217, 534, Metro Rapid 705, Metro Rapid 780, 14/37, 35/38 and LADOT Commuter bus. In addition, the site is located 0.45 miles from Metro's Expo Station located at Jefferson and La Cienega Boulevards. Given the project site location in a transit rich area, the project requests Density Bonus incentives to reduce required residential and commercial parking, consistent with Policy LU15-2.

Neighborhood Context

Goal LU16: A competitive commercial sector that is strengthened to best serve the needs of the community while preserving and conserving the enduring, often historic and cultural character of distinct commercial areas.

LU16-1 Protect Commercial Land. Protect commercially planned and zoned land from excessive encroachment by low intensity residential only development. (P65)

LU16-2 Create Feasible Development Sites. Consolidate and deepen shallow commercial boulevard lots in a manner that is compatible with prevailing urban form as a means to stimulate existing businesses and create feasible opportunities for new development that is appropriate in terms of scale and character. (P38, P42, P172)

The project site is zoned C-2 which permits higher intensity residential and commercial uses. The project includes eight adjoining lots along West Adams, a significant commercial corner, thus consolidated sufficient land to create a feasible development site with a concentration of housing and commercial uses.

Quality of Life

Goal LU18: A community where a diversity of uses which contribute to safe, pedestrian – friendly commercial environments are encouraged, and which enhance the health and welfare of the community by limiting certain uses and expanding opportunities for others.

LU18-6 Limit Automotive Uses. Strive to limit the over-concentration and further proliferation of automotive uses and in particular, automotive repair uses within commercial areas. (P37, P78, P236, P237)

The project site is currently developed with a vacant, dilapidated auto repair and service station that would be demolished for the proposed mixed-use project. Thus, the project advances Goal LU18 and policy LU 18-6 by eliminating an automobile use no longer desired by the Community Plan.

Goal LU20: A Community where residents will be able to access their daily needs by walking, biking or using other sustainable modes of transportation.

LU20-1 Streetscapes. Encourage enhancement of the public realm by facilitating the planting of street trees and installation of street lighting, street furniture, public art as well as median plantings within commercial areas especially where pedestrian character prevails. (P10, P254)

LU20-3 Community Character. Strive to preserve community character, scale and architectural diversity. (P26, P11)

LU20-4 Parking Area Safety and Aesthetics. Strive to improve safety and aesthetics of parking areas in commercial areas. (P27, P28)

The street frontage of the project site is not currently pedestrian friendly with a metal fence enclosing the property, no street trees, and three large curb cuts. The project will enhance the streetscape which is currently degraded with new landscaping, improved sidewalks, and street trees along West Adams and Genesee. Parking for project will be located in a subterranean parking and at grade which is buffered from public view by the commercial uses and residential lobby and accessed from the alley to the rear. The existing curb cuts would be removed thus creating a uniform pedestrian sidewalk experience along West Adams and Genesee.

Economic and Community Development

Goal LU23: A community where neighborhood serving uses which strengthen and diversify the economic base are attracted by expanding market opportunities for both traditional existing businesses and emerging new businesses.

Goal LU24: A community that facilitates increasing and improving the economic activity of existing commercial areas through revitalization of the physical environment.

The project advances Goals LU23 and LU24 and would improve economic activity in the West Adams – Fairfax commercial node by replacing a vacant auto repair and service station with a mixed-use development that includes ground floor commercial uses.

Sustainability

Goal LU28: A Community where residents will be able to access their daily needs by walking, biking or using other sustainable modes of transportation.

> *LU28-1 Density/Intensity Minimums. Adopt sufficient density minimums in addition to density maximums for residential, commercial, and retail development to ensure development that supports transit and walkable environments, as well as reinforces traditional neighborhood development patterns. (P2)*
>
> *LU28-2 Jobs/Housing Balance. Balance commercial and residential development (jobs and housing) within community commercial nodes, centers and transit-oriented development areas to reduce the number of people who must commute long distances to work. (P50)*
>
> *LU28-3 Mix of Uses. Ensure a mix of residential, commercial, office and light industrial, where appropriate, to encourage economic sustainability and encourage walkability. (P49)*

The project supports the transit and walkable environments desired in policy LU28-1 by creating an infusion of housing, including ten affordable units and neighborhood serving commercial on the project site consistent with the densities permitted under the Community Plan CPIO and City's Density Bonus ordinance.

The project site includes a mix of multi-family residential and commercial uses which supports policy LU28-3 and located along the West Adams Mixed-Use Boulevard and approximate to the Washington Fairfax Transit Hub and 0.45 miles from Expo Station at Jefferson and La Cienega which helps the City achieve the jobs/housing balance in policy LU28-2

Mixed-Use Districts

Goal LU33: A competitive commercial sector that is strengthened to best serve the needs of the community while preserving and conserving the enduring, often historic and cultural character of distinct commercial areas.

> *LU33-1 Reuse Existing Structures. New commercial uses shall be encouraged to locate along existing, established commercial and mixed-use boulevards and adaptively reuse existing structures that reinforce desirable neighborhood character. (P12, P24)*

The project includes ground floor commercial uses along West Adams, an established commercial corner that is identified in the Community Plan as a Mixed-Use Boulevard and will reinforce the historic commercial pattern along West Adams.

Goal LU37: A community that conserves, enhances and regenerates its distinctive "main street" character by promoting continued pedestrian orientation along commercial and mixed-use boulevards.

LU37-1 Pedestrian Activity. Promote developments that enhance existing pedestrian activity within the public realm. (P12, P23, P58, P192)

LU37-2 Off-street Parking at the Rear. Recommend that new developments along commercial corridors locate required parking at the rear of the property or facilitate the creation of nearby shared satellite parking facilities in order to strengthen the pedestrian experience by continuing to orient buildings toward the sidewalk thereby enhancing the public realm. (P28)

The street frontage of the project site is not currently pedestrian friendly with a metal fence enclosing the property, no street trees, and three large curb cuts. The project will enhance the streetscape which is currently degraded with new landscaping, improved sidewalks, and street trees along West Adams and Genesee. Parking for project will be located in a subterranean parking and at grade and is buffered from public view by the commercial uses and residential lobby and accessed from the alley to the rear. The existing curb cuts would be removed thus creating a uniform pedestrian sidewalk experience along West Adams and Genesee with the building oriented toward the sidewalk, enhancing and generating the corridor's "main street' character..

Goal LU38: A community that promotes context sensitive projects, including mixed-use projects along commercial corridors.

LU38-1 Prioritize New Development Close to Transit. Prioritize new infill development at locations well served by or in close proximity to major bus centers and mass transit stations. (P14)

LU38-2 Activate First Floor Frontages. Require that the first floor street frontage of structures, including mixed-use projects and parking structures, located along commercial corridors incorporate retail or other active public uses. (P20, P12, P287)

The project is a mixed-use development with provides 65 multi-family units including 10 Very Low Income affordable units and ground floor commercial uses on a site located proximate to several transit options. The project site is located near the intersection of Fairfax Boulevard and West Adams Boulevard and one block south of the Washington Fairfax Transit Hub. Buses includes Los Angeles County Metropolitan Transit Authority (Metro) bus lines 1, 105, 217, 534, Metro Rapid 705, Metro Rapid 780, 14/37, 35/38 and LADOT Commuter bus. In addition, the site is located 0.45 miles from Metro's Expo Station located at Jefferson and La Cienega Boulevards.

West Adams-Baldwin Hills-Leimert CPIO

The West Adams-Baldwin Hills-Leimert CPIO District is a zoning tool intended to provide supplemental development and use regulations tailored to the Community Plan Area. It targets individual neighborhoods and corridors, and may help address concerns about the scale, size, and character of development based on a community's specific needs. The CPIO District offers streamlined approval procedures, ensuring that the Community Plan policies

and programs can be implemented swiftly and in a way that incentivizes projects to comply with regulations outright.

The West Adams-Baldwin Hills-Leimert CPIO District is comprised of seven CPIO subareas and the project site is located within the Major Intersection Nodes subarea which identifies key commercial intersection sites for neighborhood serving commercial and mixed-use development included West Adams and Fairfax. Overall purposes of the CPIO include "To foster revitalization of properties along the commercial corridors and at major intersection nodes throughout the Community Plan Area" and "To promote and facilitate revitalization of properties that can capitalize upon close proximity to the La Brea, Farmdale, La Cienega and Culver City stations along the Mid-City Exposition Light Rail Transit Corridor (Expo Line)." The Major Intersection Nodes subarea set forth design and development standards for building heights, intensity, site planning, and parking and encourage attractive, quality development projects that complement and enhance the Community Plan Area's existing character.

The project requests approval of a Conditional Use Permit pursuant to LAMC Section 12.24.U.26 for a 70 percent Density Bonus to permit 65 units in lieu of 38 units with 10 units reserved for Very Low Income households (25 percent of the base density). In addition to the density increase, the project requests Density Bonus incentives for increased floor area and height, reduced parking, and relief from the CPIO height stepback in order to accommodate the project's ten Very Low Income affordable units. The requests for increased density, floor area ratio, and height, reduced parking, and relief from the CPIO building stepback are permitted by the provisions of Density Bonus law in exchange for providing a requisite number of affordable housing units. The project will comply with all other provisions of the CPIO. The project complies with the CPIO's building disposition standards by exceeding the required minimum lot coverage, the building design standards by locating the building along the sidewalk, meeting the pedestrian-oriented ground standards by siting commercial uses and residential lobby along with West Adams and Genesee frontages, and providing the required amount of clear non-reflective storefront glazing along the street ground floor façade.

Additional Findings required per 12.24.U26 (Density Bonus over 35 percent)

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

The City's Housing Element for 2013-2021 was adopted by the City Council on December 3, 2013. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The proposed Project would be in conformance with the following goals 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 1.1.3 Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households

As discussed above (in Finding No. 3), the City faces a well-documented housing shortage. The Project would facilitate the development of 65 multi-family residential units, including 10 Very Low Income affordable units. Consistent with Goal 1 of the Housing Element, the Project would encourage production of additional housing units of various types in the Community Plan area in close proximity to transit services that would help support the housing needs of members of the community at various income levels.

7. 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:

a. For every additional 1% set aside of Very Low Income Units, the project is granted an additional 2.5% density increase; or
b. For every additional 1% set aside of Low Income Units, the project is granted an additional 1.5% density increase; or
c. For every additional 1% set aside of Moderate Income Units in for-sale projects, the project is granted an additional 1% density increase; or
d. 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 subject property is zoned C2-2D-CPIO and within the West Adams Community Design Implementation Overlay (CPIO). Assembly Bill 2501 clarifies that density calculations that result in a fractional number are to be rounded up to the next whole number. This applies to base density, number of bonus units, and number of affordable units required to be eligible for the density bonus.

CPIO Section III.2.B.a permits R3 zone density of one unit per 800 square feet of lot area, including ½ the area of the abutting alley per LAMC Section 12.22.C.16, which would permit 19 residential units on the Site. However, a project that meets the definition of an Affordable Housing Incentive Project which is defined in CPIO Section 4 as "A Project that includes the number of restricted affordable units sufficient to qualify for a 35 percent density bonus, pursuant to LAMC Section 12.22.A.25" is permitted to utilize the density of the underlying zone (i.e. C2 zone) of one unit per 400 square feet of lot area which permits 38 residential units on the Site (fractions rounded up for affordable housing projects). Without the CUP, the CPIO would permit 38 residential units.

Under LAMC 12.22.A.25, the project would require 11 percent of the permitted base density set aside as Very Low Income Units or 20 percent as Low Income Units to quality for a 35 percent density bonus. The Project requests approval of a Conditional Use Permit pursuant to LAMC Section 12.24.U.26 for a 70 percent Density Bonus to permit 65 units in lieu of 38 units with 10 units reserved for Very Low Income households (25 percent of the base density). Thus, the Project qualifies as an Affordable Housing Incentive Project per the CPIO.

In instances where a project is seeking a density bonus increase that is more than 35 percent, the amount of required units that are set aside as affordable shall vary depending on the requested amount of density bonus. Therefore, it is appropriate that any project that requests a density bonus increase beyond 35 percent would extend the existing set-aside charts located in Section 12.22-A,25 of the LAMC.

LAMC Section 12.24-U,26 states that based on the base density, as a Conditional Use a project may be granted additional density increases beyond the 35 percent maximum by providing additional affordable housing units. Per this code section, the table below illustrates how the maximum allowable Density Bonus increases by 2.5 percent for every additional one percent of Very Low Income units provided, based on the base density and the chart prescribed in Section 12.22-A,25 of the LAMC.

Density Bonus Percentages

Very Low Income Units (Percentage of Base Density)	Maximum Density Bonus Permitted (Based on Base Density)
5 %*	**20 %**
6 %*	**22.5 %**
7 %*	**25 %**
8 %*	**27.5 %**
9 %*	**30 %**
10 %*	**32.5 %**
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 %**
24 %	**67.5 %**
25 %	**70 %**
**Existing set-aside chart as listed in Section 12.22-A,25 of the LAMC*	

A 35 percent by-right density bonus would allow for 52 units (equal to an increase of 14 units beyond the 38 units permitted by the underlying zone) to be constructed on the project site. As illustrated in the table above, in order to qualify for the 35 percent by-right density bonus, the project would be required to set aside 11 percent of the base density, or five units for Very Low Income Households. The applicant is seeking an additional 35 percent density bonus through a Conditional Use to allow for a total of 65 dwelling units, representing an increase of 13 units beyond what would otherwise be permitted through the by-right 35 percent density bonus. In order to obtain the 35 percent density bonus and the conditional use approval for the additional 35 percent density bonus, the project must set aside at least 25 percent of the base density, equal to 10 units, for Very Low Income Households. The project proposes to set aside 10 units for Very Low Income Households in exchange for the requested Density Bonus. Therefore, 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 (the base density).

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

   The project proposes the demolition of automobile service and repair station and there are no existing residential units. Therefore, the Project is not required to provide replacement housing per AB 2556 and California Government Code Section 65915(c)(3).

9. **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 LAMC.**

   The proposed project will be conditioned to record a covenant for affordability restriction of the 10 Very Low Income units of a period of 55 years from the issuance of the Certificate of Occupancy, to the satisfaction of the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the LAMC.

10. **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 (under Case No. CPC-2005-1101-CA) on June 9, 2005. The Guidelines were subsequently approved by the City Council 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. The Guidelines prescribe that the design and location of affordable units be comparable to the market rate units, the equal distribution of amenities, HCIDLA monitoring requirements, affordability levels, and procedures for obtaining HCIDLA sign-offs for building permits.

    The project will result in 65 new dwelling units, of which 10 will be reserved for Very Low Income Household occupancy and the remainder will be offered as market rate units. All residents of the proposed project will have access to all common and open space amenities within the building. The restricted units will comply with affordability requirements in the Guidelines set forth by HCIDLA in conformance with US Department of Housing and Urban Development (HUD). Additionally, as part of the building permit process, the applicant will execute a covenant to the satisfaction of HCIDLA who will ensure compliance with the Guidelines. Therefore, the project will address the policies and standards contained in the Guidelines.

<u>WAIVER OF DEDICATION AND IMPROVEMENT</u>

11. **Pursuant to LAMC Sections 12.37-I,2(b) and 12.37-I,3, the Director may waive, reduce or modify the required dedication or improvement as appropriate after making any of the following findings, based on substantial evidence in the record:**

    a. *The dedication or improvement requirement does not bear a reasonable relationship to any project impact;*

b. *The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on the guidelines the Street Standards Committee has established; or*

c. *The dedication or improvement requirement is physically impractical.*

The decision maker approves the waiver and finds, based on substantial evidence in the record that:

a. *The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on the guidelines the Street Standards Committee has established.*

The subject property is located at the southwest corner of Genesee Avenge and West Adams. Genesee Avenue is designated as a Local Street which requires a 30-foot half right-of-way width (18-foot half roadway and 12-foot sidewalk) where the street abuts the subject property. Genesee Avenue is presently improved with a 25-foot half right-of-way width with an approximately 15-foot half roadway and 10-foot sidewalk. In accordance with the Mobility Plan 2035, the applicant would be required to dedicate five additional feet of land and improve with three additional feet of roadway and two additional feet of sidewalk. In accordance with LAMC Section 12.37-I,3, the applicant requested a Waiver of Dedication and Improvement for the portion of Genesee Avenue adjoining the project site's street frontage. The waiver would eliminate the requirement for a five-foot dedication and widening and to maintain the existing right-of-way in conjunction with the proposed development.

The dedication and improvement are not necessary to meet the City's mobility needs for the next 20 years. Genesee Avenue is a short local road segment approximately 700 feet in length located between Washington Boulevard on the north and West Adams Boulevard on the south. Abutting Genesee Avenue on its west side is PF zoned land that is an LADWP right-of-way developed with high-voltage transmission power lines that will not be developed and widened. Abutting Genesee Avenue on its east side and adjacent to the project site to the north are properties zoned RD1.5 and developed with single and multi-family residential. Pursuant to LAMC Section 12.37.A, RD1.5 zoned land located on a Local Street does not require dedication and widenings. Thus, the remaining private land along Genesee Avenue north of the site will not be dedicated and improved in the future. Therefore, a five foot dedication and improvement on the subject site would not result in additional travel lanes, or increased capacity along Genesee Avenue. Requiring the dedication and improvement would create an inconsistent sidewalk and roadway configuration for only a small fraction of the project site and would need to be designed to return to the existing configuration located north of the site. Furthermore, the project will be utilizing the existing alley along Genessee Avenue for vehicular access. The project will be complying with the Bureau of Engineering's requirement to provide a 2.5 foot dedication along the alley to complete a standard 10 foot ½ alley as the alley on project side is currently substandard at 7.5 feet, allowing for safe ingress and egress of vehicles utilizing the alley for parking. Furthermore, Per BOE's conditions, the intersection of the alley and Genesee Avenue would be reconstructed based on the required 2.5 foot widening so the curbed radius would be realigned for safe vehicular access.

For the reasons stated above, the sidewalk dedication and improvement are not necessary to meet the City's mobility needs for the next 20 years based on the guidelines the Street Standards Committee has established.

PUBLIC HEARING AND COMMUNICATIONS

PUBLIC HEARING

The public hearing was held on November 6, 2020 at approximately 11:00 am telephonically via Zoom In conformance with the Governor's Executive Order N-29-20 (March 17, 2020) . The hearing was conducted by the Hearing Officer, Sergio Ibarra, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2019-7685-DB-CU-WDI. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to hearing. The environmental determination was among the matters considered at the hearing.

The public hearing was attended by the applicant (Max Zeff) and approximately two (2) other members from the applicant team, and approximately twenty-two (22) members from the community. Nine members of the public spoke at the hearing.

Applicant Presentation:

The applicant's representative described the site location, project description, requested entitlements, and community outreach, which was ongoing.

There were nine (9) comments in opposition to the project. Objections raised included concerns about the clean-up of the site given its prior use as a gas station, the reduction of parking spaces and its impact on the surrounding area, too many incentives asked for, concerns about what affordability level constitutes very low income, too tall of a project, gentrification, privacy for neighbors immediately north of the project, and reduced commercial parking.

WRITTEN CORRESPONDENCE

Eight emails were received from the public at the time of preparing this report, indicating concerns regarding site contamination due to its previous use as a gas station, traffic concerns and reduced parking impacting the neighborhood. The applicant submitted five letters of support for the project (Exhibit F) and indicated that they have met with the West Adams Neighborhood Council Land Use Committee but was unable to get a recommendation for the project.

5775 W. ADAMS MIXED-USE
5775 W. Adams Blvd
Los Angeles, CA 90016

Density Bonus Submittal #2
July 9, 2020

7/17/2020 8:07:59 AM

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Los Angeles, CA 90016

COVER SHEET

REVISION	NO
12/5/19 DENSITY BONUS SUB.	
07/09/20 DENSITY BONUS SUB. #2	

Date: 11/01/19

Scale:

By: Author

Project No:
1903

Page No:
T-0.0
OF

FROM CORNER OF W. ADAMS & GENESSEE LOOKING NORTHEAST

7/14/2020 10:11:28 AM

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Los Angeles, CA 90016

RENDERING

REVISION	NO
12/5/19 DENSITY BONUS SUB.	
07/09/20 DENSITY BONUS SUB. #2	

Date: 11/01/19

Scale:

By: Author

Project No:
1903

Page No:
T-0.01
OF

FROM W. ADAMS LOOKING NORTHWEST

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entitlements

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RENDERING

REVISION	NO
12/5/19 DENSITY BONUS SUB.	
07/09/20 DENSITY BONUS SUB. #2	

Date: 07/13/20

Scale:

By: Author

Project No:
1903

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7/14/2020 10:13:10 AM

FROM GENESSEE LOOKING SOUTH

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5775 W. Adams Mixed-Use
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RENDERING

REVISION	NO
12/5/19 DENSITY BONUS SUB.	
07/09/20 DENSITY BONUS SUB. #2	

Date: 07/13/20

Scale:

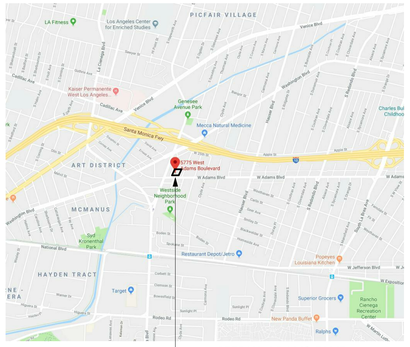
By: Author

Project No: 1903

Page No: T-0.03 OF

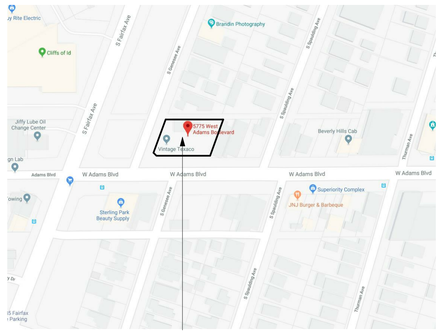
7/14/2020 10:14:08 AM

LOCATION MAP



5775 W. ADAMS BLVD
LOS ANGELES, CA 90016

VICINITY MAP



PROJECT
SITE

PROJECT SUMMARY

ADDRESS: 5775 W. ADAMS BLVD
LOS ANGELES, CA 90016

NOTE : THIS PROJECT IS 100% PRIVATELY FUNDED

APN: 5048007034

PROPOSED PROJECT: 6-STORY MULTI-FAMILY RESIDENTIAL APARTMENTS OVER 1-STORY RETAIL/PARKING OVER 1-LEVEL SUBTERRANEAN PARKING,
TOTAL 7 STORIES

LEGAL DESCRIPTION: TR 5644, 10 FT OF LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73

ZONING: C2-2D-CPIO WEST ADAMS/BALDWIN HILLS/LEIMERT COMMUNITY PLAN AREA

HEIGHT DISTRICT: 2

OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL (SEC 310.4)
S-2 PARKING GARAGE (SEC. 311.3)
M RETAIL (SEC. 309.1)

HEIGHT (ZONING):
EXISTING GRADE ELEVATION (LOWEST POINT 5 FEET WITHIN BUILDING)= 87' - 4 3/4""
HIGHEST POINT OF BUILDING (TO TOP OF ROOF) = 162' - 4 7/8"
(NOTE: PARAPET HEIGHT NOT INCLUDED DUE TO ROOF DECK)
TOTAL HEIGHT = 75 FEET 0 INCHES, 7-STORIES (93 FEET 6 INCHES W/ ELEVATOR PENTHOUSE)
(HEIGHT INCREASE REQUESTED VIA WAIVER)

CONSTRUCTION TYPE:
TYPE III-A W/ NFPA-13 SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM (FLOORS 3RD TO ROOF)

TYPE I-A W/ NFPA-13 SUPERVISED
AUTOMATIC FIRE SPRINKLER SYSTEM (BASEMENT FLOOR TO 2ND)

SHEET INDEX

Sheet Number	Sheet Name
T-0.0	COVER SHEET
T-0.01	RENDERING
T-0.02	Rendering
T-0.03	Rendering
T-1.01	PROJECT DATA - ZONING
T-1.03	ZONING F.A.R. CALCS
T-1.03.1	ZONING F.A.R. CALCS
T-1.06	OPEN SPACE CALCULATIONS
A-1.01	EXISTING SITE SURVEY
A-1.02	PROPOSED SITE PLAN / PLOT PLAN
A-2.01	BASEMENT FLOOR PLAN
A-2.02	1ST/ GROUND FLOOR PLAN
A-2.03	2ND FLOOR PLAN
A-2.04	3RD - 6TH FLOOR PLAN
A-2.08	7TH FLOOR PLAN
A-2.09	ROOF PLAN
A-3.01	BUILDING SECTIONS
A-3.02	BUILDING SECTIONS
A-4.01	EXTERIOR ELEVATIONS
A-4.02	EXTERIOR ELEVATIONS
A-4.03	EXTERIOR ELEVATIONS

CODES AND AGENCIES

1. THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:
   PART 1: 2020 LOS ANGELES BUILDING STANDARDS ADMINISTRATIVE CODE
   PART 2: 2020 LOS ANGELES BUILDING CODE (LABC)
   PART 3: 2020 LOS ANGELES ELECTRICAL CODE (LAMC)
   PART 4: 2020 LOS ANGELES MECHANICAL CODE (LAMC)
   PART 5: 2020 LOS ANGELES PLUMBING CODE (LAPC)
   PART 6: 2020 LOS ANGELES ENERGY CODE
   PART 9: 2020 LOS ANGELES FIRE CODE
   PART 11: 2020 LOS ANGELES GREEN BUILDING STANDARDS CODE
   PART 12: 2020 LOS ANGELES REFERENCE STANDARDS CODE
   NFPA 13: 2016 STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS
   NFPA 24: 2016 STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
   NFPA 72: 2016 NATIONAL FIRE ALARM AND SIGNALING CODE
   FAIR HOUSING ACT DESIGN MANUAL 1998 (FHADM) WITH ANSI A117.1.2003, "FAIR HOUSING ACT SAFE HARBOR"

2. ALL WORK SHALL COMPLY WITH THE FOLLOWING CITY OF LOS ANGELES REGULATIONS, CODES AND AUTHORITIES:
   A. BUILDING & SAFETY DEPT.
   B. PLANNING & ZONING DEPT.
   C. FIRE DEPT.
   D. PUBLIC WORKS DEPT.
   E. ENGINEERING DEPT.
   F. RECREATION & PARKS DEPT.

PROJECT DIRECTORY

OWNER:
5775 W Adams, LLC

LANDSCAPE ARCHITECT:
SQLA, Inc.
2669 Saturn St.
Brea, CA 92821
(562)905-0800
Attn: Samuel Kim

ARCHITECT:
DFH Architects, LLP
1544 20th St
Santa Monica, CA 90404
(310)394-4045
Attn: James Fischer

DENSITY/F.A.R.

ALLOWABLE DENSITY:
LOT AREA:
TOTAL LOTS = 13,924 SF

TOTAL AREA (+ 1/2 ALLEY) = 15,118SF/400
ALLOWABLE DENSITY = 38 UNITS X 1.70 (DENSITY BONUS INCREASE)
= 65 UNITS

PROVIDED DENSITY/UNIT MIX:
STUDIO 6 (2 HABITABLE ROOMS EA.)
1 BEDROOM 40 (2 HABITABLE ROOMS EA.)
2 BEDROOM 19 (3 HABITABLE ROOMS EA.)
PROVIDED **65 UNITS** (149 HABITABLE ROOMS)

PERMITTED FLOOR AREA (FAR):
2X LOT AREA = 13,924 X 2 = 27,848 SF
PROPOSED FLOOR AREA = 60,569 SF
PROVIDED FAR = FLOOR AREA/LOT AREA: 60,569/13,924 = **4.35** (FAR INCREASE REQUESTED VIA WAIVER)

OPEN SPACE

OPEN SPACE REQUIRED/PROVIDED:
100 SF FOR EACH UNIT LESS THAN 3 HABITABLE ROOMS (STUDIOS/1 BEDROOMS) = 46x100 = 4,600 SF

125 SF FOR EACH UNIT WITH 3 HABITABLE ROOMS (2 BEDROOMS) = 19x125 = 2,375 SF

TOTAL REQUIRED OPEN SPACE = 6,975 SF

50% COMMON AND OPEN TO SKY OPEN SPACE PROVIDED:
8TH FLOOR ROOF DECK = 4,925 SF

PRIVATE OPEN SPACE :
BALCONIES = 41 X 50 SF = 2,050 SF

TOTAL OPEN SPACE PROVIDED = 6,975 SF (6,975 SF REQUIRED)

Area Schedule (Open Space)	
Level	Area
2nd Floor	300 SF
3rd Floor	350 SF
4th Floor	350 SF
5th Floor	350 SF
6th Floor	350 SF
7th Floor	350 SF
Roof	4925 SF
	6975 SF

PROVIDED YARD SETBACKS

1ST FLOOR - COMMERICAL, PARKING, LOBBY
FRONT = ZERO
SIDE (WEST) = ZERO
SIDE (EAST) = ZERO
REAR = 14'-1"

2ND FLOOR - 7TH FLOOR RESIDENTIAL BUILDING
FRONT = ZERO
SIDE (WEST) = ZERO
SIDE (EAST) = 10'-0"
REAR = 19'-0" FROM CENTERLINE OF ALLEY

PARKING CALCULATIONS

RESIDENTIAL

RESIDENTIAL PARKING SPACES REQUIRED PER DENSITY BONUS, ORDINANCE 65915-65918 INCENTIVE:

TOTAL PARKING SPACES REQUIRED = .5 SPACES PER UNIT
= 65 X .5 = 33 SPACES

RESIDENTIAL PARKING SPACES PROVIDED (ASSIGNED):

STANDARD = 32
ACCESSIBLE = 1 VAN
TOTAL PARKING PROVIDED = 33

BICYCLE PARKING REQUIRED/PROVIDED (BASED ON LAMC TABLE 12.21 A. 16 (a)(1)(i) - ORDINANCE NO. 185480)

LONG TERM
UNITS 1-25 @ 1 SPACE PER 1 UNIT = 25
UNITS 26-65 @ 1 SPACE PER 1.5 UNITS = 26
TOTAL = 51

SHORT TERM
UNITS 1-25 @ 1 SPACE PER 10 UNITS = 3
UNITS 26-65 @ 1 SPACE PER 15 UNITS = 3
TOTAL = 6

COMMERCIAL

COMMERCIAL PARKING REQUIRED:
1 SPACE PER 100SF OF RESTAURANT AREA
RESTAURANT AREA = 2,330 SF
= 2,330/100 = 23

= **8 SPACES REQUIRED PER DENSITY BONUS INCENTIVE**

COMMERCIAL PARKING PROVIDED:
STANDARD = 4
ADA = 1
COMPACT = 1
TANDEM = 2
TOTAL PARKING PROVIDED = 8

BICYCLE PARKING REQUIRED:
LONG TERM STORAGE 1 PER 2,000 SF (2 MIN.) = **2** SPACES REQUIRED
SHORT TERM STORAGE 1 PER 2,000 SF (2 MIN.) = **2** SPACES REQUIRED

BICYCLE PARKING PROVIDED:
LONG TERM STORAGE = **2**
SHORT TERM STORAGE = **2**

ELECTRIC VEHICLE

RESIDENTIAL EV PARKING REQUIRED:
30% OF PROVIDED RESIDENTIAL STALLS = 30%(33) = 10 STALLS

COMMERCIAL EV PARKING REQUIRED:
10% OF PROVIDED COMMERCIAL STALLS = 10%(8) = 1 STALL

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5775 W. Adams Blvd
Los Angeles, CA 90016

PROJECT DATA - ZONING

REVISION	NO
12/5/19 DENSITY BONUS SUB.	
07/09/2020 DENSITY BONUS SUB. #2	

Date: 11/01/19
Scale:
By: Author
Project No: 1903
Page No: T-1.01
OF

7/16/2020 10:58:24 AM

ZONING CODE FLOOR AREA

BUILDABLE AREA DEFINITION: LAMC SECTION 12.03:

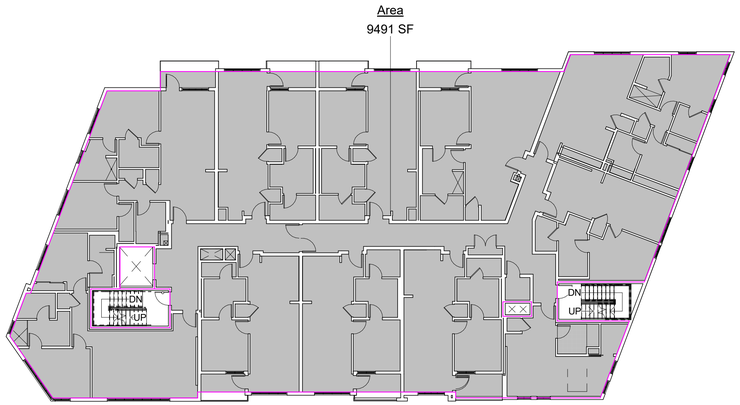
ALL THAT PORTION OF A LOT LOCATED WITHIN THE PROPER ZONE FOR THE PROPOSED MAIN BUILDING, EXCLUDING THOSE PORTIONS OF THE LOT WHICH MUST BE RESERVED FOR YARD SPACES, BUILDING LINE SETBACK SPACE, OF WHICH MAY ONLY BE USED FOR ACCESSORY BUILDINGS OF USES. FOR THE PURPOSED OF COMPUTING THE HEIGHT LIMITATIONS ON TOTAL FLOOR ARE IN BUILDING OFF ANY HEIGHT. THE BUILDABLE AREA THAT WOULD APPY TO A ONE-STORY BUILDING ON THE LOT SHALL BE USED.

FLOOR AREA DEFINITION: LOS ANGELES ZONING CODE CHAPTER 1 ARTICLE 2 SECTION 12.03. SEE P/BC-2002-021 FOR FLOOR AREA DETERMINATION.

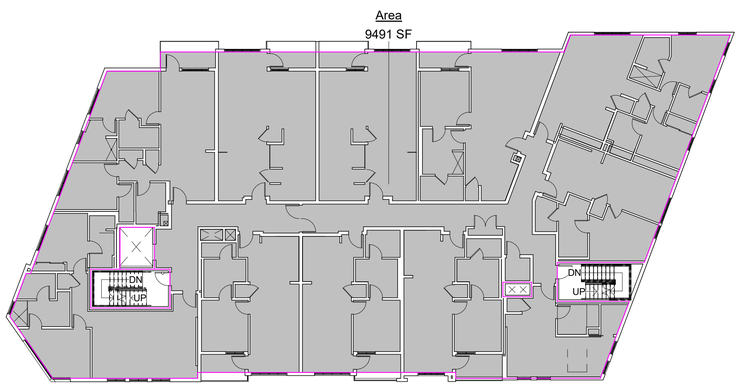
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS. STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATION EQUIPMENT OF MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS. SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

1st/Ground Floor	3172 SF
2nd Floor	9912 SF
3rd Floor	9491 SF
4th Floor	9491 SF
5th Floor	9491 SF
6th Floor	9506 SF
7th Floor	9506 SF
	60569 SF

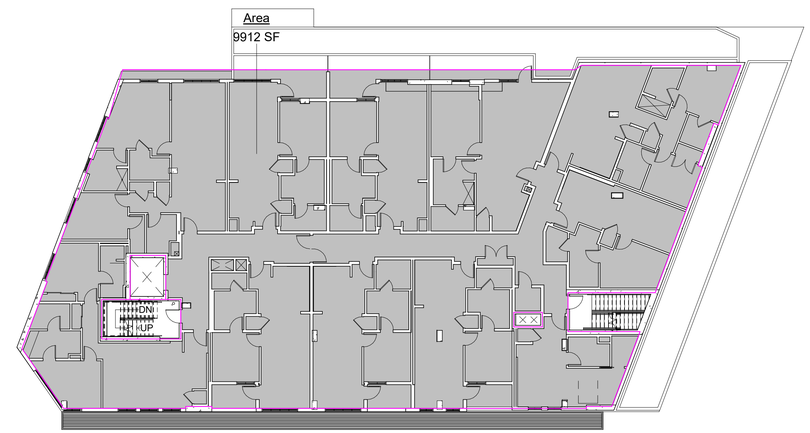
PERMITTED FLOOR AREA (FAR):
2X LOT AREA = 13,924 X 2 = 27,848 SF
PROPOSED FLOOR AREA = 60,569 SF
PROVIDED FAR = FLOOR AREA/LOT AREA: 60,569/13,924 = **4.35** (FAR INCREASE REQUESTED VIA WAIVER)



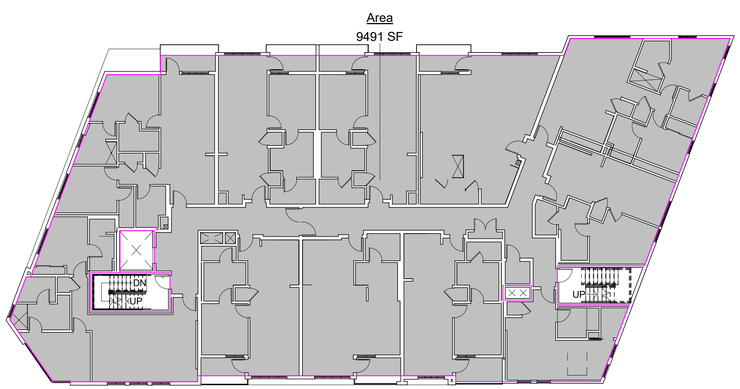
5th Floor SCALE: 1/16" = 1'-0" 5



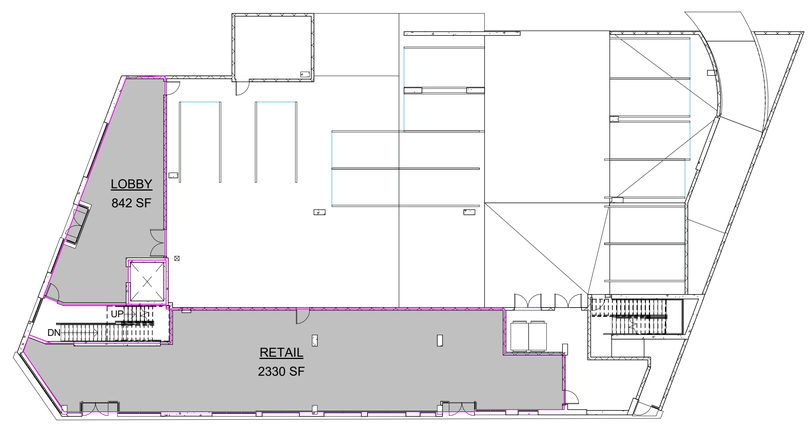
4th Floor SCALE: 1/16" = 1'-0" 4



2nd Floor SCALE: 1/16" = 1'-0" 2



3rd Floor SCALE: 1/16" = 1'-0" 3



1st/Ground Floor SCALE: 1/16" = 1'-0" 1

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architecture interiors entitlements

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5775 W. Adams Blvd
Los Angeles, CA 90016

ZONING F.A.R. CALCS

REVISION	NO
12/5/19 DENSITY BONUS SUB.	
07/09/20 DENSITY BONUS SUB. #2	

Date: 11/01/19
Scale: 1/16" = 1'-0"
By: Author
Project No: 1903
Page No: T-1.03 OF

7/16/2020 9:27:48 AM

ZONING CODE FLOOR AREA

BUILDABLE AREA DEFINITION: LAMC SECTION 12.03:

ALL THAT PORTION OF A LOT LOCATED WITHIN THE PROPER ZONE FOR THE PROPOSED MAIN BUILDING, EXCLUDING THOSE PORTIONS OF THE LOT WHICH MUST BE RESERVED FOR YARD SPACES, BUILDING LINE SETBACK SPACE, OF WHICH MAY ONLY BE USED FOR ACCESSORY BUILDINGS OF USES. FOR THE PURPOSED OF COMPUTING THE HEIGHT LIMITATIONS ON TOTAL FLOOR ARE IN BUILDING OFF ANY HEIGHT. THE BUILDABLE AREA THAT WOULD APPY TO A ONE-STORY BULDING ON THE LOT SHALL BE USED.

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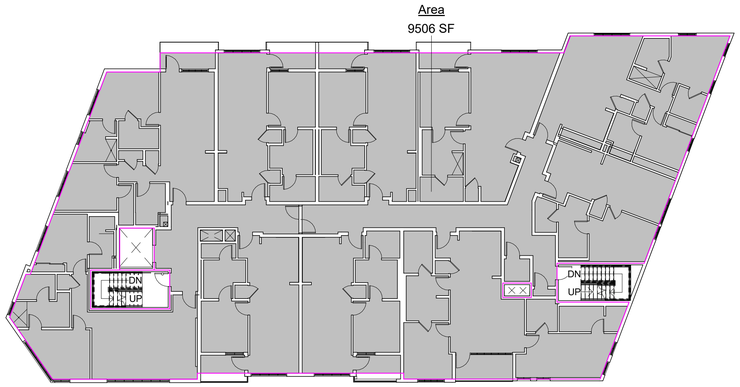
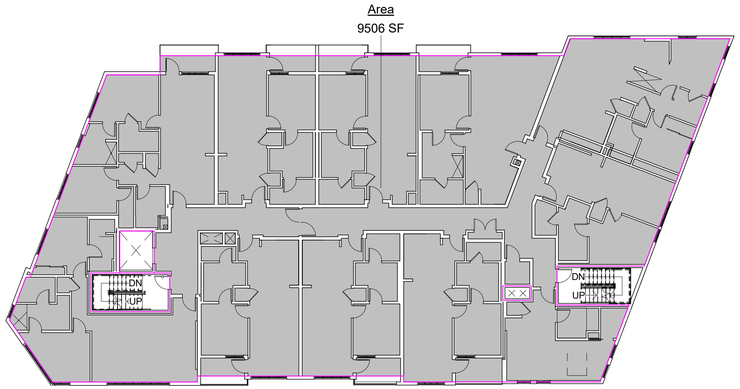


7th Floor SCALE: 1/16" = 1'-0" 2



6th Floor SCALE: 1/16" = 1'-0" 1

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ZONING F.A.R. CALCS

REVISION	NO
12/5/19 DENSITY BONUS SUB.	
07/09/20 DENSITY BONUS SUB. #2	

Date: 07/09/20
Scale: 1/16" = 1'-0"
By: Author
Project No: 1903
Page No: T-1.03.1 OF

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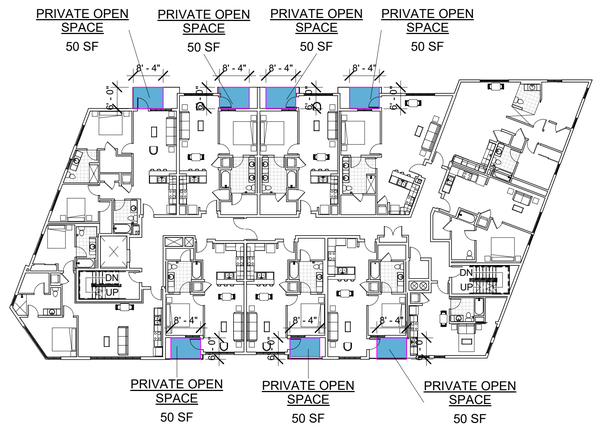

6th Floor SCALE: 1" = 20'-0" 5

OPEN SPACE REQUIRED/PROVIDED:
100 SF FOR EACH UNIT LESS THAN 3 HABITABLE ROOMS (STUDIOS/1 BEDROOMS) = 46x100 = 4,600 SF

125 SF FOR EACH UNIT WITH 3 HABITABLE ROOMS (2 BEDROOMS) = 19x125 = 2,375 SF

TOTAL REQUIRED OPEN SPACE = **6,975 SF**

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8TH FLOOR ROOF DECK = 4,925 SF

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BALCONIES = 41 X 50 SF = 2,050 SF

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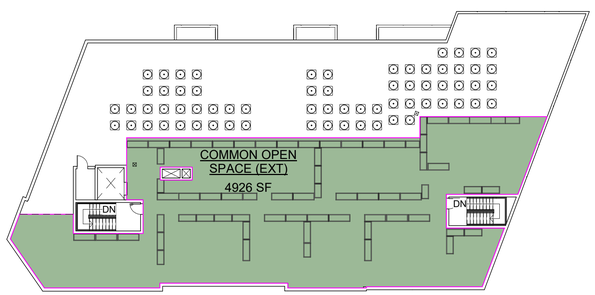
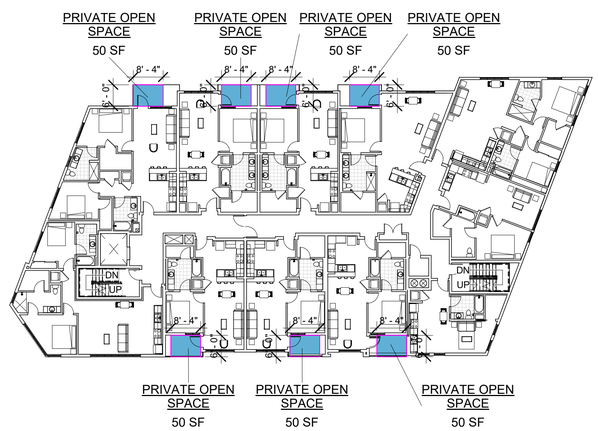
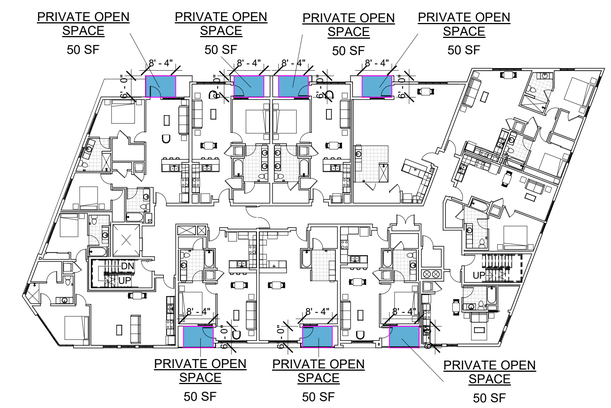
4th Floor	350 SF
5th Floor	350 SF
6th Floor	350 SF
7th Floor	350 SF
Roof	4926 SF
	6975 SF



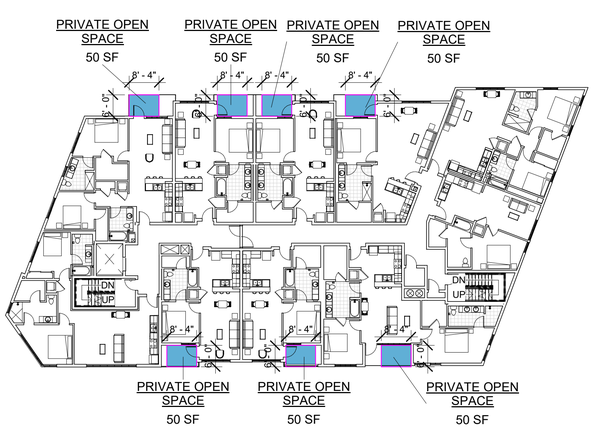
Roof SCALE: 1" = 20'-0" 7



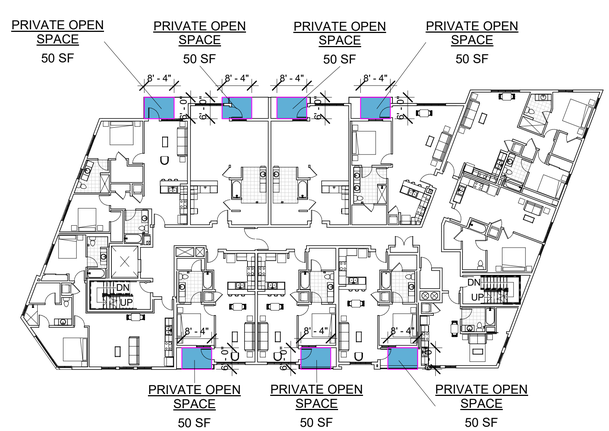
5th Floor SCALE: 1" = 20'-0" 4



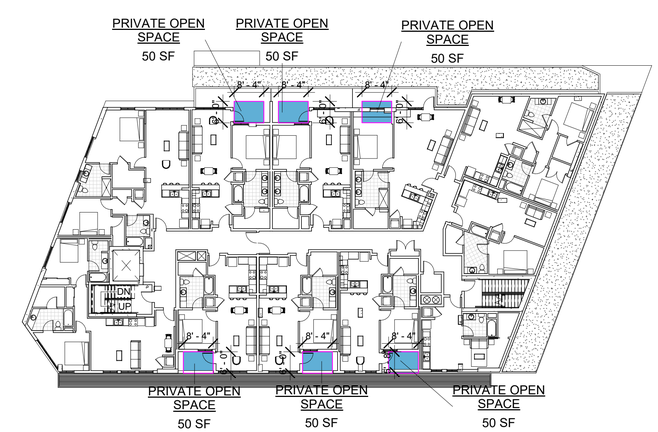
3rd Floor SCALE: 1" = 20'-0" 2



7th Floor SCALE: 1" = 20'-0" 6



4th Floor SCALE: 1" = 20'-0" 3



2nd Floor SCALE: 1" = 20'-0" 1

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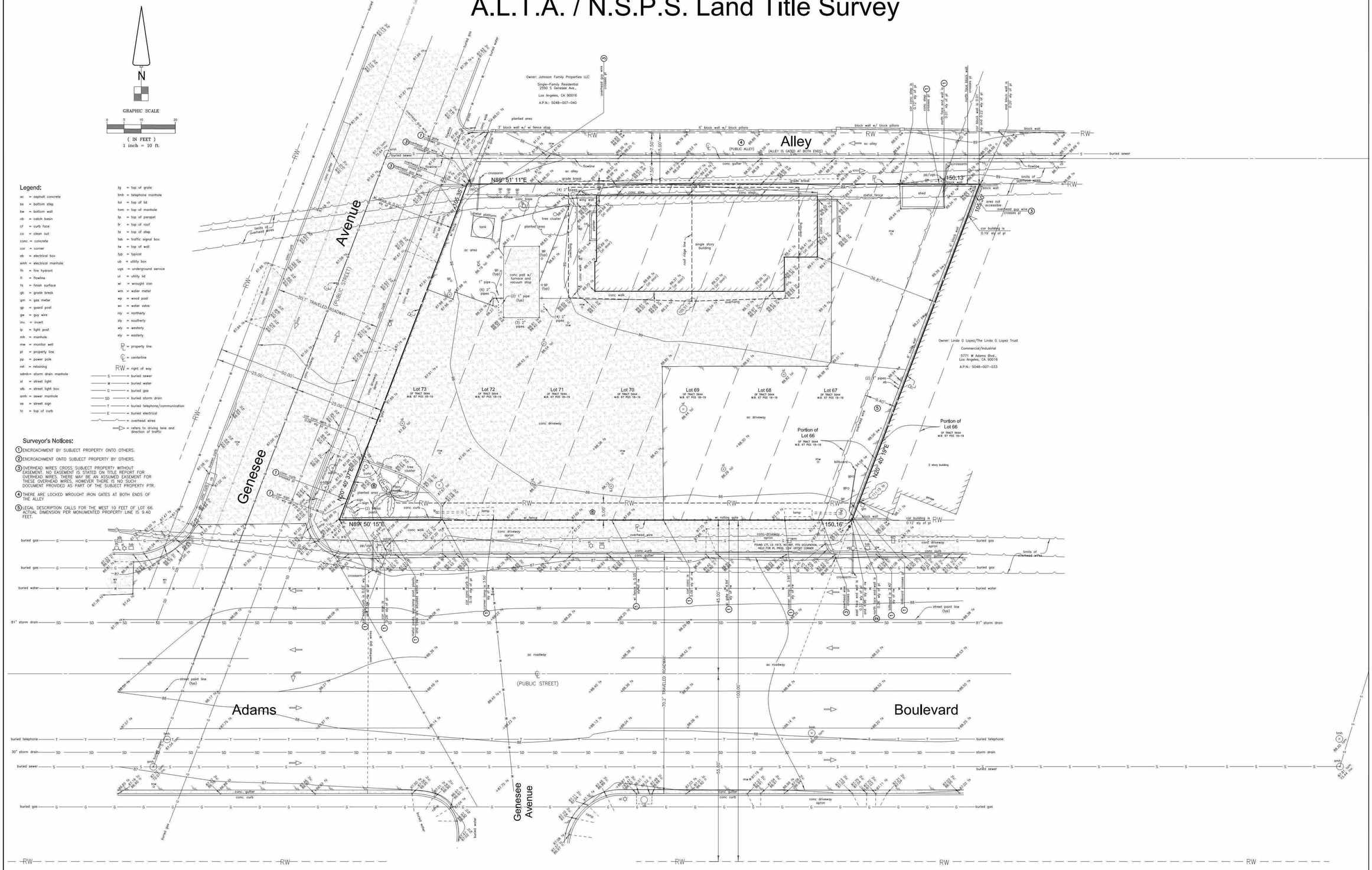
5775 W. Adams Blvd
Los Angeles, CA 90016

OPEN SPACE CALCULATIONS

REVISION	NO
12/5/19 DENSITY BONUS SUB.	
07/09/20 DENSITY BONUS SUB. #2	

Date: 11/01/19
Scale: 1" = 20'-0"
By: Author
Project No: 1903
Page No: T-1.06 OF

A.L.T.A. / N.S.P.S. Land Title Survey



HAHN JOB NO.: 0805-19-001

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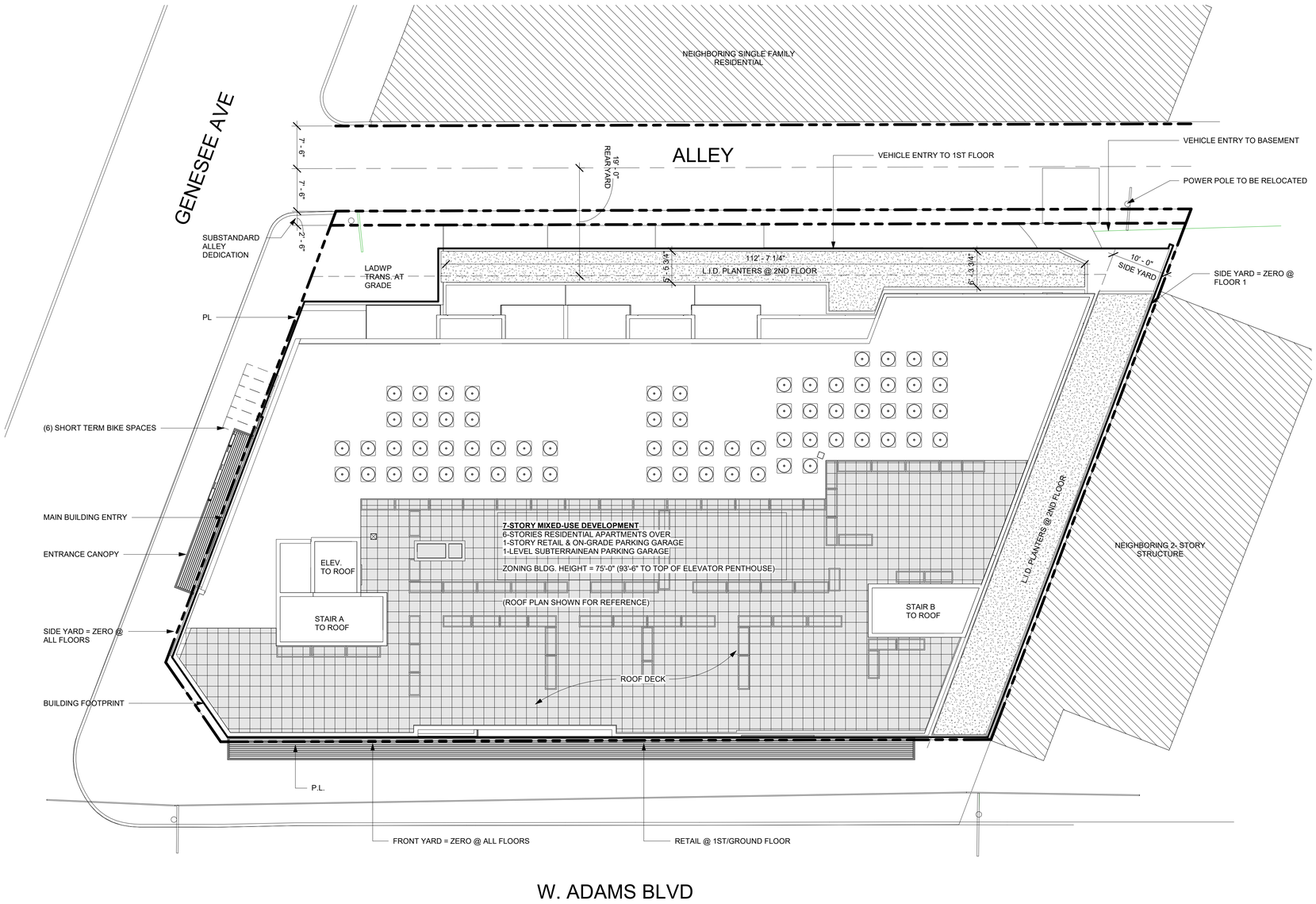
Los Angeles, CA 90016

EXISTING SITE SURVEY

REVISION	NO
12/5/19 DENSITY BONUS SUB.	
07/09/2020 DENSITY BONUS SUB. #2	

Date: 11/01/19
Scale:
By: Author
Project No: 1903
Page No: A-1.01 OF



ADDRESS: 5775 W. ADAMS BLVD
LOS ANGELES, CA 90016

NOTE : THIS PROJECT IS 100% PRIVATELY FUNDED

APN: 5048007034

PROPOSED PROJECT: 6-STORY MULTI-FAMILY RESIDENTIAL APARTMENTS OVER 1-STORY RETAIL/PARKING OVER 1-LEVEL SUBTERRANEAN PARKING, TOTAL 7 STORIES

LEGAL DESCRIPTION: TR 5644, 10 FT OF LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73

ZONING: C2-2D-CPIO — WEST ADAMS/BALDWIN HILLS/LEIMERT COMMUNITY PLAN AREA

HEIGHT DISTRICT: 2

OCCUPANCY CLASSIFICATION:
R-2 RESIDENTIAL (SEC 310.4)
S-2 PARKING GARAGE (SEC. 311.3)
M RETAIL (SEC. 309.1)

HEIGHT (ZONING):
EXISTING GRADE ELEVATION (LOWEST POINT 5 FEET WITHIN BUILDING)= 87' - 4 3/4""
HIGHEST POINT OF BUILDING (TO TOP OF ROOF) = 162' - 4 7/8"
(NOTE: PARAPET HEIGHT NOT INCLUDED DUE TO ROOF DECK)
TOTAL HEIGHT = 75 FEET 0 INCHES, 7-STORIES (93 FEET 6 INCHES W/ ELEVATOR PENTHOUSE)

CONSTRUCTION TYPE:
TYPE III-A W/ NFPA-13 SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM (FLOORS 3RD TO ROOF)

TYPE I-A W/ NFPA-13 SUPERVISED
AUTOMATIC FIRE SPRINKLER SYSTEM (BASEMENT FLOOR TO 2ND)

SETBACKS

1ST FLOOR - COMMERICAL, PARKING, LOBBY
FRONT = ZERO
SIDE (WEST) = ZERO
SIDE (EAST) = ZERO
REAR = 14'-1"

2ND FLOOR - 7TH FLOOR RESIDENTIAL BUILDING
FRONT = ZERO
SIDE (WEST) = ZERO
SIDE (EAST) = 10'-0"
REAR = 19'-0" FROM CENTERLINE OF ALLEY

N

PROPOSED SITE PLAN — SCALE: 1" = 10'-0" — 1

7/9/2020 1:47:57 PM

1344 20th street SM, CA
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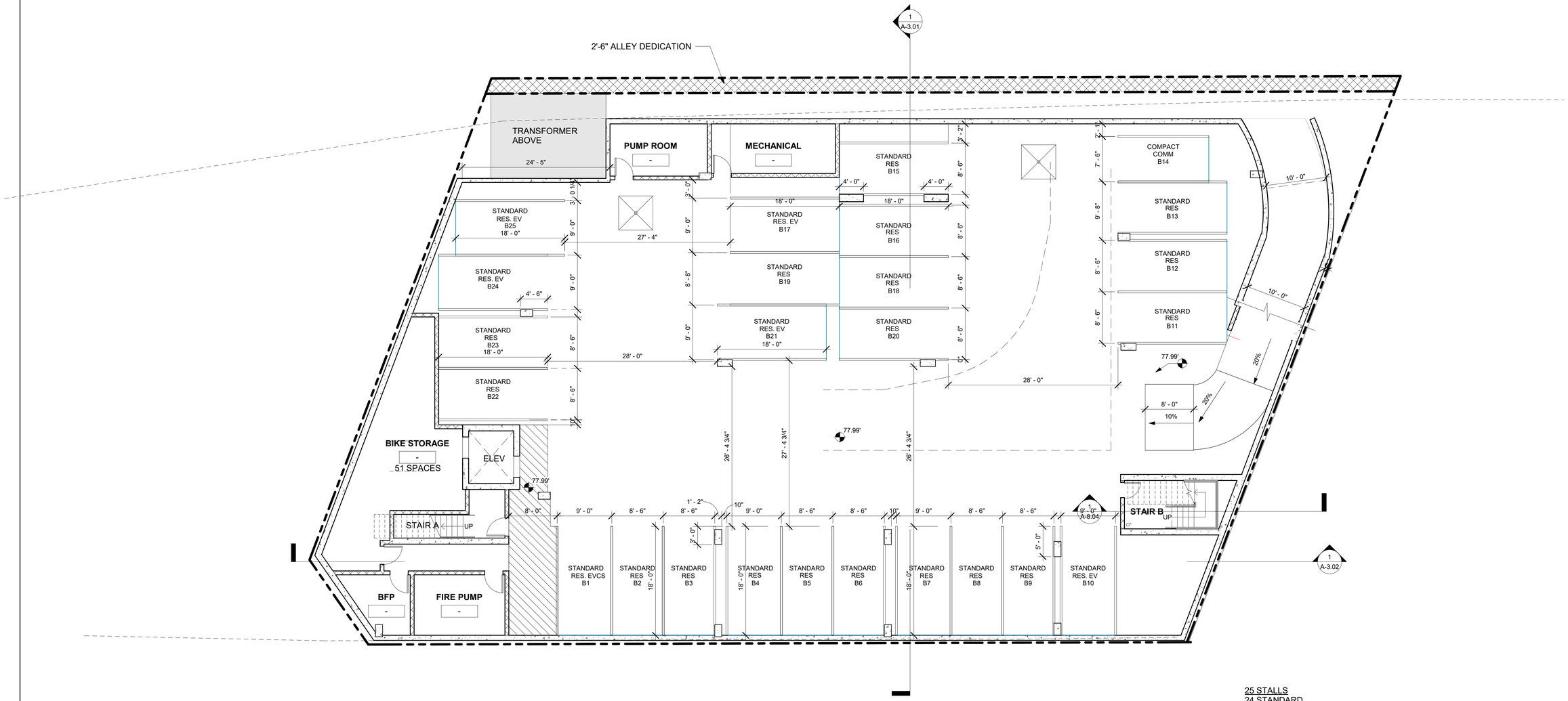
5775 W. Adams Mixed-Use
5775 W. Adams Blvd
Los Angeles, CA 90016

PROPOSED SITE PLAN / PLOT PLAN

REVISION	NO
12/5/19 DENSITY BONUS SUB.	
07/09/20 DENSITY BONUS SUB. #2	

Date: 11/01/19
Scale: 1" = 10'-0"
By: Author
Project No: 1903
Page No: A-1.02
OF



PARKING/ BASEMENT

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

N

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BASEMENT FLOOR PLAN

REVISION	NO
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Date: 11/01/19
Scale: 1/8" = 1'-0"
By: Author
Project No: 1903
Page No: A-2.01 OF

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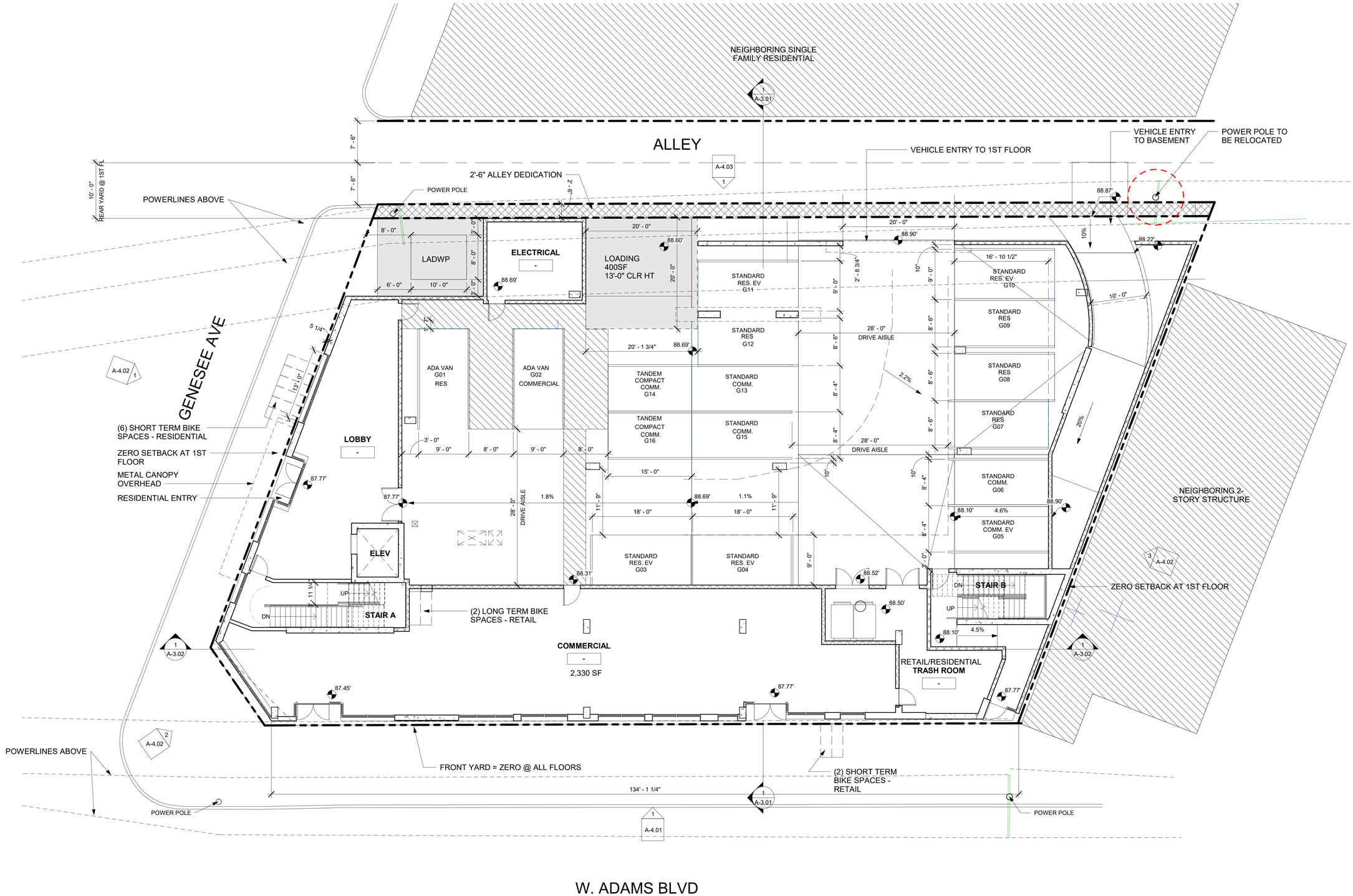

1ST/GROUND FLOOR SCALE: 1/8" = 1'-0" 1

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1ST/ GROUND FLOOR PLAN

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Date: 11/01/19

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

By: Author

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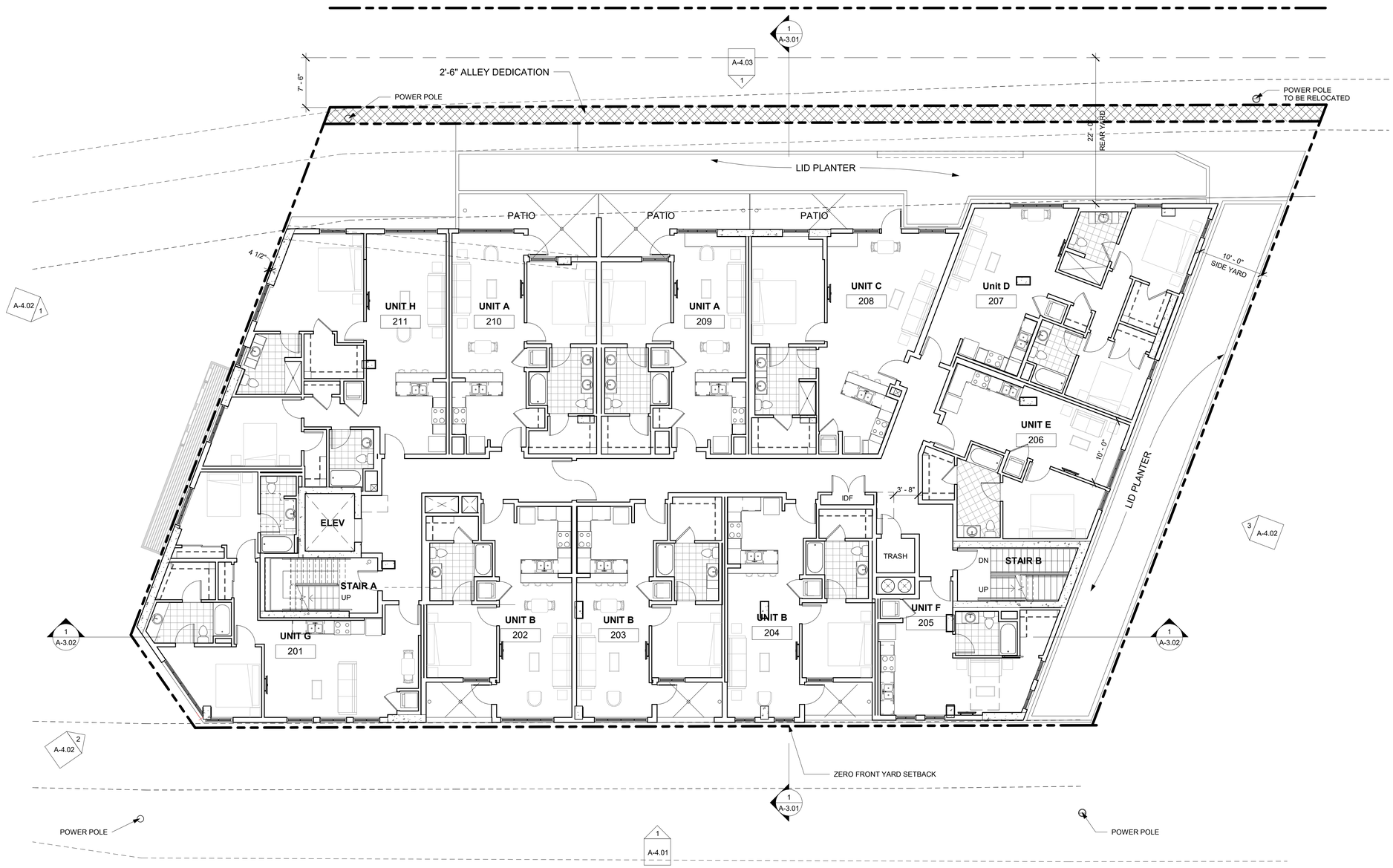

2ND FLOOR SCALE: 1/8" = 1'-0" 1

N

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2ND FLOOR PLAN

REVISION	NO
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07/09/20 DENSITY BONUS SUB. #2	

Date: 11/01/19
Scale: 1/8" = 1'-0"
By: Author
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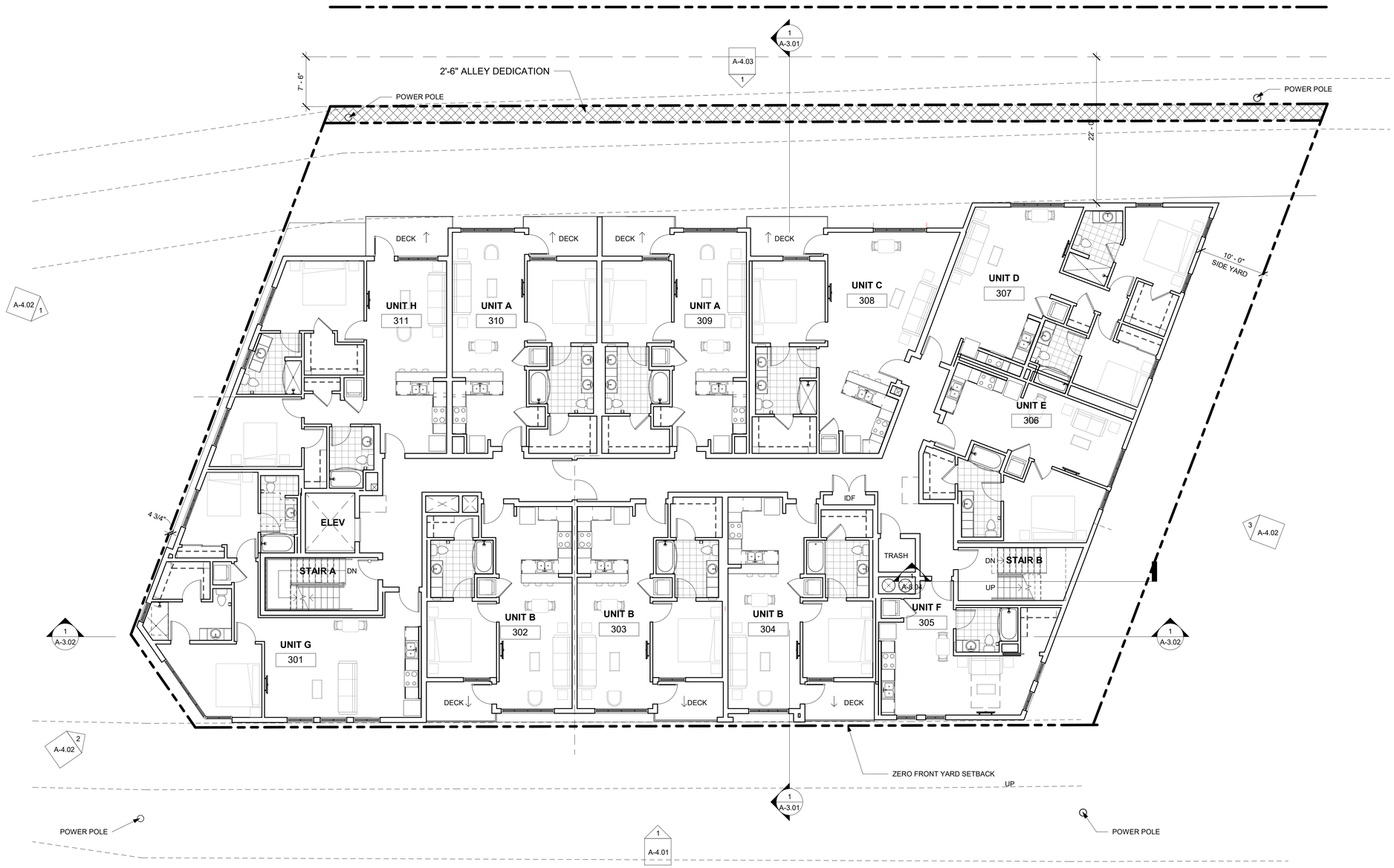

3RD - 6TH FLOORS SCALE: 1/8" = 1'-0" 1

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3RD - 6TH FLOOR PLAN

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Date: 11/01/19

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

By: Author

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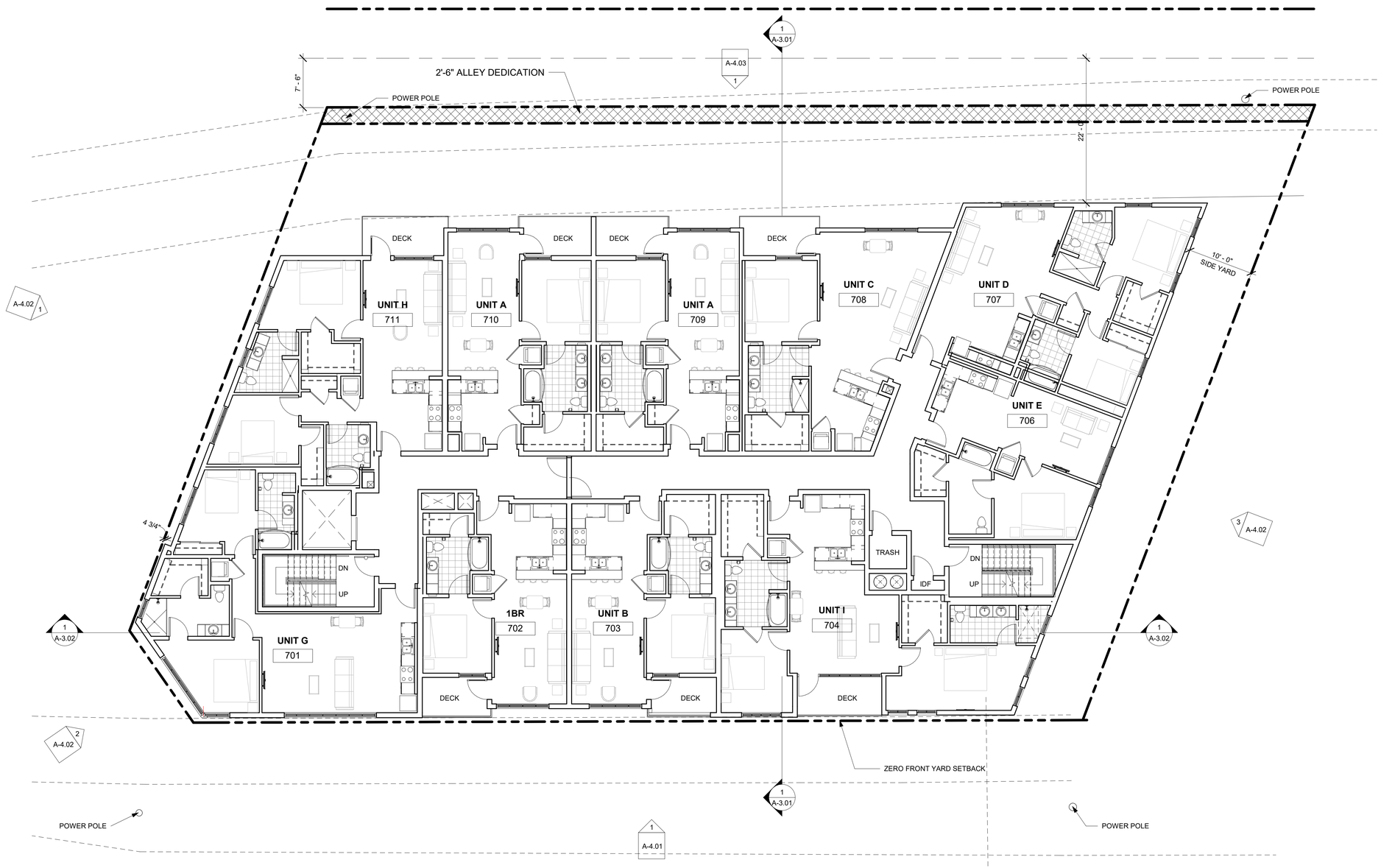

7TH FLOOR SCALE: 1/8" = 1'-0" 1

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7TH FLOOR PLAN

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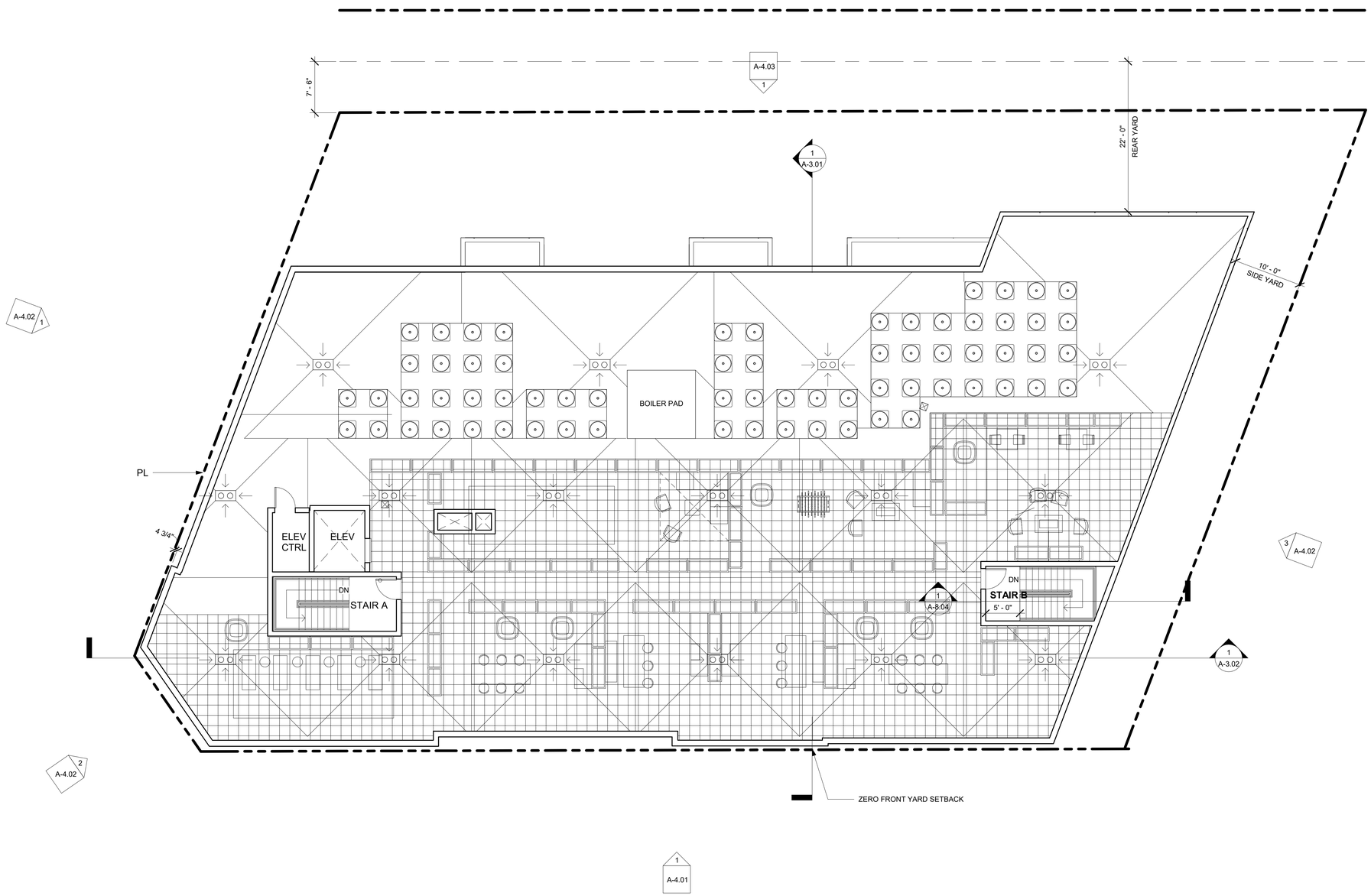

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ROOF SCALE: 1/8" = 1'-0" 1

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ROOF PLAN

REVISION	NO
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07/09/20 DENSITY BONUS SUB. #2	

Date: 11/01/19

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

By: Author

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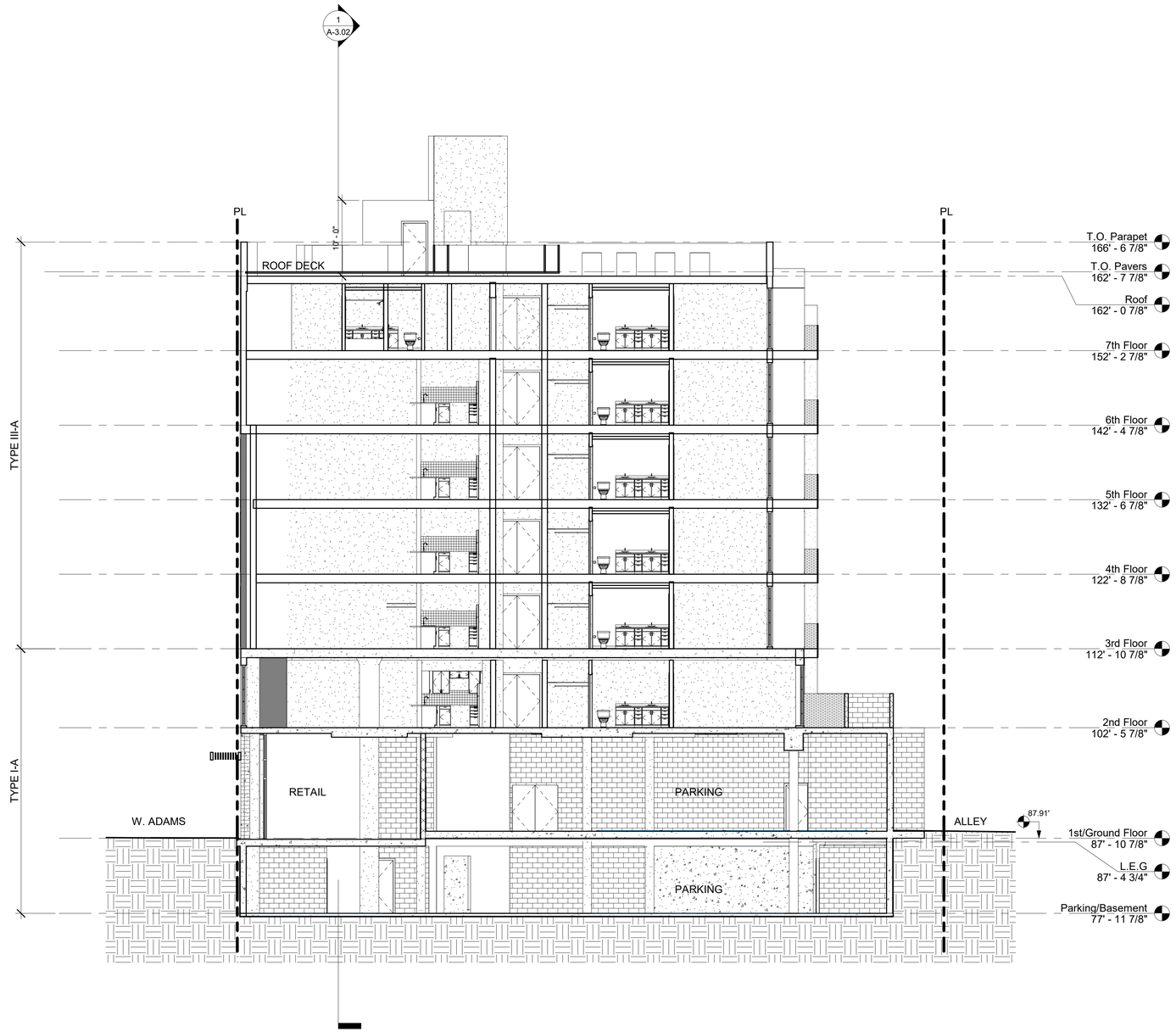

SECTION A SCALE: 1/8" = 1'-0" 1

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BUILDING SECTIONS

REVISION	NO
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07/09/20 DENSITY BONUS SUB. #2	

Date: 11/01/19

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

By: Author

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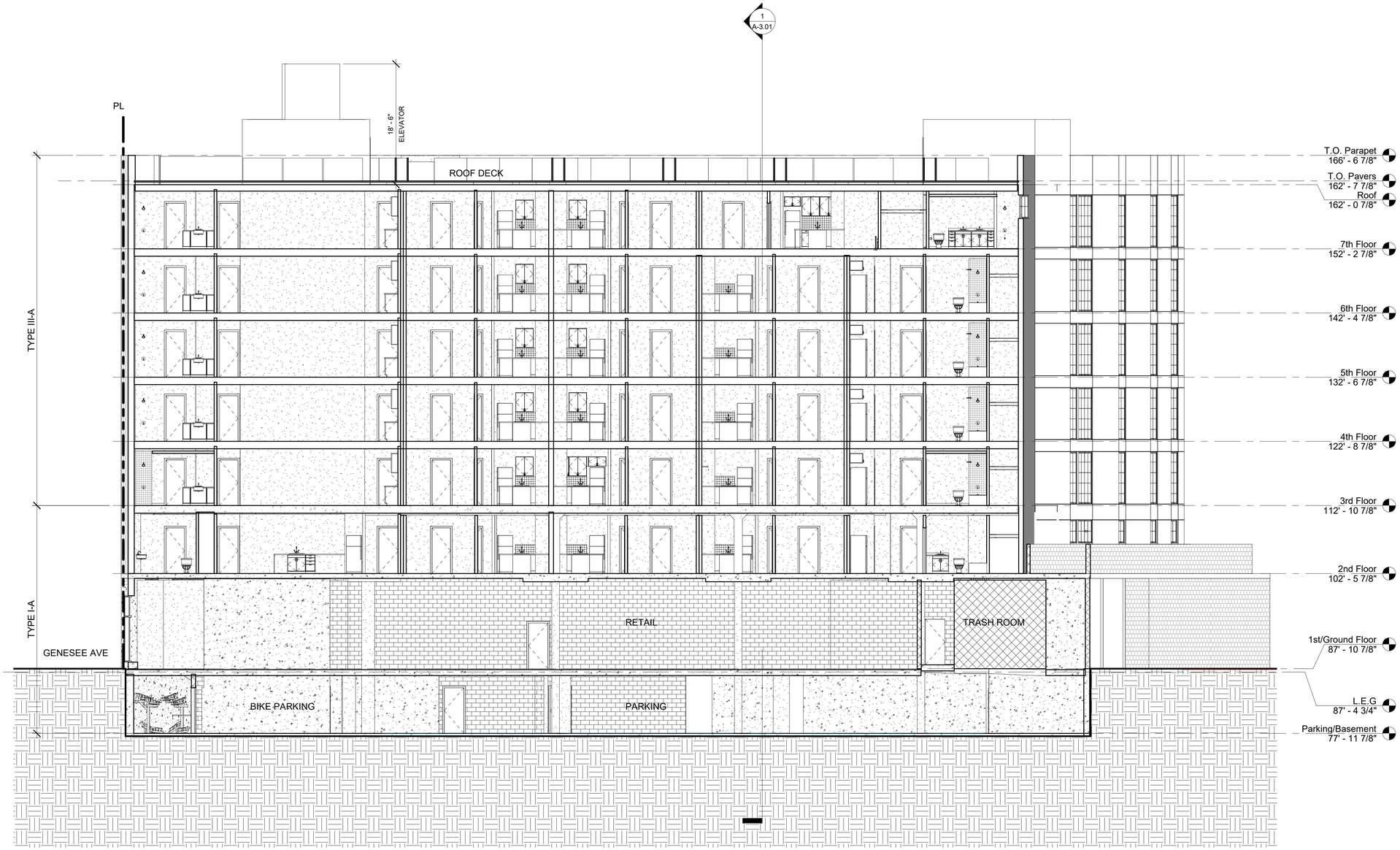

SECTION B SCALE: 1/8" = 1'-0" 1

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BUILDING SECTIONS

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07/09/20 DENSITY BONUS SUB. #2	

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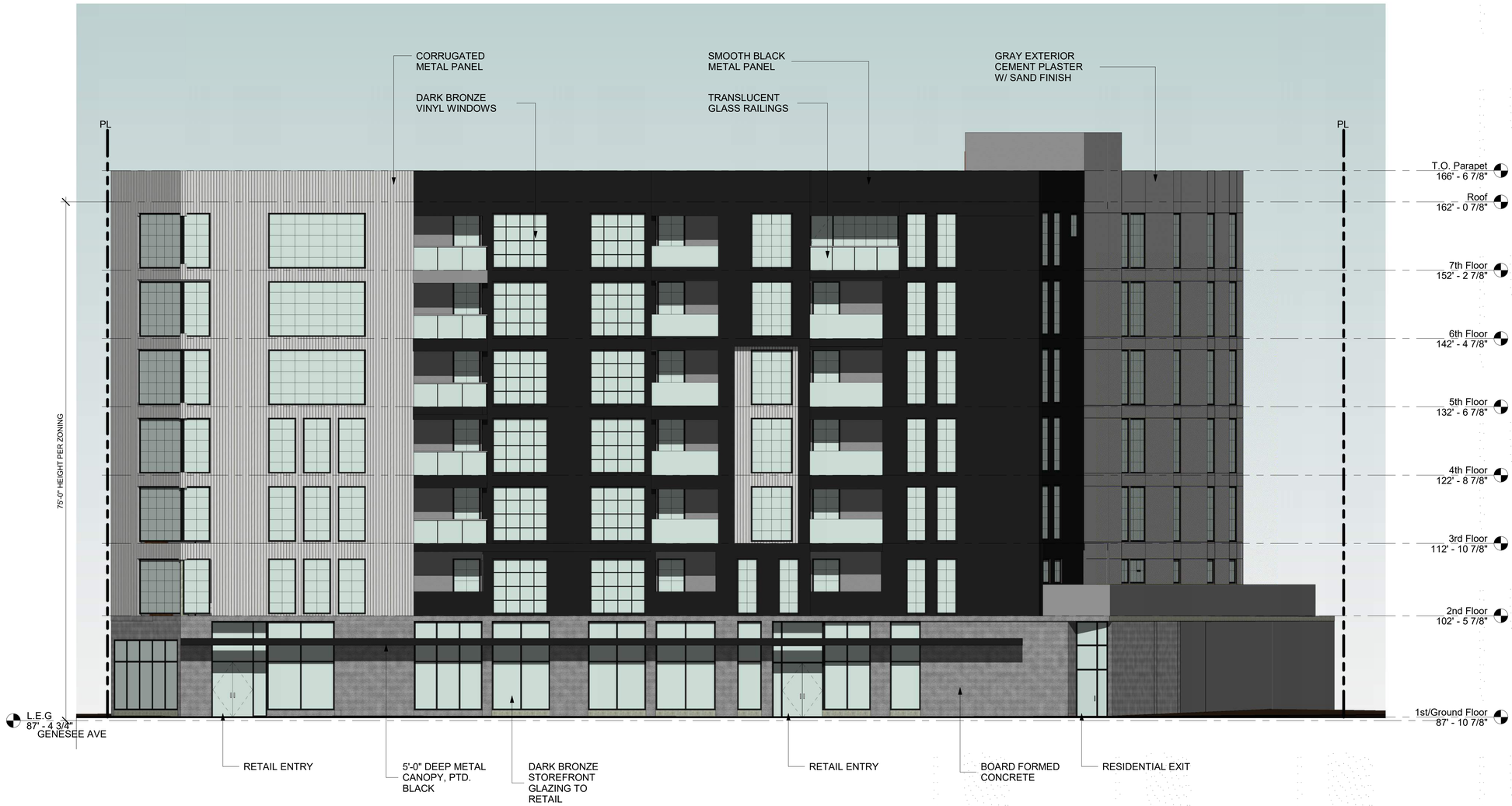

CORRUGATED METAL PANEL | SMOOTH BLACK METAL PANEL | GRAY EXTERIOR CEMENT PLASTER W/ SAND FINISH | BOARD FORMED CONCRETE

W. ADAMS BLVD. ELEVATION

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

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EXTERIOR ELEVATIONS

REVISION	NO
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Scale: 1/8" = 1'-0"
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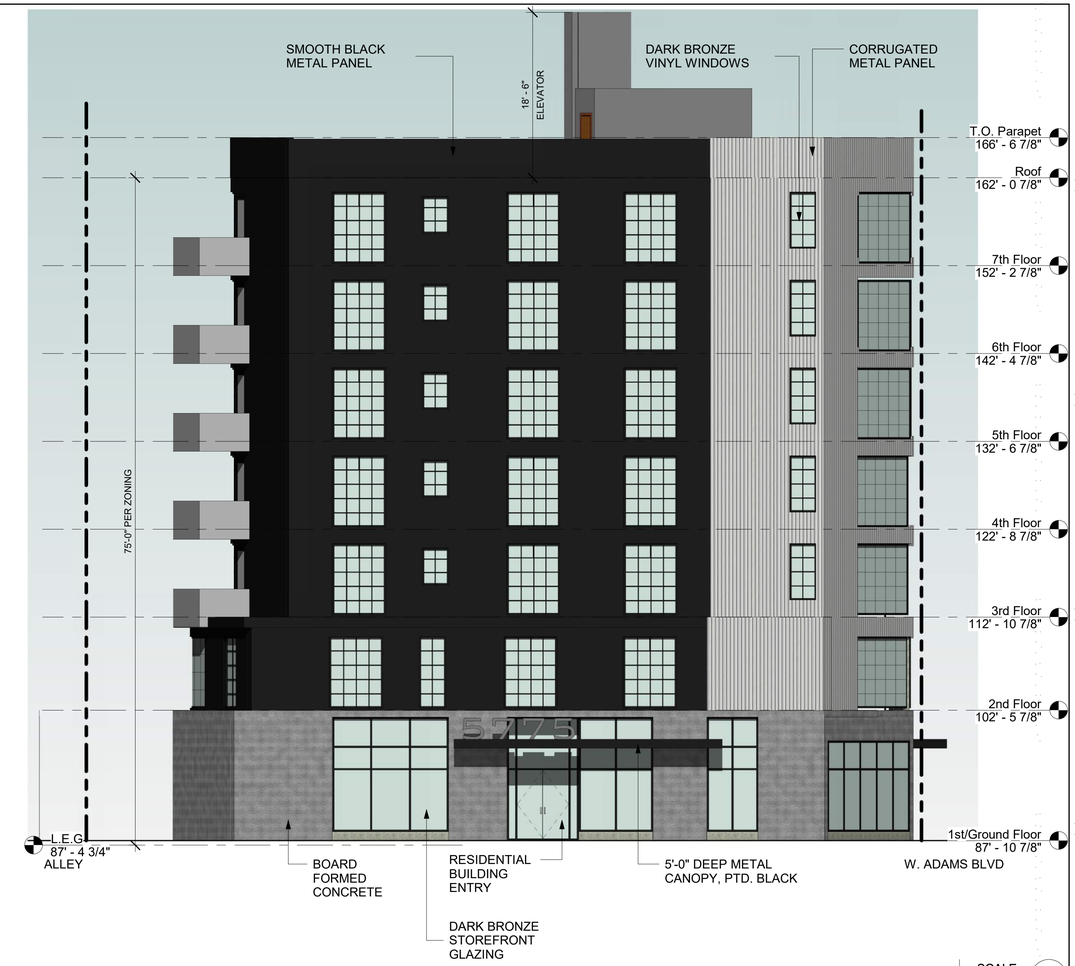
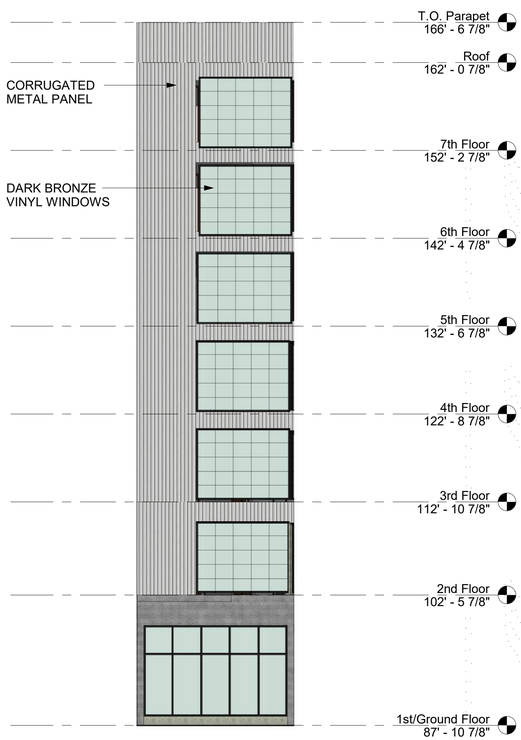
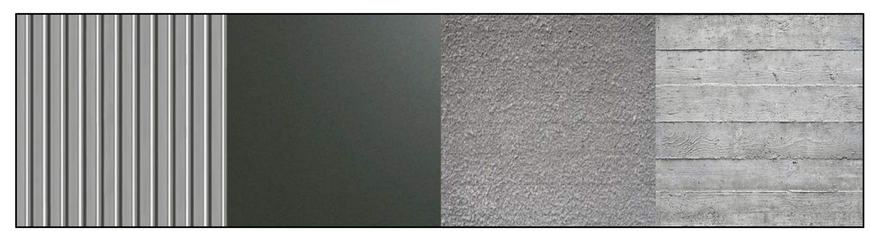
EAST ELEVATION SCALE: 1/8" = 1'-0" 3



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



ELEVATION CORNER SCALE: 1/8" = 1'-0" 2



CORRUGATED METAL PANEL | SMOOTH BLACK METAL PANEL | GRAY EXTERIOR CEMENT PLASTER W/ SAND FINISH | BOARD FORMED CONCRETE

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EXTERIOR ELEVATIONS

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Scale: 1/8" = 1'-0"
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CORRUGATED METAL PANEL | SMOOTH BLACK METAL PANEL | GRAY EXTERIOR CEMENT PLASTER W/ SAND FINISH | BOARD FORMED CONCRETE

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

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EXTERIOR ELEVATIONS

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Date: 11/01/19
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OF

1 PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL
SCALE: 1/8" = 1'-0"

KEYNOTES

1. BIKE RACK PER CITY STANDARD

2. WHITE GRAVE OR CRUSHED ROCKS

3. ON GRADE PLANTING AREA
4. 4' X 6' TREE WELL CUT-OUT W/ DG FOR NEW STREET TREE

PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
PODOCARPUS GRACILLIOR FERN PINE	15 GAL/ 5 EA.	LOW
NEW STREET TREE PER PER CITY OF L.A. URBAN FORESTRY STREET TREE DIV.	24" BOX/ 6 EA.	

SHRUBS & GROUND COVERS

LANDSCAPE AREA

AGAVE ANGUSTIFOLIA 'MARGINATA' CARIBBEAN AGAVE

WESTRINGIA FRUTICOSA COAST ROSEMARY

DIETES BICOLOR FORTNIGHT LILY

HESPERALOE PARVIFLORA RED YUCCA

FESTUCA MAIREI MAIRE'S FESCUE

JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH

MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM

TREES REQUIRED (LAMC SECTION 12.21.G.2)
TREES PROVIDED
24" BOX TREE REQUIRED FOR EVERY 4 DWELLING UNITS (65/4) : 17 TREES
GROUND FLOOR: 6 TREES
SECOND FLOOR: 7 TREES
ROOFTOP TERRACE: 9 TREES
TOTAL TREES PROVIDED ON SITE = 22 TREES

MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM | AGAVE ANGUSTIFOLIA 'MARGINATA' CARIBBEAN AGAVE | HESPERALOE PARVIFLORA RED YUCCA | WESTRINGIA FRUTICOSA COAST ROSEMARY | JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH | FESTUCA MAIREI MAIRE'S FESCUE | DIETES BICOLOR FORTNIGHT LILY | PODOCARPUS GRACILIOR FERN PINE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS".

SQLA INC
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lla@sqlainc.com
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F. 562-905-0880
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5775 W Adams Blvd, Los Angeles, CA, 90016

PLANTING PLAN - GROUND LEVEL

REGISTERED LANDSCAPE ARCHITECT
SANGEL KYUN PARK
NO. 3248
STATE OF CALIFORNIA

REVISION	NO

Date: 07-09-2020
Scale: As indicated
By: Author
Project No: 21992
Page No: LP-1
OF

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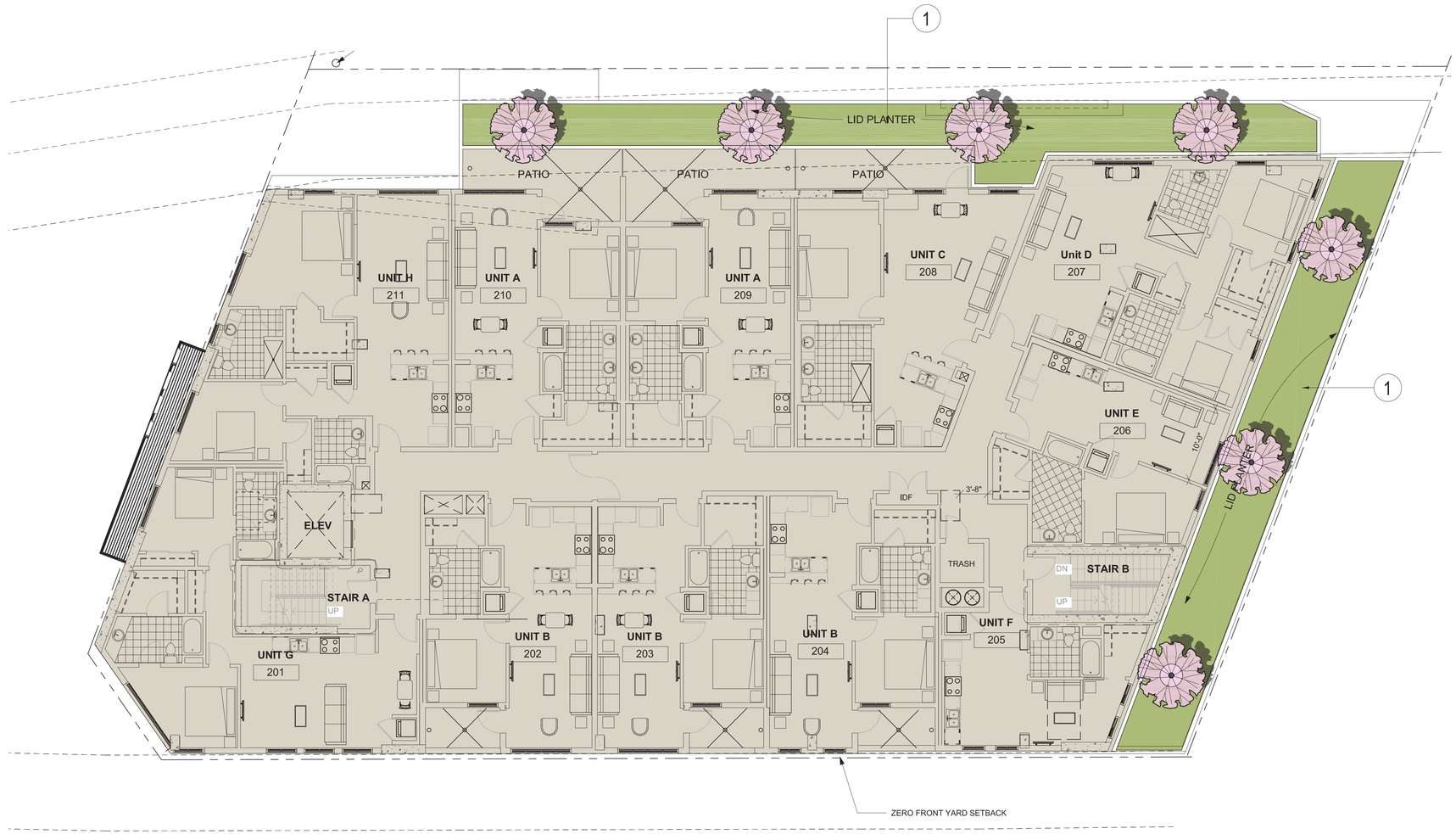

1 PRELIMINARY LANDSCAPE PLAN - 2ND FL

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

N

KEYNOTES

1. LID PLANTER (PERMAVOID) BY CIVIL ENG.

PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX/ 7 EA.	LOW ①

SHRUBS & GROUND COVERS

LANDSCAPE AREA

WESTRINGIA FRUTICOSA
COAST ROSEMARY

HESPERALOE PARVIFLORA
RED YUCCA

JUNCUS PATENS
'ELK BLUE'
CALIFORNIA GREY RUSH

DIANELLA REVOLUTA
'ALLYN-CITATION'
COOLVISTA DIANELLA

DIANELLA REVOLUTA
'ALLYN-CITATION'
COOLVISTA DIANELLA

HESPERALOE PARVIFLORA
RED YUCCA

WESTRINGIA FRUTICOSA
COAST ROSEMARY

JUNCUS PATENS
'ELK BLUE'
CALIFORNIA GRAY RUSH

CERCIS OCCIDENTALIS
WESTERN REDBUD

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS".

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PRELIMINARY LANDSCAPE PLAN
- 2ND. FLOOR

REGISTERED LANDSCAPE ARCHITECT
SAMUEL KYUN KIM
NO. 3249
STATE OF CALIFORNIA

REVISION	NO

Date: 07-09-2020
Scale: As indicated
By: Author
Project No: 21992
Page No: LP-2
OF

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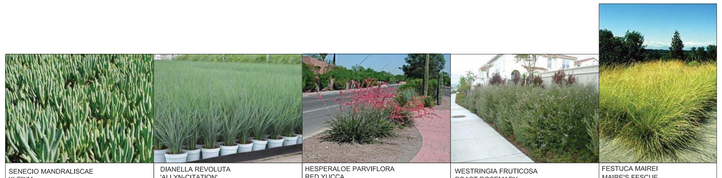
1 PRELIMINARY LANDSCAPE PLAN - ROOF

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

N

LAURUS NOBILIS SWEET BAY

CITRUS LEMON 'MEYER IMPROVED' IMPROVED MEYER LEMON



SENECIO MANDRALISCAE KLEINIA

DIANELLA REVOLUTA 'ALLYN-CITATION' COOLVISTA DIANELLA

HESPERALOE PARVIFLORA RED YUCCA

WESTRINGIA FRUTICOSA COAST ROSEMARY

FESTUCA MAIREI MAIRE'S FESCUE

PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
CITRUS LEMON 'MEYER IMPROVED' IMPROVED MEYER LEMON	24" BOX/ 9 EA.	MODERATE
LAURUS NOBILIS SWEET BAY	15 GAL./ 70 EA.	LOW ①

SHRUBS & GROUND COVERS

LANDSCAPE AREA

WESTRINGIA FRUTICOSA COAST ROSEMARY

HESPERALOE PARVIFLORA RED YUCCA

FESTUCA MAIREI MAIREI'S FESCUE

DIANELLA REVOLUTA 'ALLYN-CITATION' COOLVISTA DIANELLA

SENECIO MANDRALISCAE KLEINIA

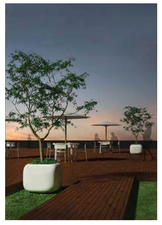
KEYNOTES

1. RECTANGULAR FIBERGLASS PLANTER BY B2G

2. YOGA LAWN/ SYNTHETIC GRASS

3. PAVING OVER PEDESTAL
4. 10' X 10' CABANA

5. SQUARRO POT BY B2G

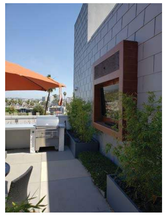


6. FOOSBALL TABLE

7. SOFA

8. FIRE PIT

9. OUTDOOR TV



10. OUTDOOR DINNING TABLE
11. GLASS FENCE & GATE

12. BBQ BAR & COUNTER

13. CHAISE LOUNGE

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PRELIMINARY LANDSCAPE - ROOF LEVEL

REGISTERED LANDSCAPE ARCHITECT SAMUEL KYUN KIM NO. 3249 STATE OF CALIFORNIA

REVISION	NO

Date: 11/27/19
Scale: As indicated
By: Author
Project No: 21992
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OF

CPC-2019-7685

City of Los Angeles
Department of City Planning

11/1/2019
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
5773 W ADAMS BLVD

ZIP CODES
90016

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2010-2278-GPA
CPC-2007-3827-ICO
CPC-2006-5567-CPU
CPC-2004-2395-ICO
CPC-1999-2293-ICO
CPC-1986-821-GPC
ORD-184796-SA700
ORD-184794
ORD-180103
ORD-177323
ORD-173607
ORD-165481-SA2485
ENV-2017-2028-SE
ENV-2010-2279-CE
ENV-2008-478-EIR
AFF-16493
PRIOR-06/01/1946

Address/Legal Information	
PIN Number	123B173 853
Lot/Parcel Area (Calculated)	869.2 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID A7
Assessor Parcel No. (APN)	5048007034
Tract	TR 5644
Map Reference	M B 67-18/19
Block	None
Lot	FR 66
Arb (Lot Cut Reference)	2
Map Sheet	123B173
Jurisdictional Information	
Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	West Adams
Council District	CD 10 - Herb J. Wesson, Jr.
Census Tract #	2199.02
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	C2-2D-CPIO
Zoning Information (ZI)	ZI-2280 Mid City Recovery Redevelopment Project
	ZI-2468 West Adams Community Plan Implementation Overlay (CPIO) District
	ZI-2174 Mid City Recovery Redevelopment Project
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	West Adams - Baldwin Hills - Leimert
Subarea	Major Intersection Nodes
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Mid City Recovery Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5048007034
APN Area (Co. Public Works)*	0.319 (ac)
Use Code	2670 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Service Centers (No Gasoline) - One Story
Assessed Land Val.	$1,273,449
Assessed Improvement Val.	$201,629
Last Owner Change	04/25/2019
Last Sale Amount	$2,150,021
Tax Rate Area	401
Deed Ref No. (City Clerk)	6-225
	1426894
	1369646
Building 1	
Year Built	1965
Building Class	S7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,540.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.52885848

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	301
Fire Information	
Bureau	South
Batallion	18
District / Fire Station	68
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2010-2278-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	CPC-2007-3827-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	CPC-2006-5567-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	1. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN AS PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES, AS MODIFIED IN THE ATTACHED WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN RESOLUTION, THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN TEXT AND CHANGE MAPS (EXHIBITS A, B, C, M, O) AND ADDITIONAL PLAN MAP SYMBOL, FOOTNOTE, CORRESPONDING ZONE AND LAND USE NOMENCLATURE CHANGES (EXHIBIT K). 2. PURSUANT TO SECTIONS 11.5.7.G., 16.50.D., 12.32. AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, AMEND THE CRENSHAW CORRIDOR SPECIFIC PLAN, AS SHOWN IN THE PROPOSED CRENSHAW CORRIDOR SPECIFIC PLAN AMENDMENTS (EXHIBIT G). 3. PURSUANT TO SECTION 13.14.C., 12.32, AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, ADOPT THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT, AS SHOWN IN THE PROPOSED CPIO SUBDISTRICT ORDINANCES (EXHIBIT F). 4. PURSUANT TO SECTION 12.32 OF THE MUNICIPAL CODE, ADOPT REZONING ACTIONS TO EFFECT CHANGES OF ZONE AS IDENTIFIED ON THE LAND USE CHANGE MAP (EXHIBIT H), LAND USE CHANGE MATRIX (EXHIBIT I) AND PROPOSED ZONING MAP (EXHIBIT Q). 5. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE HIGHWAYS AND FREEWAYS MAP OF THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO RECLASSIFY SELECTED STREETS WITHIN THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN AS SHOWN ON THE STREET REDESIGNATION MATRIX (EXHIBIT J). 6. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE LONG RANGE LAND USE DIAGRAM OF THE CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT TO REFLECT CHANGES AND MODIFICATIONS TO THE GEOGRAPHY OF NEIGHBORHOOD DISTRICTS, COMMUNITY CENTERS, REGIONAL CENTERS, AND MIXED USE BOULEVARDS AS SHOWN ON THE PROPOSED LON
Case Number:	CPC-2004-2395-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1986-821-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WEST ADAMS AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ENV-2017-2028-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	NOT APPLICABLE - LADOT DECISION
Case Number:	ENV-2010-2279-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	ENV-2008-478-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ADDENDUM TO THE WEST ADAMS CPU EIR CHANGE

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DATA NOT AVAILABLE

ORD-184796-SA700

ORD-184794

ORD-180103

ORD-177323

ORD-173607

ORD-165481-SA2485

AFF-16493

PRIOR-06/01/1946

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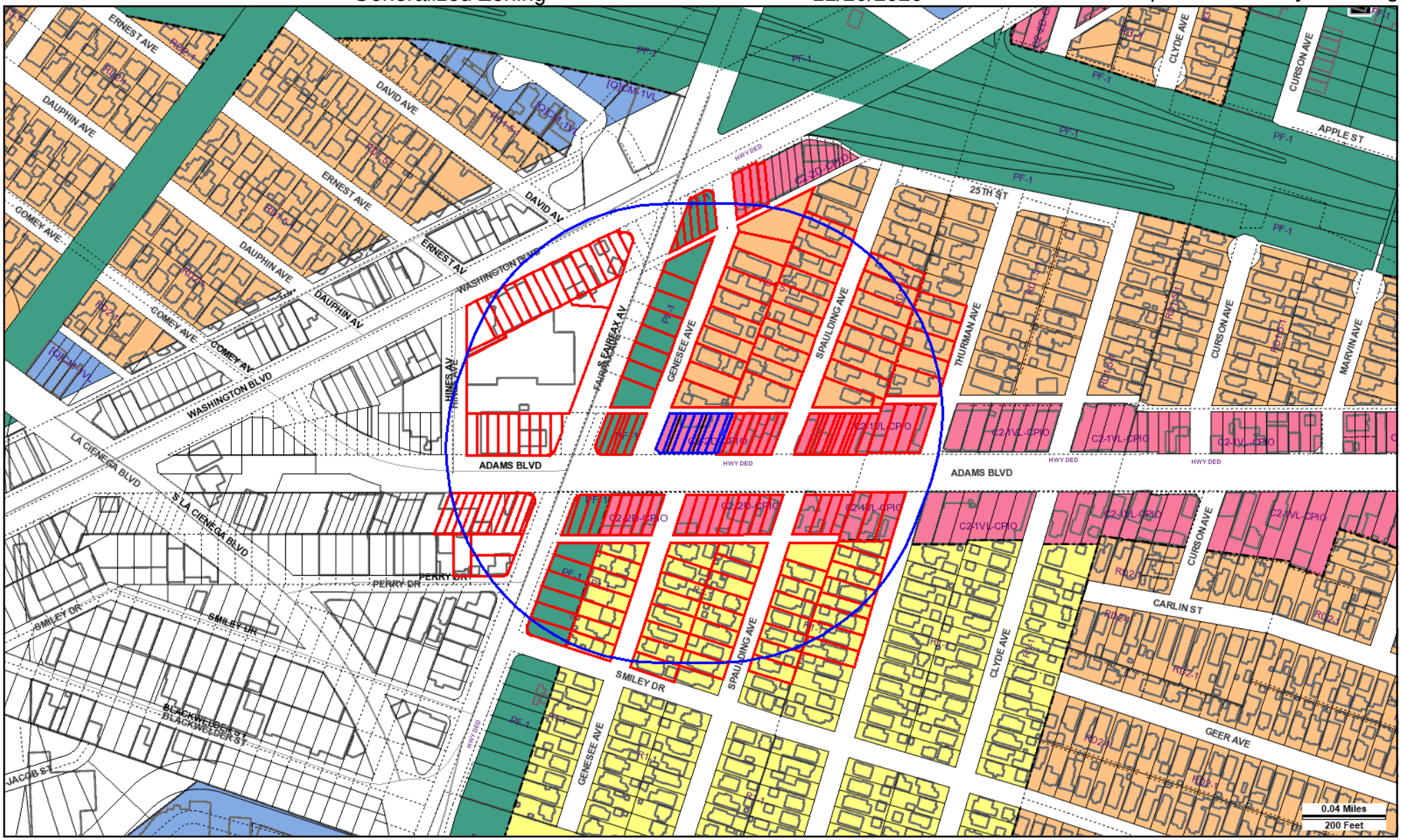
ZIMAS INTRANET

Generalized Zoning

11/20/2020

City of Los Angeles
Department of City Planning



Address: 5773 W ADAMS BLVD
APN: 5048007034
PIN #: 123B173 853

Tract: TR 5644
Block: None
Lot: FR 66
Arb: 2

Zoning: C2-2D-CPIO
General Plan: Community Commercial

N
W E
S

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- HQ Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW House of Worship
- e Important Ecological Area
- e Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- JC Junior College
- M MTA / Metrolink Station
- M MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- P Parking Enforcement
- HQ Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- E Public Elementary (Proposed Expansion)
- E Public Elementary School
- E Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- JH Public Junior High School
- JH Public Junior High School (Proposed)
- MS Public Middle School
- SH Public Senior High School
- SH Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- ADM School District Headquarters
- SC School Unspecified Loc/Type (Proposed)
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- SF Special School Facility
- SF Special School Facility (Proposed)
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Zone Commission Authority
- Calvo Exclusion Area
- Not in Coastal Zone
- Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

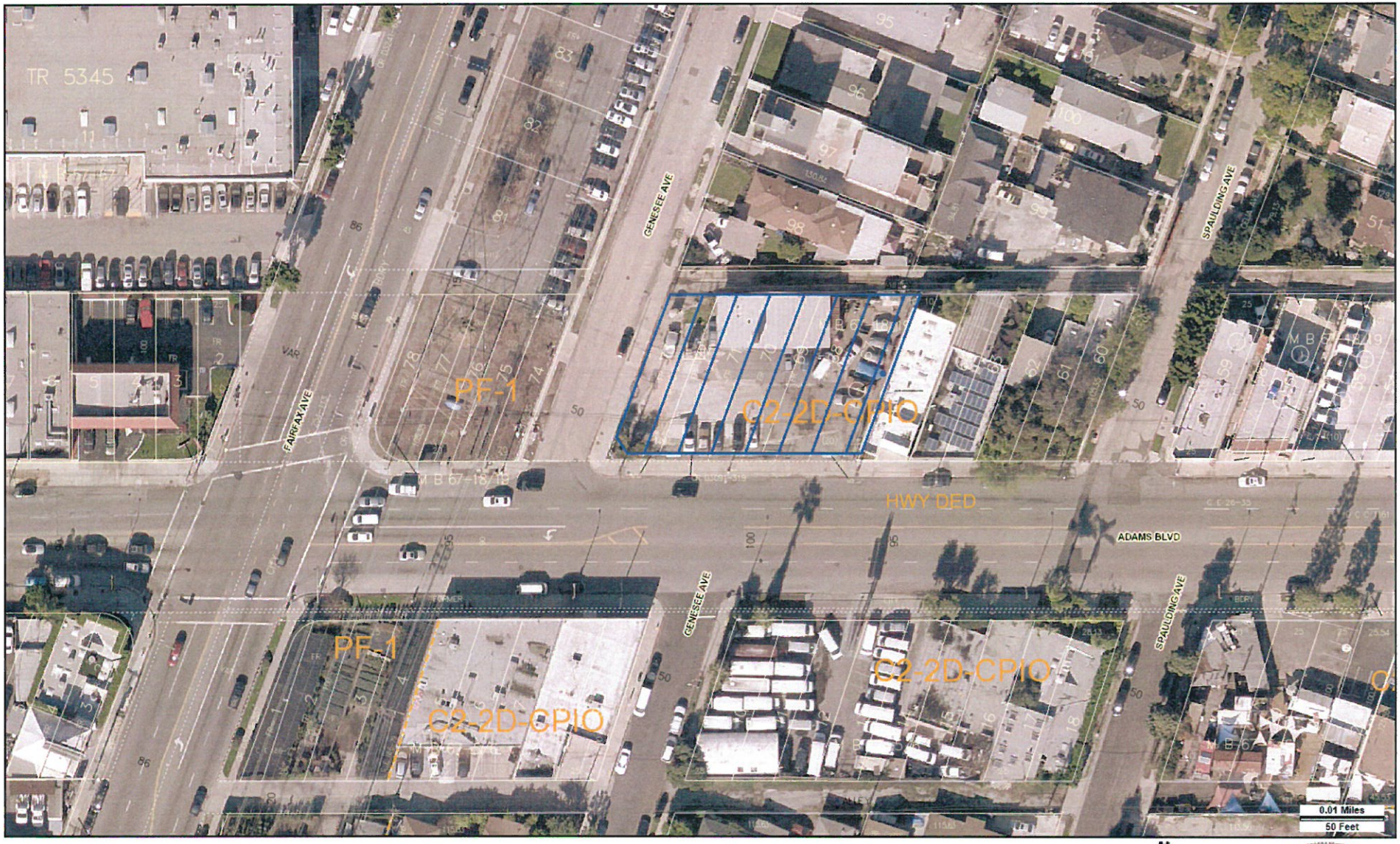
- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2014
- Building Outlines 2008
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells

ZIMAS PUBLIC

LARIAC5 2017 Color-Ortho

11/01/2019

City of Los Angeles
Department of City Planning



Address: 5773 W ADAMS BLVD
APN: 5048007034
PIN #: 123B173 853

Tract: TR 5644
Block: None
Lot: FR 66
Arb: 2

Zoning: C2-2D-CPIO
General Plan: Community Commercial

N
W E
S

CPC-2019-7685

5775 WEST ADAMS BOULEVARD – *PHOTO MAP*

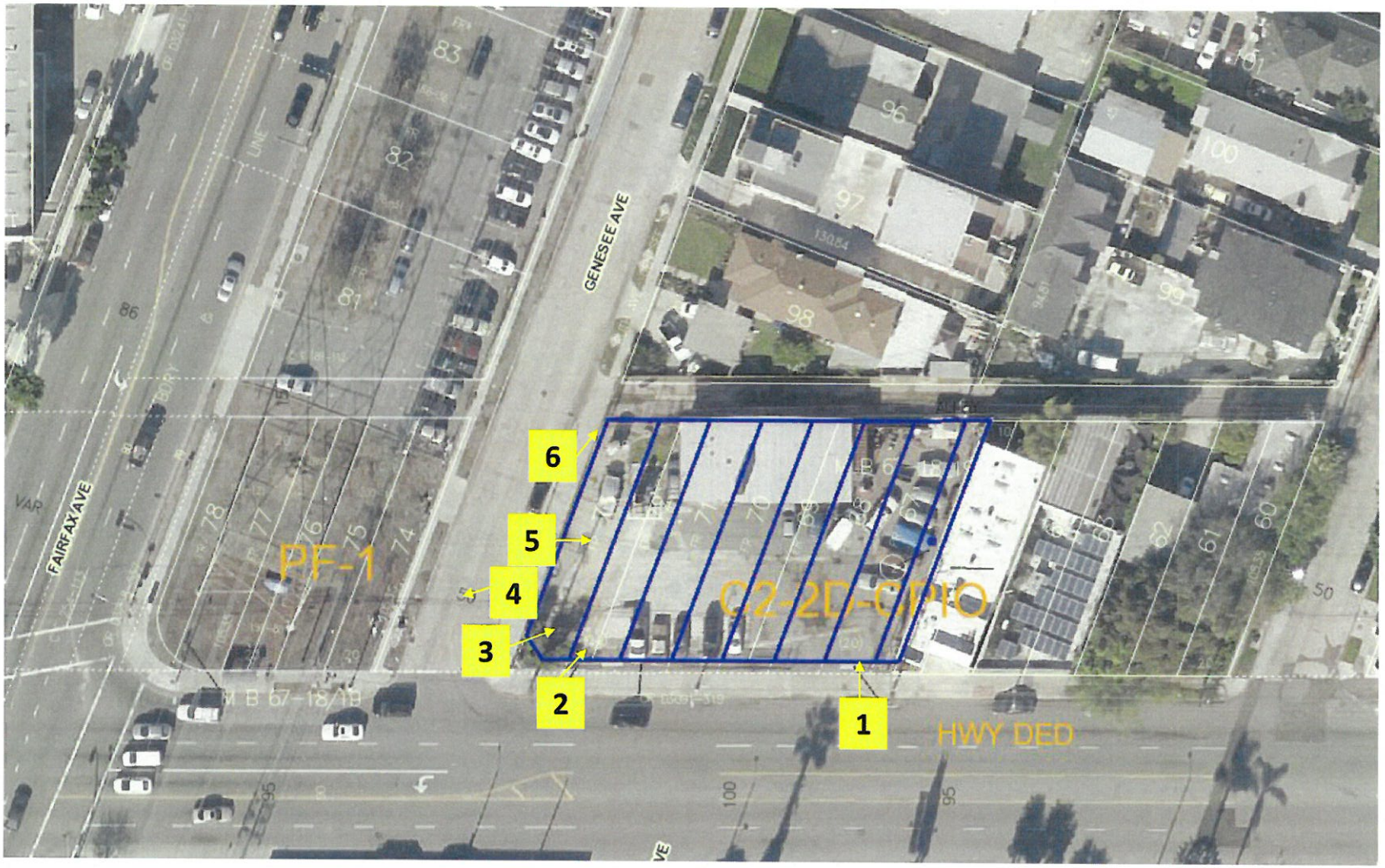


PHOTO #1

PHOTO #2

PHOTO #3

PHOTO #4

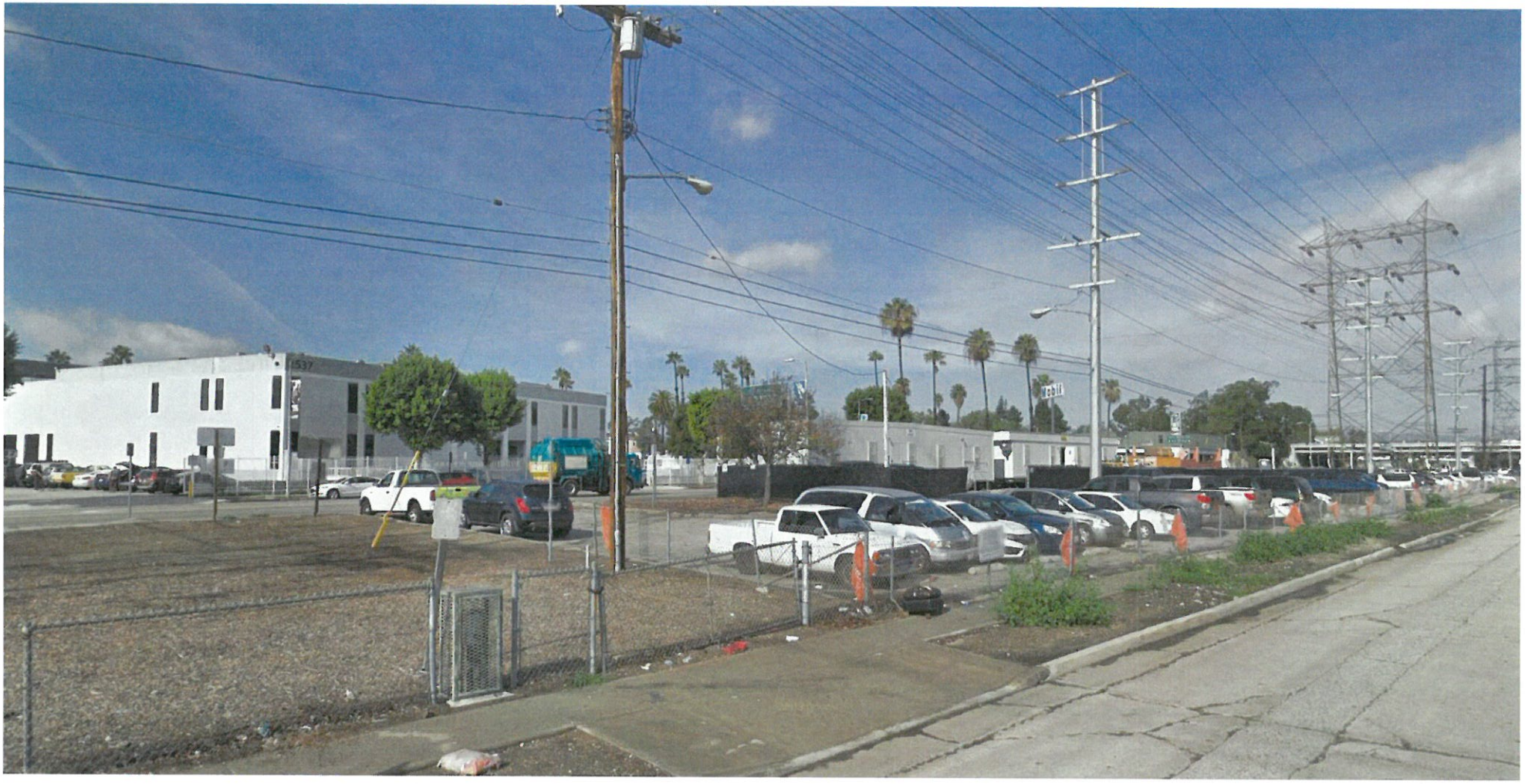


PHOTO #5

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

FINAL
ENVIRONMENTAL IMPACT REPORT

Addendum No. 4 to the Final Environmental Impact Report for the West Adams New Community Plan

Environmental Case: ENV-2008-478-EIR
State Clearinghouse No.: SCH No. 2008021013

Project Location: 5775 W. Adams Boulevard

Community Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 10—Wesson

Project Description: The Project Site is located at 5775 West Adams Boulevard and is approximately 13,124 square feet (approximately 0.32 acres) in area (15,118 square feet including ½ the area of the abutting alley) and is located at the corner of Adams Boulevard and Genesee Avenue, just east of Fairfax Avenue. The Project would replace the existing vacant automobile service and repair station with an approximately 60,569 square foot mixed-use building, containing 65 residential units (including 10 units reserved for Very Low Income households) and approximately 2,300 square feet of ground-floor commercial retail uses. The Project would contain seven stories and would have a maximum height of 75 feet (93.5 feet with the elevator penthouse). The Project would include one level of subterranean parking with 25 parking spaces and 17 spaces at grade level that are wrapped by the commercial space on the West Adams Boulevard frontage and the residential lobby and leasing area on the Genesee Avenue frontage, for a total of 42 vehicle parking spaces. The Project would also include approximately 61 bicycle parking spaces (including 53 long-term bicycle parking spaces and eight short-term bicycle parking spaces). Finally, the Project would provide approximately 6,975 square feet of open space, including a 4,925 square foot sky deck and 2,050 square feet of private balconies.

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

PREPARED BY:
CAJA Environmental Services, LLC

APPLICANT:
5775 W. Adams, LLC

November 2020

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Appendix C-2: Draft Corrective Action Plan

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ADDENDUM TO THE EIR

1. Introduction

Project Title: Addendum No. 4 to the Final Environmental Impact Report for the West Adams New Community Plan

Environmental No.: ENV-2008-478-EIR

State Clearinghouse: 2008021013

Project Location: 5775 West Adams Boulevard, Los Angeles, CA, 90016 (Project Site or Site)

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

Applicant: 5775 W. Adams, LLC
1000 Sansome Street, 1st Floor
San Francisco, CA 94111

Prepared By: CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315, Van Nuys, CA 91406

Pursuant to the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (EIR) was prepared and certified for the West Adams–Baldwin Hills–Leimert New Community Plan (SCH No. 20080210113). The Final EIR document is hereinafter referred to as the "Certified EIR."

This document is an addendum to the Certified EIR and has been prepared to evaluate potential environmental effects that may be associated with proposed changes in the previously approved West Adams–Baldwin Hills–Leimert New Community Plan (or "Approved Project"). These modifications are related to a development at the above listed address (described in full in subsection 1.3, 5775 Adams Project, below). Three addenda to the Certified EIR have been previously prepared. Addendum No. 1 was prepared in April 2018, for the properties located at 5870, 5880, and 5890 Jefferson Boulevard and 5869, 5871, 5877, and 5901 Rodeo Road. Addendum No. 1 examined the request for a zone and height district change to modify the floor area ratio (FAR) for these properties from 1.5:1 FAR to 2:1 FAR, and to move these properties from Parcel Group A to Parcel Group F in the Jefferson/La Cienega TOD Subarea of the West Adams Community Plan Implementation Overlay (CPIO) District. Addendum No. 2 was prepared in December 2018, for the properties located at 3235 – 3243 Hutchison Avenue and 8695 Washington Boulevard. Addendum No. 2 examined the request to add an additional office above an existing two-story automated parking structure in the Helms Bakery District. Addendum No. 3

was prepared in December 2019 for the property located at 5850 W. Jefferson Boulevard to allow for the construction of a 344,497 square foot office tower with a maximum height of 320 feet.

The Certified EIR for the Approved Project included a comprehensive revision of the adopted 1998 West Adams Community Plan. The Approved Project included new policies and programs, as well as zone changes, General Plan land use designation changes, district amendments, and establishes overlay zones. The zoning designations served to regulate development standards such as: heights of structures, setbacks, lot coverage, density and intensity, open space, use of land, parking, and design. A CPIO was also established to regulate development that is consistent with the General Plan, to enhance the unique character of neighborhoods, and to address growth within the West Adams Community Plan Area (CPA). While the policies and programs contained within the West Adams New Community Plan do apply throughout the CPA, only certain portions of the CPA were proposed to undergo zoning and land use changes. The change areas were classified into different types: CPIO District subareas and Specific Plan Amendment change areas, nomenclature change areas, and zone changes to establish consistency.

1.1 Project Location

The West Adams CPA is located approximately seven miles southwest of Downtown Los Angeles and contains approximately 8,710 acres (approximately 13.61 square miles) of land area. The West Adams CPA is generally bordered on the north by Pico and Venice Boulevards; on the west by Robertson Boulevard and the eastern limits of Culver City; on the south by the Baldwin Hills, City of Inglewood, and portions of unincorporated Los Angeles County; and to the east by Arlington and Van Ness Avenues. The West Adams CPA is one of 35 Community Plans in the City of Los Angeles and is bordered by the South Los Angeles CPA on the east, the Wilshire CPA on the north, and portions of the West Los Angeles and Palms-Mar Vista-Del Rey CPAs on the west. The Santa Monica Freeway (I-10) is the only freeway traversing the West Adams CPA. Major north-south corridors include Arlington Avenue, Crenshaw Boulevard, La Brea Avenue, Fairfax Avenue, La Cienega Boulevard, and Robertson Boulevard. Major east-west corridors include Pico Boulevard, Venice Boulevard, Washington Boulevard, Adams Boulevard, Jefferson Boulevard, Exposition Boulevard, Martin Luther King Jr. Boulevard, Leimert Boulevard, Slauson Avenue, and Florence Avenue. See Figure 1-1 for a regional location map of the Community Plan Area.

1.2 Approved Project (Certified EIR)

The West Adams-Baldwin Hills-Leimert New Community Plan (Approved Project) is a comprehensive revision of a planning document, the adopted 1998 West Adams Community Plan. In order to implement the Approved Project, an EIR was certified in 2016, to assess its potential environmental effects and propose mitigation measures, as needed. The Approved Project included new policies and programs, as well as zone changes, General Plan land use designation changes, district amendments, and established overlay zones. The zoning designations would serve to regulate development standards such as: heights of structures, setbacks, lot coverage, density and intensity, open space, use of land, parking, and design. See Figure 1-2 for a Community Plan land use designation map.

The Approved Project included the environmental analysis of implementing an ordinance that was intended to:

- Guide development through 2030;
- Refine and amend the existing 1996 General Plan Framework Element;
- Initiate General Plan Amendments and Zone Changes as necessary to implement the General Plan and accomplish the stated goals and policies of the New Community Plan program;
- Amend and establish Overlay Districts, Specific Plans, and/or special districts to portions of the West Adams New Community Plan, as necessary to implement the General Plan Framework and community plan policies; and
- Refine and amend any applicable City-Wide Elements of the General Plan.

The CPIO District was established to regulate development that is consistent with the General Plan, to enhance the unique character of neighborhoods, and to address growth within the West Adams CPA. While the policies and programs contained within the Community Plan apply throughout the CPA, only certain portions of the CPA were proposed to undergo zoning and land use changes. The change areas were classified into different types: CPIO District subareas and Specific Plan Amendment change areas, nomenclature change areas, and zone changes to establish consistency. The nomenclature change areas were changes in name only; densities, heights, and land uses did not change in these areas as a result of the Approved Project. Other zone change adjustments simply maintained consistency between existing land uses and the General Plan.

The CPIO District subareas and Specific Plan Amendment change areas incorporated locations where "active" changes were made. These changes primarily pertained to properties located along many of the major commercial and industrial corridors of the CPA, as well as the Transit-Oriented Development (TOD) areas located directly adjacent to the operating Metro Expo Light Rail Transit Line and the Crenshaw/LAX Light Rail Transit Line, currently under construction. Existing development parameters along these corridors and TOD areas were tailored in a manner that directs future growth away from adjacent residential neighborhoods toward higher-intensity commercial center locations and areas in proximity to public transit. Figure 1-3 provides a map of the Major Intersection Nodes Subarea boundaries.

In addition to policies addressing the distribution of land uses and building intensity, the proposed West Adams New Community Plan also addressed mobility, historic preservation, urban design, provisions for public infrastructure, public safety, and healthy and sustainable communities.

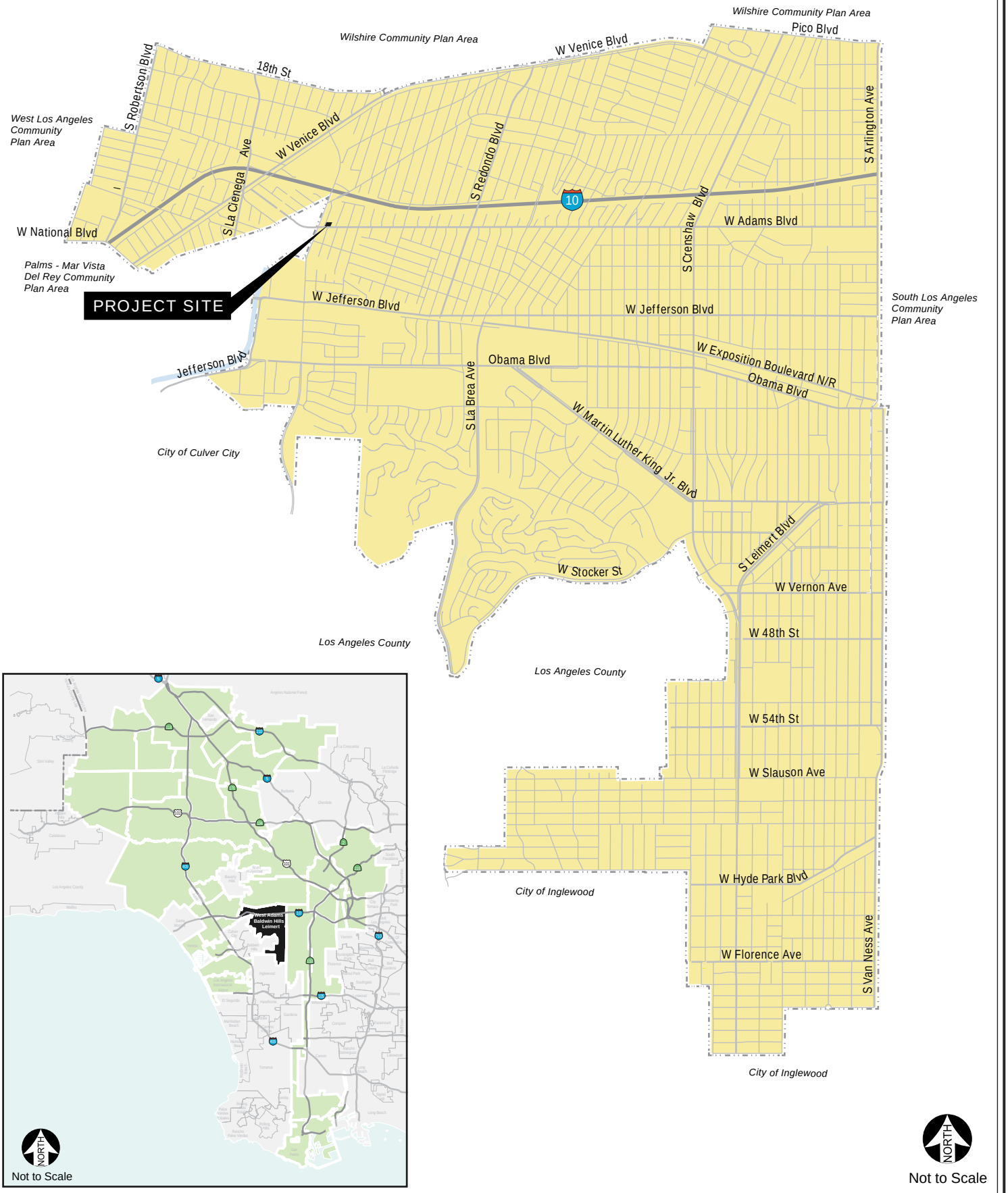


Figure 1-1
Regional Location

Source: Los Angeles Department of City Planning, 2016.

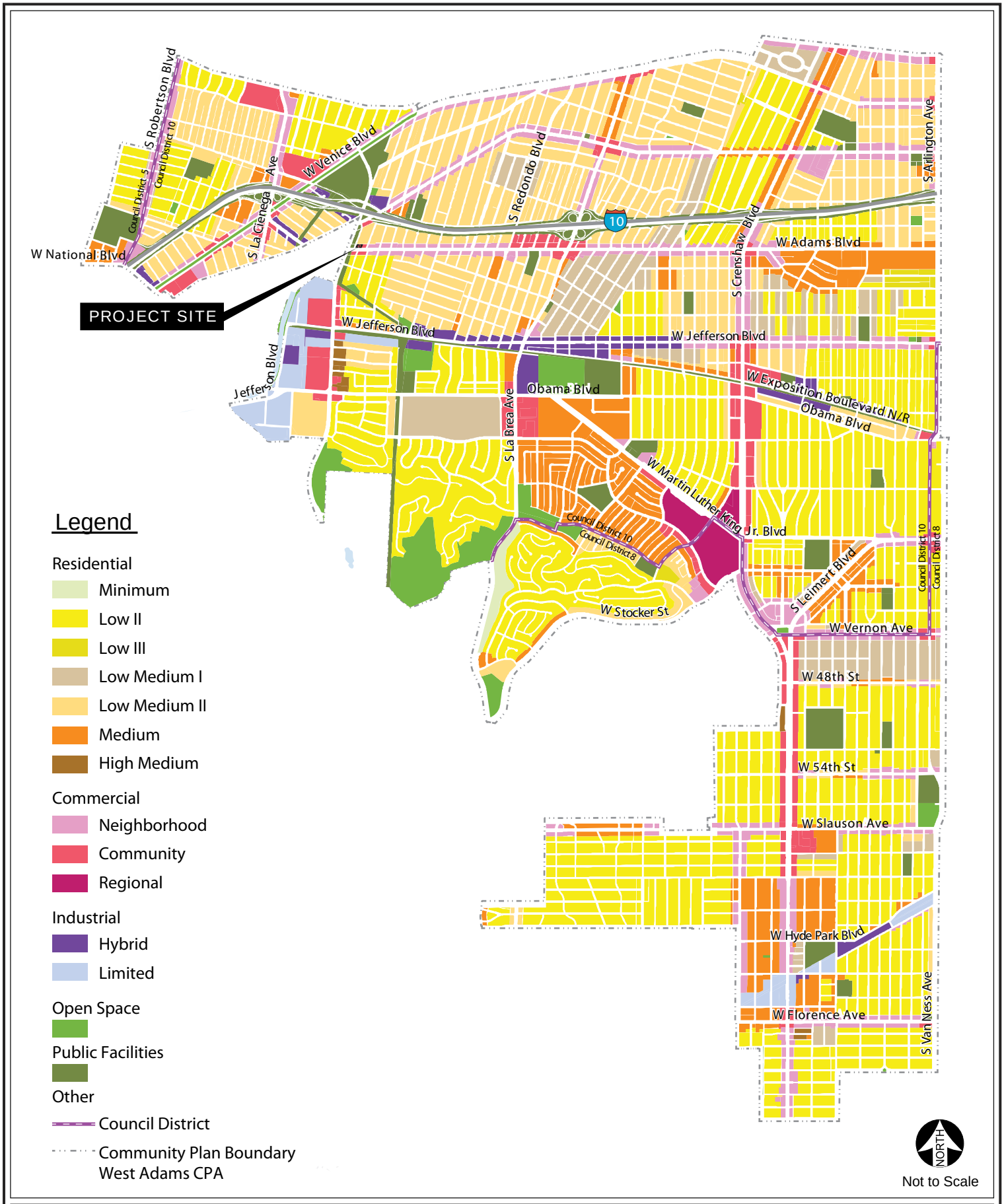


Figure 1-2
Community Plan Land Use Designations

Source: City of Los Angeles Planning Department, February 2019.

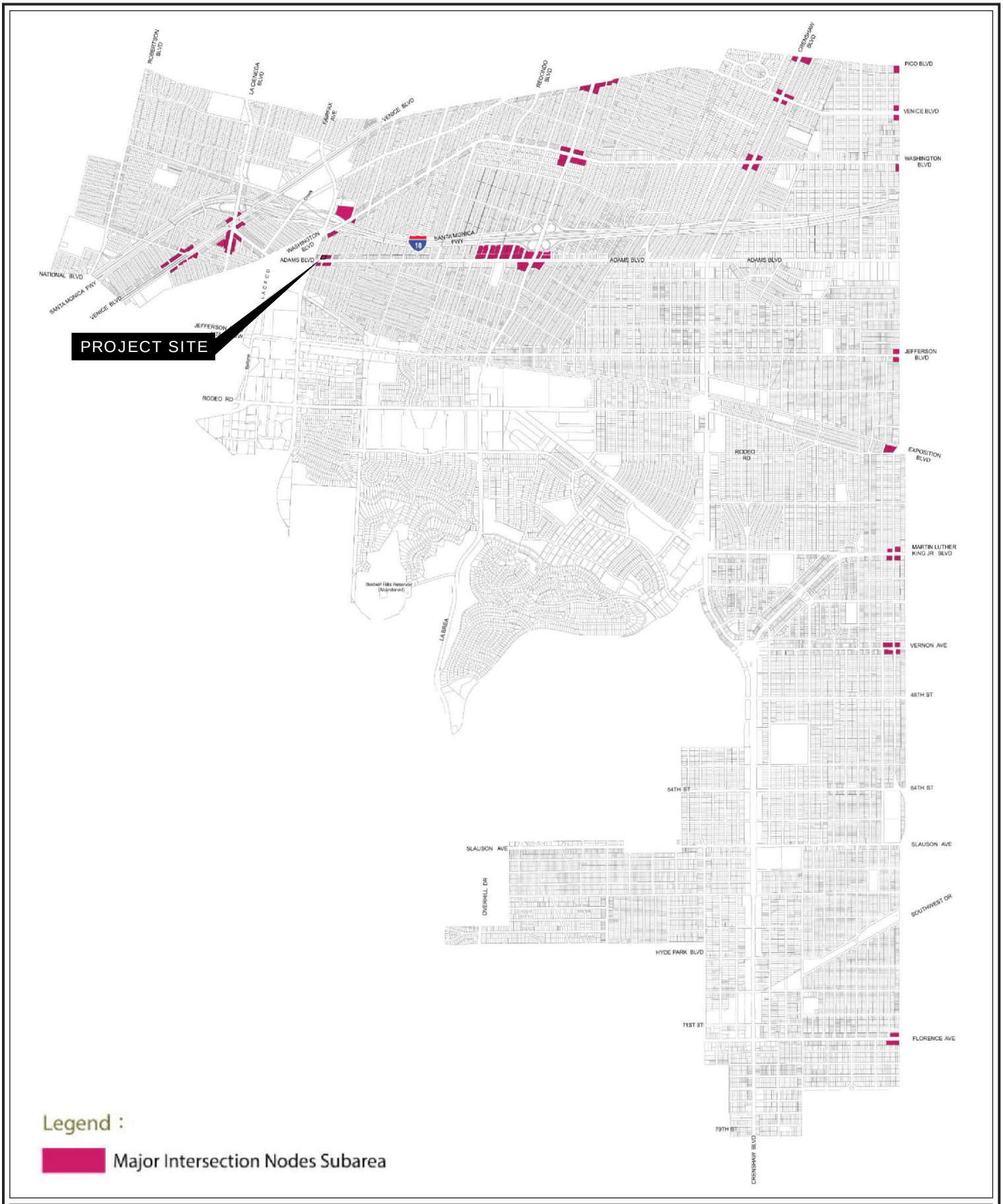


Figure 1-3
Major Intersection Nodes Subarea Boundary Map

Source: West Adams-Baldwin Hills-Lemimert Community Plan Implementation Overlay District. April 19, 2017.

1.3 Project (Addendum)

1.3.1 Project Setting

The current Project is an update to a property within the Approved Project area located at 5775 West Adams Boulevard (Project Site) that is approximately 13,124 square feet (approximately 0.32 acres) in area (15,118 square feet including ½ the area of the abutting alley) and is located at the corner of Adams Boulevard and Genesee Avenue, just east of Fairfax Avenue. The Project Site is surrounded by a mix of commercial uses located along West Adams Boulevard and multi-family and single-family residential uses located to the north of the Project Site. The Project Site is located within a ½-mile of the Metro Expo station at Jefferson and La Cienega Boulevards and therefore is located in a Transit Oriented Communities (TOC) Tier 3 incentive area. The Project Site is developed with a vacant one-story automobile service and repair station, built in 1965. Figure 1-4 provides a regional location map of the Project Site and Figure 1-5 provides an aerial view of the Project Site.

The Project Site is located within the C2-2D-CPIO zone and has a General Plan land use designation of Community Commercial. The Project Site is located within the Major Intersection Nodes Subarea of the CPIO District. This Subarea seeks to return key sites generally well served by transit and located at the intersection of major arterials, back to their traditional form as commercial focal points for surrounding neighborhoods.

1.3.2 Project Description

Specifically, the Applicant is proposing to redevelop the Project Site by replacing the existing vacant automobile service and repair station with an approximately 60,569 square foot mixed-use building, containing 65 residential units (including 10 units reserved for Very Low Income households) and approximately 2,300 square feet of ground-floor commercial retail uses. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24.U.26, the Project includes a 70 percent density bonus to permit 65 units in lieu of 38 units with 10 units reserved for Very Low Income households. The Project would contain seven stories and would have a maximum height of 75 feet (93.5 feet with the elevator penthouse). The Project would include one level of subterranean parking with 25 parking spaces and 17 spaces at grade level that are wrapped by the commercial space on the West Adams Boulevard frontage and the residential lobby and leasing area on the Genesee Avenue frontage, for a total of 42 vehicle parking spaces. The Project would also include approximately 61 bicycle parking spaces (including 53 long-term bicycle parking spaces and eight short-term bicycle parking spaces). Finally, the Project would provide approximately 6,975 square feet of open space, including a 4,925 square foot sky deck and 2,050 square feet of private balconies. The Project's proposed density, floor area, and residential parking are equivalent to the development incentives permitted for a TOC Tier 3 project. However, the Project is not a TOC project, but instead is a density bonus project that provides more affordable housing than would be required for a Tier 3 TOC project at this location.

The 5775 Adams Project[1] plans are provided in Figures 1-6 through 1-11, sections are provided in Figures 1-12 and 1-13, and elevations are provided in Figures 1-14 through 1-17.

Access

Vehicular access to the Project Site would be provided via two full access driveways along the alley north of the Project Site. Pedestrian access would be provided along Genesee Avenue and Adams Boulevard.

Sustainability Features

The 5775 Adams Project would comply with the Los Angeles Green Building Code (LAGBC), which is based on the 2016 California Green Building Standards Code (CalGreen) (Part 11 of Title 24, California Code of Regulations).

Construction

Schedule

The anticipated construction schedule is approximately 24 months, with the 5775 Adams Project becoming operational in 2024. It is expected that approximately 8,755 cubic yards of dirt would be exported from the Project Site. Table 1.3-1, below, summarizes the 24-month construction schedule used in this Addendum.

Table 1.3-1
Estimated Construction Schedule

Phase	Duration
Demolition	1 month
Grading/excavation	3 months
Building Construction	18 months
Finishing	1 month [A]
[A] Finishing activities would partially overlap with those associated with building construction.	

Haul Route

Haul trucks would travel on approved truck routes designated with the City. Given the Project Site's proximity to I-10, haul truck traffic would take the most direct route to the appropriate freeway ramps.

1.3.3 Discretionary Actions and Approvals for the 5775 Adams Project

1. Pursuant to LAMC Section 12.24.U.26, a Conditional Use Permit for a 70 percent Density Bonus to permit 65 units in lieu of 38 units with 10 units reserved for Very Low Income households (25 percent of the base density).

[1] Throughout this Addendum, the current Project will be referred to as the 5775 Adams Project.

2. Pursuant to LAMC Section 12.22.A.25, Density Bonus Compliance Review to permit the following development incentives:

    a. Incentive to waive the West Adams CPIO's Transition to Residential height step back as otherwise required in CPIO Section III-2.A.2.B.

    b. Incentive to permit 0.50 parking spaces per residential unit in lieu of the required parking in LAMC Section 12.21.A.4(a) and Density Bonus parking option 1.

    c. Incentive to provide nine (9) commercial parking spaces for a restaurant use in lieu of 23 spaces required by LAMC Section 12.21.A.4.C(3).

    d. Waiver of Development Standard to permit a height of 75 feet to the rooftop (79 feet, 4 inches to the parapet) in lieu of 55 feet otherwise permitted in Section III-2.A.1.a of the West Adams CPIO and a height of 93.5 feet to the rooftop elevator penthouse as permitted by CPIO Section III-2.A.1.e and LAMC Section 12.21.1.B.

    e. Waiver of Development Standard to permit a 4.35:1 floor area ratio in lieu of 2.0:1 permitted by CPIO Section III-2.B.2.b.

3. Pursuant to LAMC Section 12.37.I.3, a Waiver of Dedication for a 5-foot dedication on Genesee Avenue.

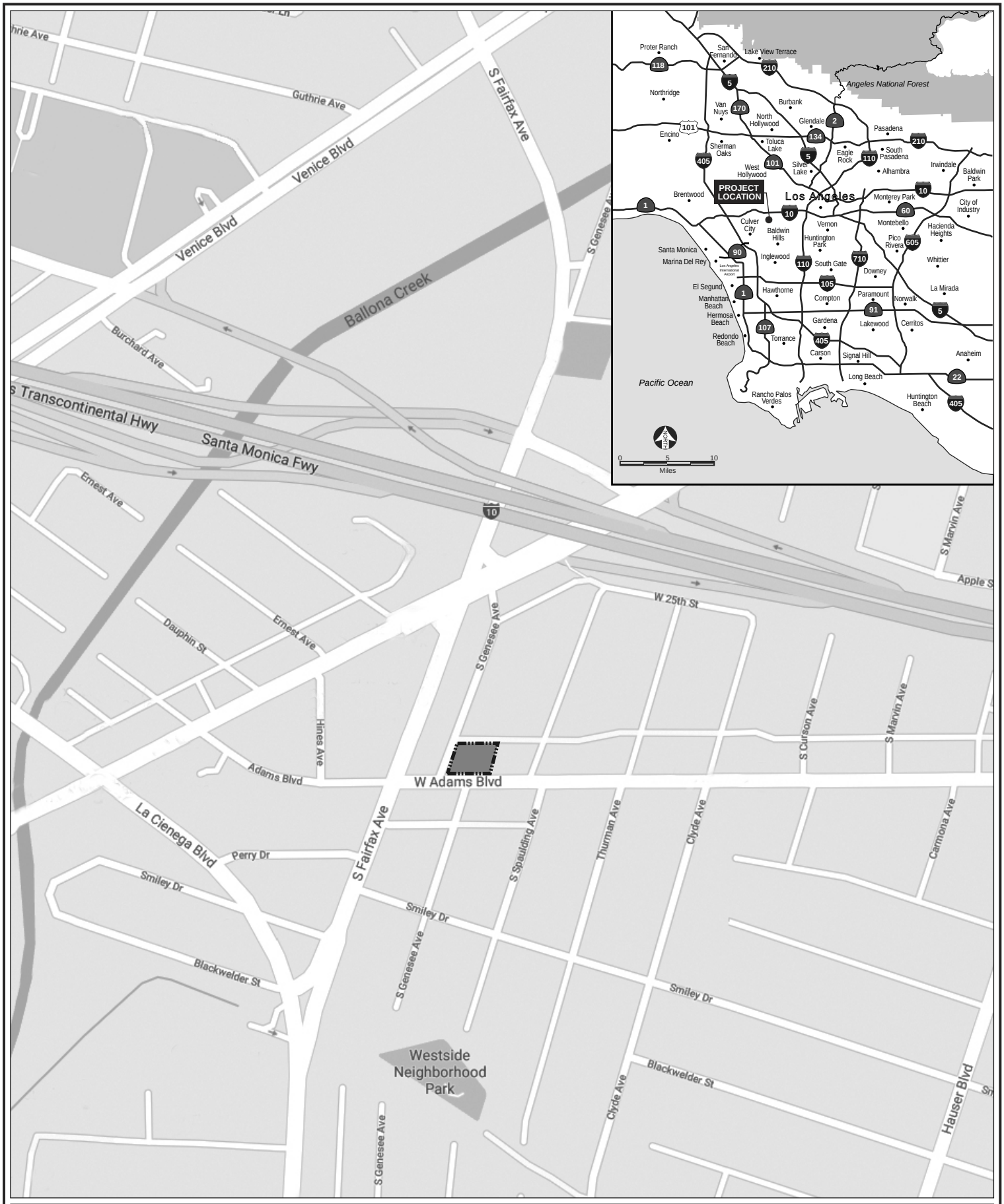
4. Pursuant to LAMC Section 11.5.14.D.5, a Redevelopment Plan Project Compliance with the Mid-City Redevelopment Recovery Project Area.

5. Approval of a haul route.

6. Construction permits, including building, grading, excavation, foundation, temporary street closures, and associated permits.

7. Other discretionary and ministerial permits and approvals that may be deemed necessary.

The Project is not a TOC project and is not seeking any approvals under the TOC program, but instead is a density bonus project that provides more affordable housing than would be required for a Tier 3 TOC project at this location. Other than as described above, the 5775 Adams Project would not change any of the land uses and development parameters with respect to any other aspect of the West Adams-Baldwin Hills-Leimert New Community Plan. All applicable mitigation measures, regulatory measures, and conditions of approval under the Approved Project (Certified EIR) would remain in effect for the 5775 Adams Project.



Legend

Project Site

Source: Google Maps 2019.

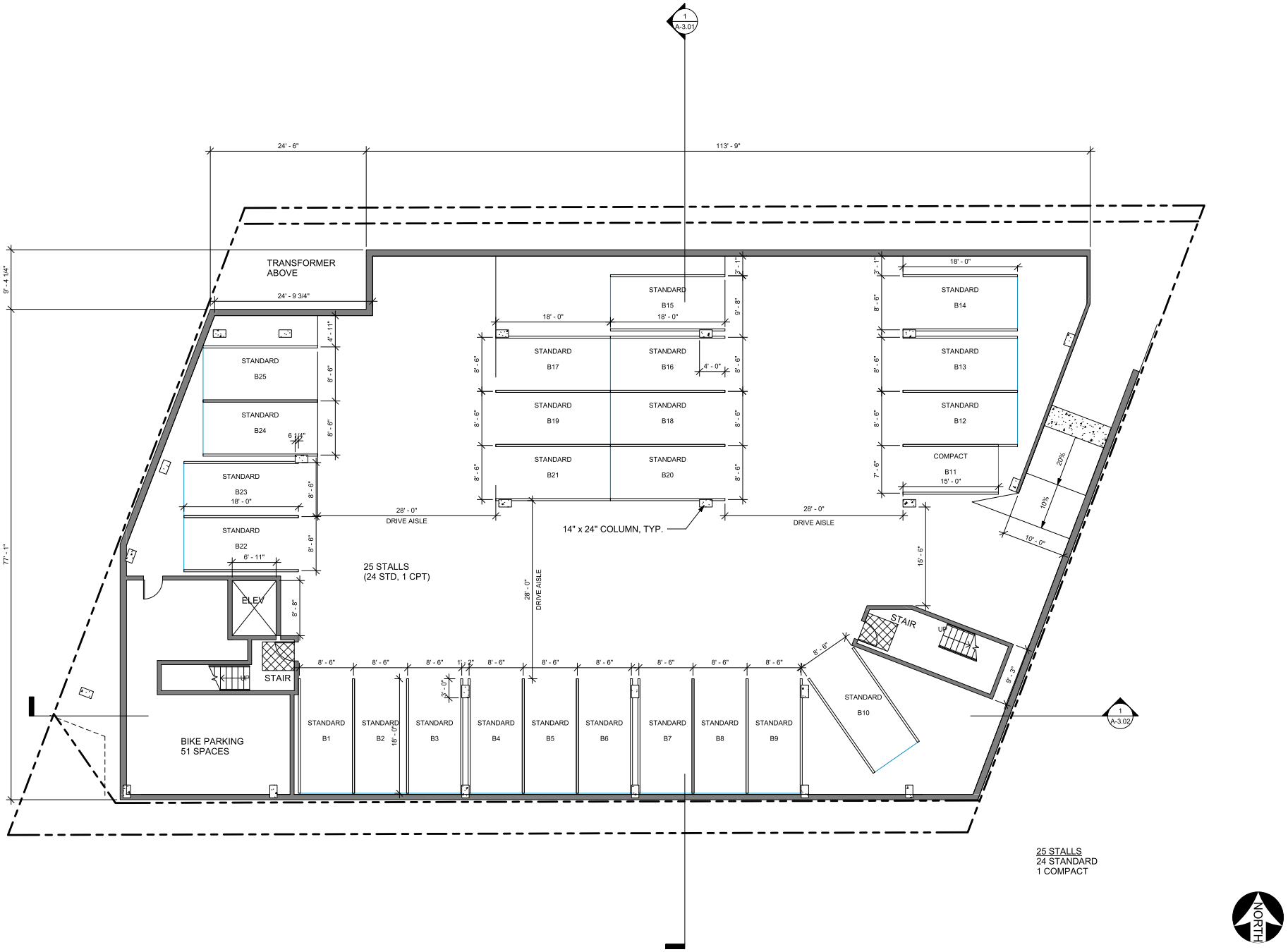
Figure 1-4
Regional Location Map

Legend

Project Site

Source: Google Maps 2019.

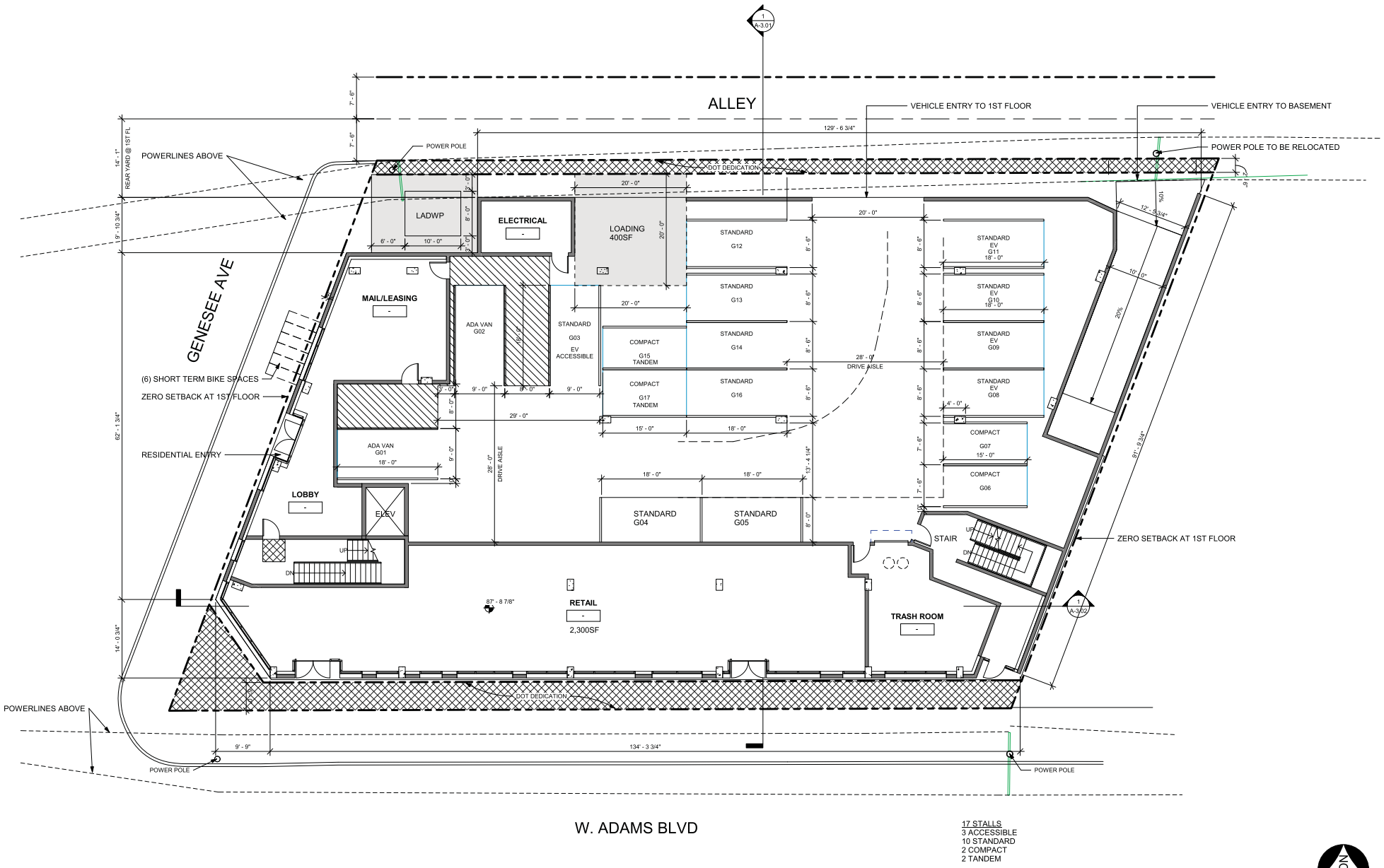
Figure 1-5
Aerial Map



25 STALLS
24 STANDARD
1 COMPACT

Figure 1-6
Basement Plan

Source: DFH Architects, 2019.



17 STALLS
3 ACCESSIBLE
10 STANDARD
2 COMPACT
2 TANDEM

Figure 1-7
1st Floor Plan

Source: DFH Architects, 2019.

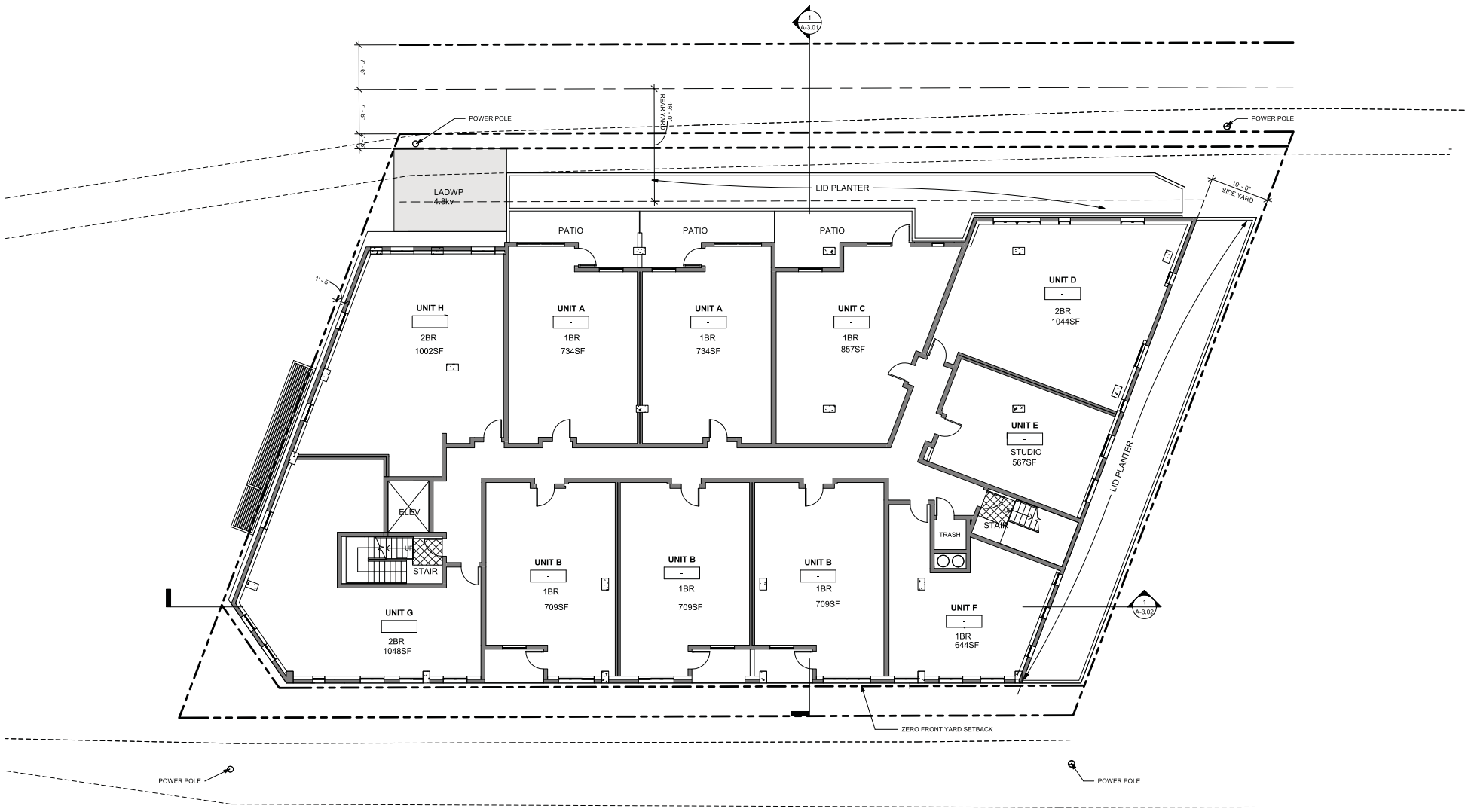


Figure 1-8
2nd Floor Plan

Source: DFH Architects, 2019.

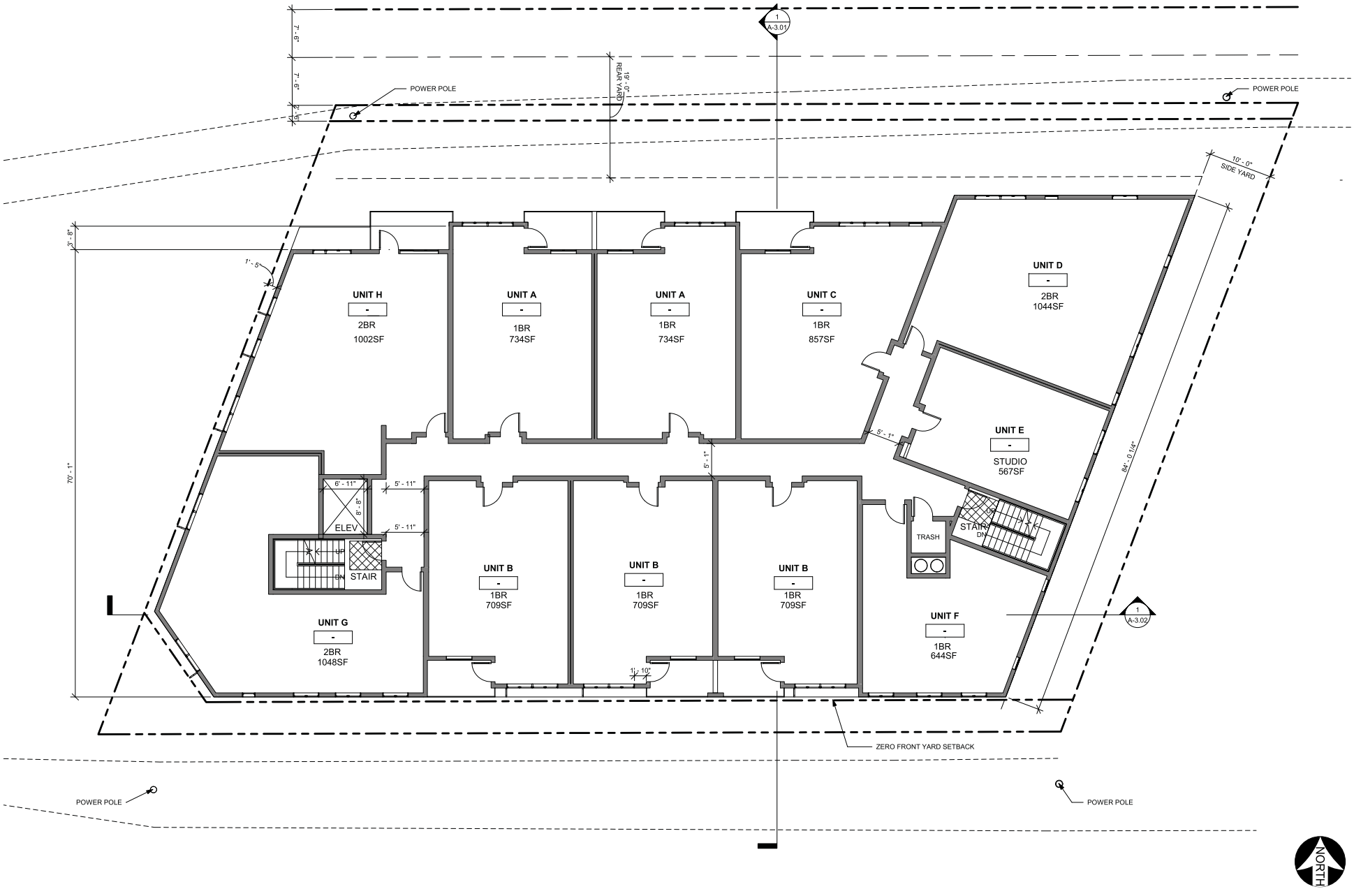


Figure 1-9
3rd - 6th Floor Plans

Source: DFH Architects, 2019.

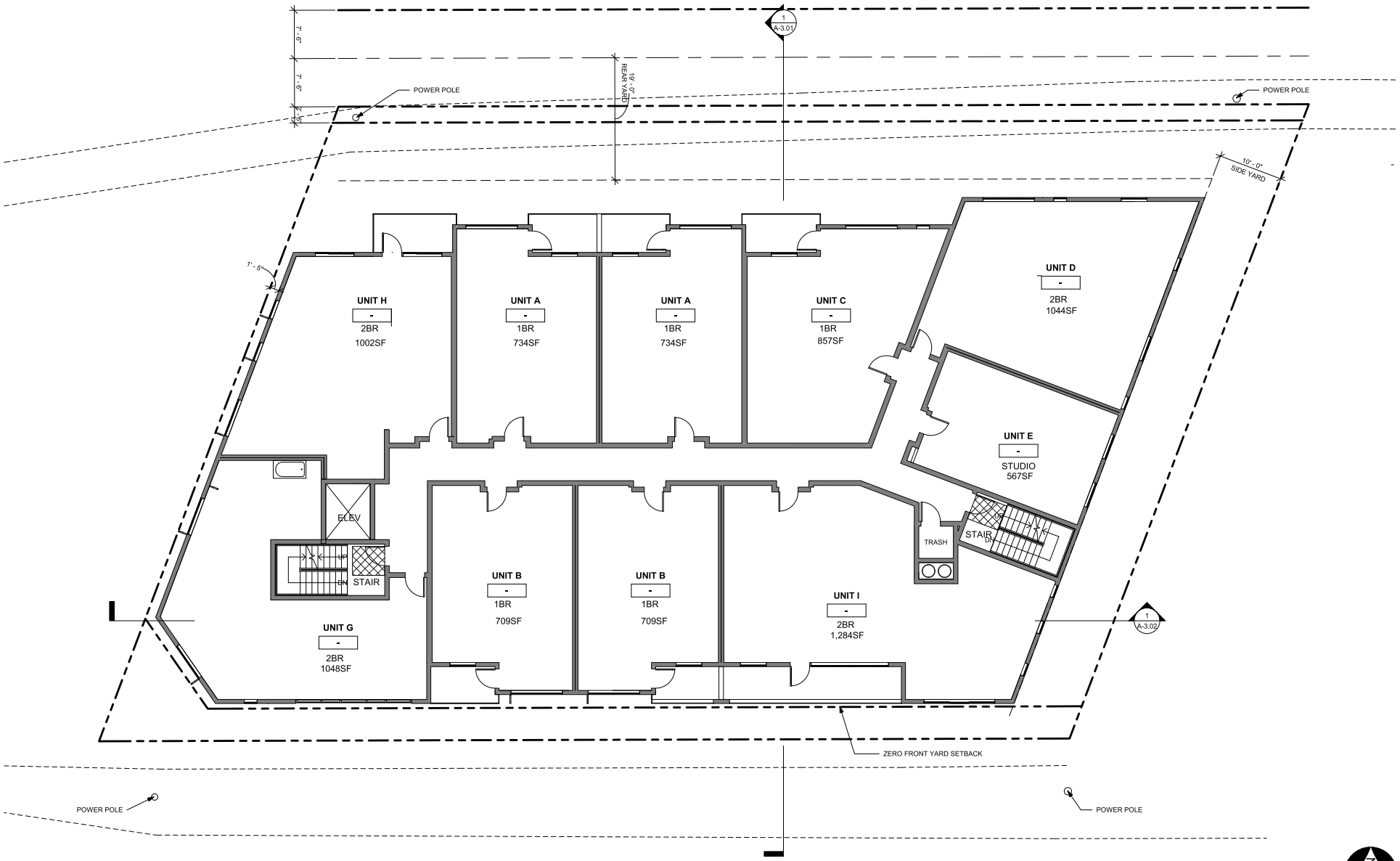


Figure 1-10
7th Floor Plan

Source: DFH Architects, 2019.

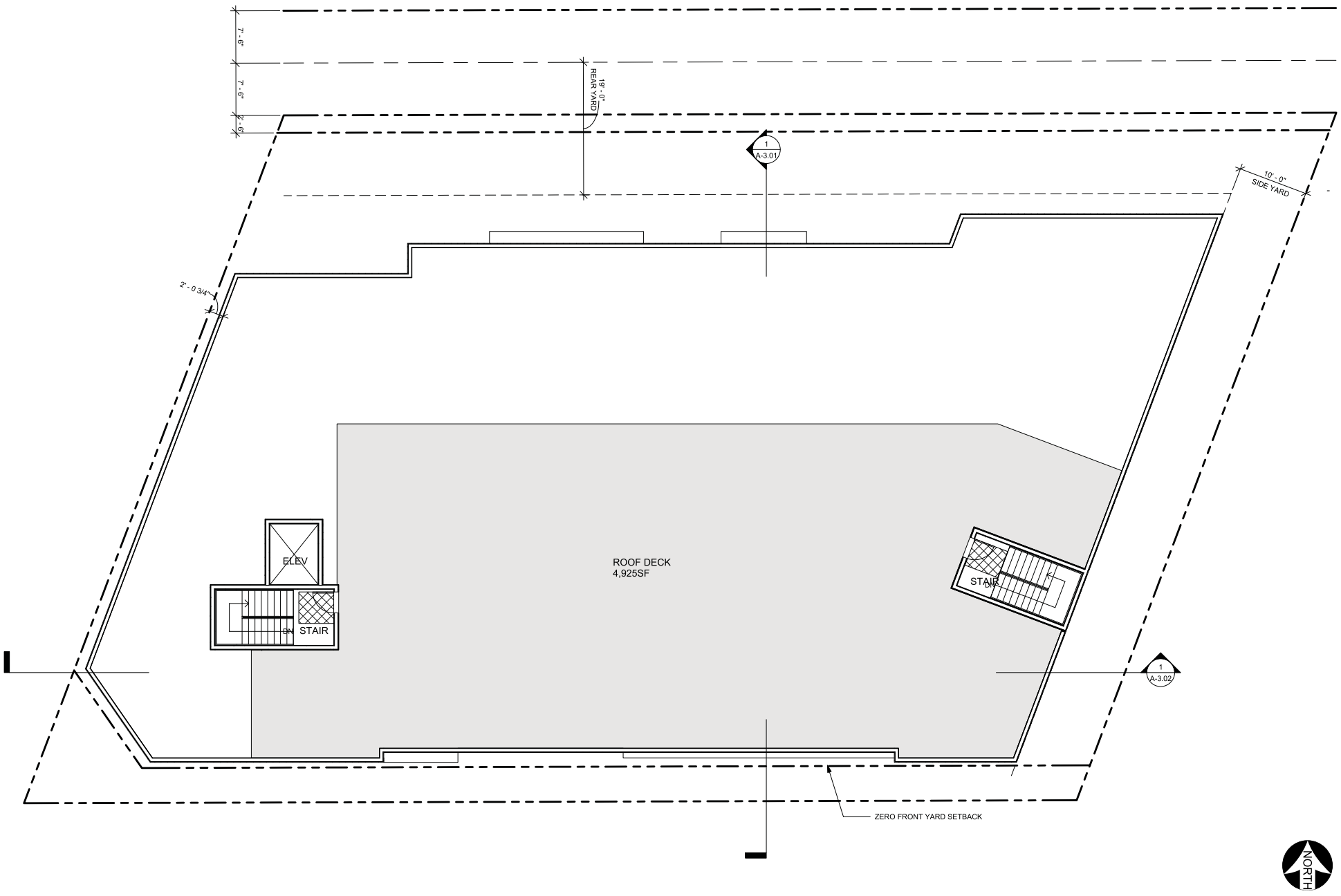


Figure 1-11
Roof Plan

Source: DFH Architects, 2019.

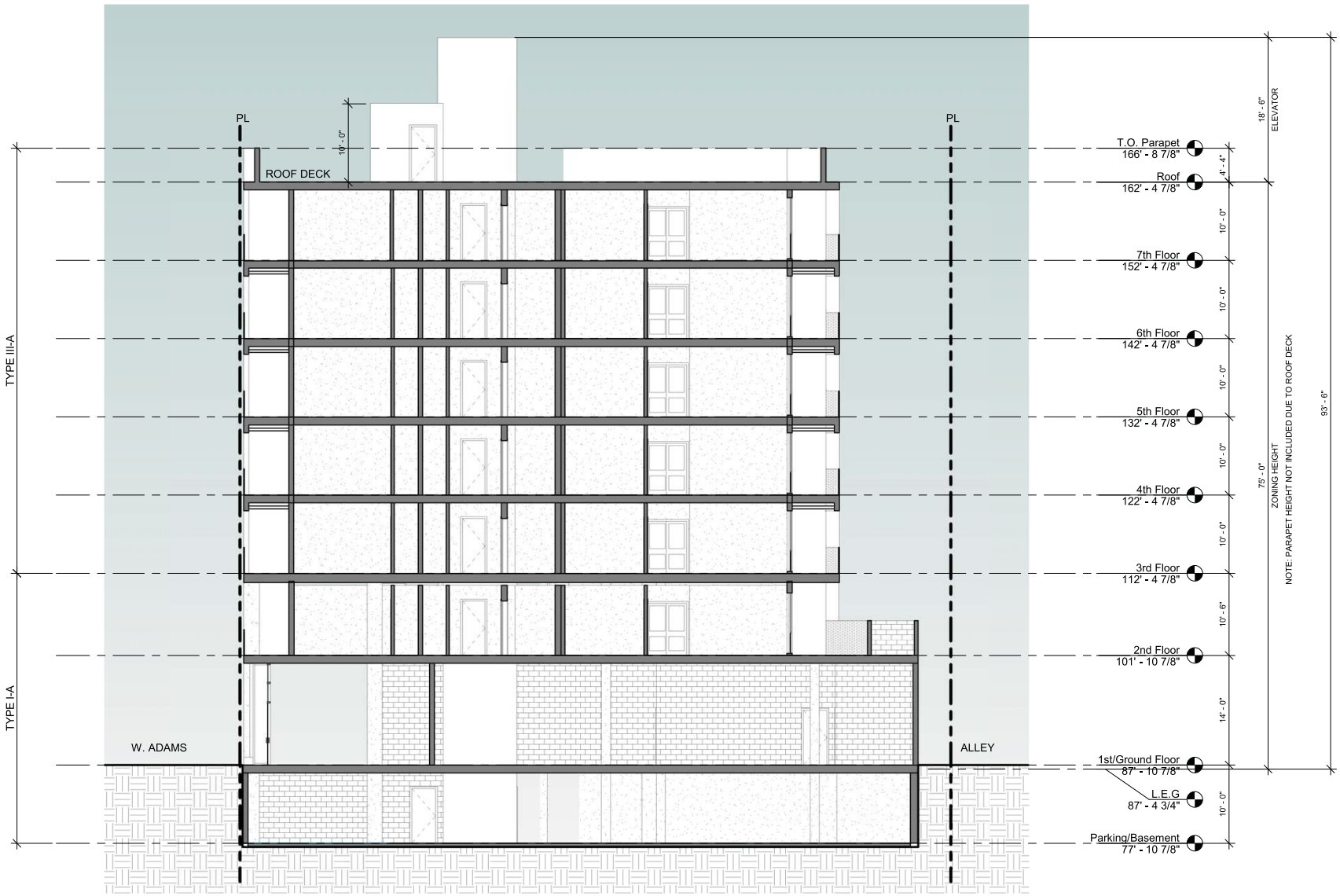


Figure 1-12
Section A

Source: DFH Architects, 2019.

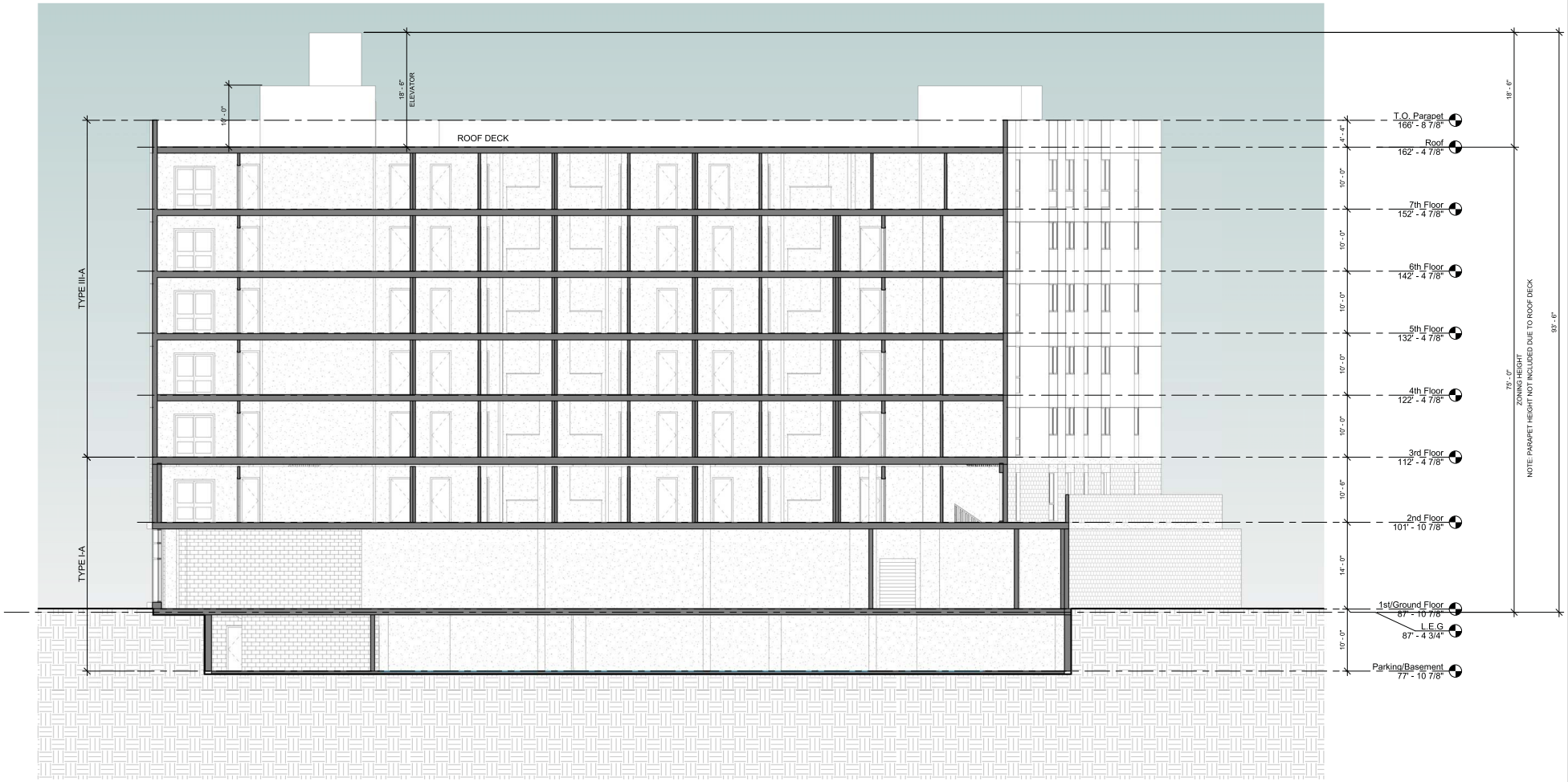
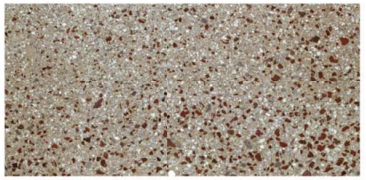


Figure 1-13
Section B

Source: DFH Architects, 2019.

EXTERIOR CEMENT PLASTER/ STUCCO
COLOR: WHITE

EXTERIOR CEMENT PLASTER/ STUCCO
COLOR: VERMILION



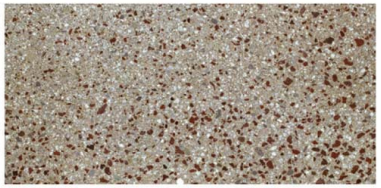
BURNISHED CONCRETE BLOCK
COLOR TAN

Source: DFH Architects, 2019.

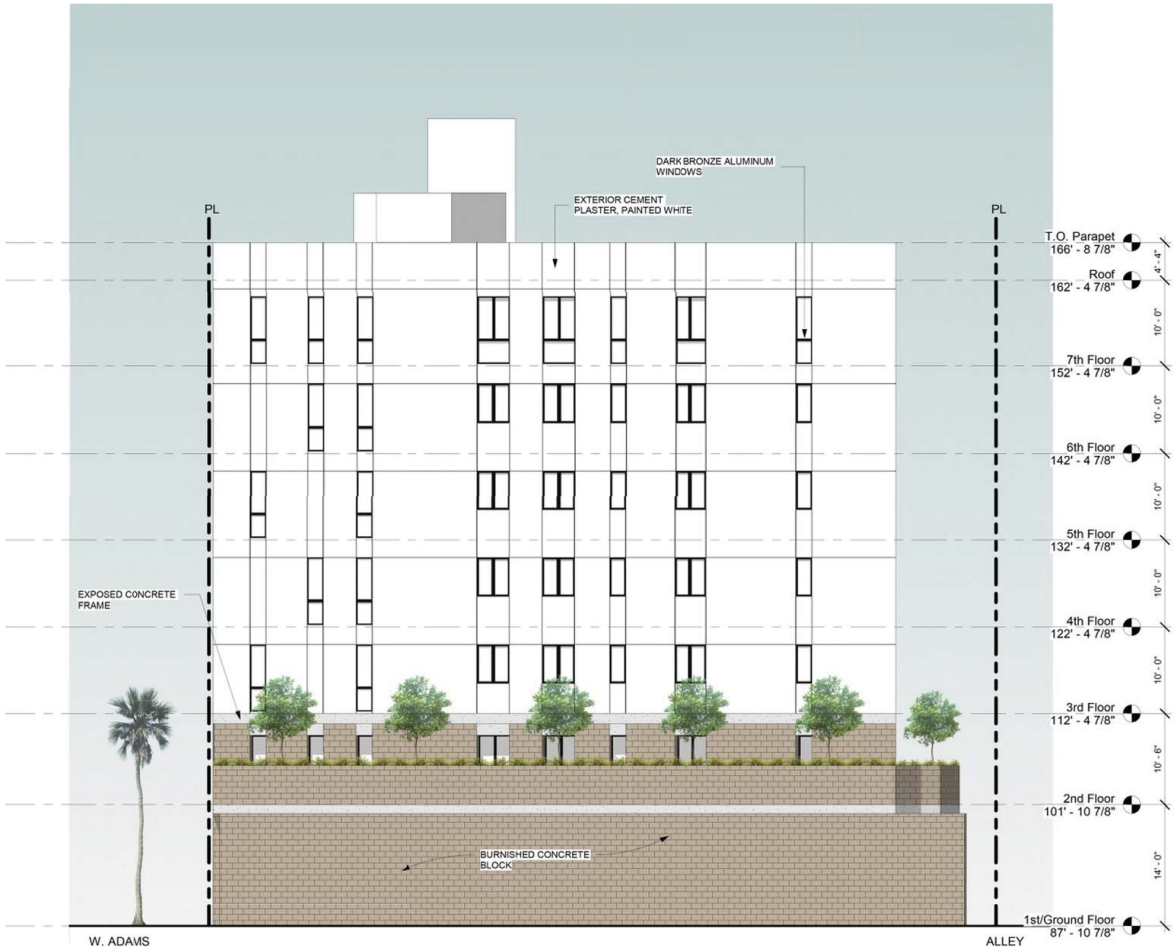
Figure 1-14
South Elevation

EXTERIOR CEMENT PLASTER/ STUCCO
COLOR: WHITE

EXTERIOR CEMENT PLASTER/ STUCCO
COLOR: VERMILION



BURNISHED CONCRETE BLOCK
COLOR TAN

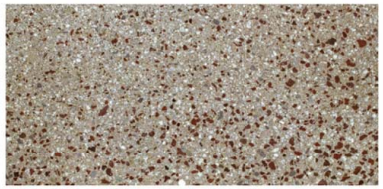


Source: DFH Architects, 2019.

Figure 1-15
East Elevation

EXTERIOR CEMENT PLASTER/ STUCCO
COLOR: WHITE

EXTERIOR CEMENT PLASTER/ STUCCO
COLOR: VERMILION

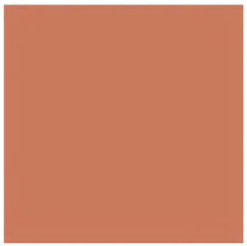


BURNISHED CONCRETE BLOCK
COLOR TAN

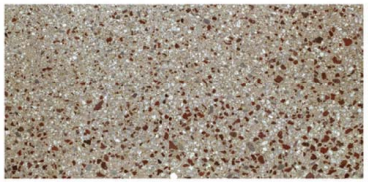
Source: DFH Architects, 2019.

Figure 1-16
West Elevation

EXTERIOR CEMENT PLASTER/ STUCCO
COLOR: WHITE



EXTERIOR CEMENT PLASTER/ STUCCO
COLOR: VERMILION



BURNISHED CONCRETE BLOCK
COLOR TAN

Source: DFH Architects, 2019.

Figure 1-17
North Elevation

2. Regulatory Framework

2.1 Addendum to an EIR and Negative Declaration

Section 15164 of the CEQA Guidelines provides the authority for preparing an addendum to a previously certified EIR or adopted negative declaration. Specifically, Section 15164 states the following:

(a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*

(b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

(c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*

(d) *The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*

(e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

2.2 Purpose of this Analysis

Because the proposed changes to the Approved Project do not meet the conditions described in Section 15162 of the CEQA Guidelines[2], the City determined that an Addendum to the previously adopted EIR is the appropriate documentation to address the proposed revisions.

The proper standard of review for addenda following an EIR approval is for substantial evidence.[3] CEQA Guidelines Section 15164 validly establishes an addendum process that is consistent with the CEQA statute.[4]

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[2] Changes to a project for which an EIR has been adopted can trigger the requirement for additional CEQA-related analysis. Section 15162 of the CEQA Guidelines describes the circumstances for when a subsequent EIR or negative declaration is required. The environmental impacts associated with the Approved Project were addressed in the previously adopted EIR. For the reasons discussed below, the proposed changes to the Approved Project would not result in any new significant impacts and would not increase the severity of the previously identified significant impacts. Thus, the proposed changes to the Approved Project do not constitute "substantial changes" that would require "major revisions" to the EIR due to new or increased impacts (refer to Section 15162 (a)(1)). Additionally, the "circumstances under which the project" would be undertaken are no different than described in the EIR (refer to Section 15162(a)(2)). Further, the proposed changes to the Project do not represent "new information of substantial importance" that would result in new or increased significant impacts not already identified in the EIR (refer to Section 15162(a)(3)). For these reasons, a subsequent EIR to address this new information is NOT required.

[3] Friends of the College of San Mateo Gardens v. San Mateo County Community College District (2017) 11 Cal. App.5th 596.

[4] Save Our Heritage Organisation v. City of San Diego (The Plaza de Panama Committee, Real Party in Interest) (2018) 28 Cal.App.5th 656.

The environmental analysis presented below for the 5775 Adams Project demonstrates that the proposed changes will not create new or increased significant environmental impacts beyond than those already identified in the previously adopted EIR.

The Los Angeles Department of City Planning (Department) has prepared this analysis to determine whether the Addendum to the EIR is in accordance with CEQA and the California CEQA Guidelines.

Specifically, the scope of this analysis evaluates the 5775 Adams Project to determine if it will 1) involve substantial changes that would result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the Certified EIR; 2) involve substantial changes with respect to the circumstances under which the Project would be undertaken that would result in new significant environmental effects or the substantial increase in the severity of effects previously identified in the Certified EIR; or 3) involve new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified. This analysis supports use of the Addendum, which has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the *State CEQA Guidelines*.

This analysis has determined that there are no new significant environmental effects and no substantial increase in the severity of previously identified significant effects. Furthermore, there are no known mitigation measures or alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment previously identified in the EIR. Therefore, neither a subsequent EIR nor a supplemental EIR, as defined under CEQA Guidelines Sections 15162 and 15163, respectively, is required. An Addendum to the adopted EIR, as permitted under Section 15164, is appropriate.

3. Revisions to Appendix G of the CEQA Guidelines

3.1 Introduction

The California Natural Resources Agency adopted revisions to the CEQA Guidelines that became effective on December 28, 2018, which was adopted after preparation of the Certified EIR. The revisions to the CEQA Guidelines were adopted largely to create efficiencies and to align the CEQA Guidelines with California appellate court and Supreme Court decisions. The revisions that are most applicable to the EIR are those associated with changes to Appendix G.

Appendix G of the CEQA Guidelines contains a sample initial study format. The purpose of an initial study is to assist lead agencies in determining whether a project may cause a significant impact on the environment. To help guide that determination, Appendix G asks a series of questions in the form of a checklist regarding a range of environmental resources and potential impacts. The City uses Appendix G in their EIRs to demonstrate that a project would not result in significant impacts on the environment that cannot be mitigated.

When the Appendix G checklist was originally developed, it contained only a handful of questions. Over time, the list of questions has grown in response to increasing awareness of the effects of development on the environment. Currently, the sample checklist contains 89 questions divided into 20 categories of potential impacts.

3.2 Modifications to Appendix G of the CEQA Guidelines

The revisions to Appendix G were adopted largely to reduce redundancy, provide additional clarity, and to align Appendix G with California appellate court and Supreme Court decisions and changes to the Public Resources Code. An overview of the modifications to the Appendix G is provided below by environmental topic. Based on the discussion below, while Appendix G was modified, the modified Appendix G questions that would apply to the 5775 Adams Project have been addressed within the Certified EIR.

3.2.1 Aesthetics

Consistent with SB 743, the modifications clarify that the checklist questions regarding aesthetics do not apply to projects that are located in a transit priority area and are defined as set forth in PRC Section 21099. Per SB 743, aesthetic impacts for such projects are less than significant. For those projects that do not meet the definition provided in PRC Section 21099, the modifications provide distinct checklist questions for public views and consistency with zoning regulations governing scenic views, depending upon whether the project is within a non-urbanized or urbanized area. All of the checklist questions as presented in the updated Appendix G checklist are addressed in Section 4.1, Aesthetics, of the Draft EIR. Further, as discussed below, the 5775 Adams Project meets the definition of PRC 21099 and as such, aesthetic impacts associated with the 5775 Adams Project are less than significant.

3.2.2 Agriculture and Forestry Resources

These checklist questions were not updated as part of the modifications and are responded to in the Section 4.2, Agriculture and Forestry Resources, of the Draft EIR.

3.2.3 Air Quality

These checklist questions were modified to delete Checklist Question III.b regarding violation of air quality standards and to modify the question regarding odors. All of the checklist questions as presented in the updated Appendix G checklist are addressed in Section 4.3, Air Quality, of the Draft EIR.

3.2.4 Biological Resources

Checklist Question IV.c has been modified to remove the reference to Section 404 of the Clean Water Act. This modification does not affect the analysis of biological resources provided in Section 4.4, Biological Resources, of the Draft EIR.

3.2.5 Cultural Resources

These modifications consist of a minor word change to Checklist Question V.a and moving Checklist Question V.c from the cultural resources subsection to the geology subsection of Appendix G. Impacts to cultural resources are addressed in Section 4.5, Cultural Resources, of the Draft EIR.

3.2.6 Energy

The modifications include creating a separate subsection for energy, and also incorporating language from Appendix F of the CEQA Guidelines. These added checklist questions have already been addressed in Section 4.16, Utilities and Service Systems, of the Draft EIR.

3.2.7 Geology and Soils

These checklist questions have been modified to focus on both the direct and indirect impacts associated with geology and soils and to move the analysis of paleontological resources to this topic (from the cultural resources section). Impacts to geology and soils are fully addressed in Section 4.6, Geology and Soils, of the Draft EIR. Further, impacts with respect to paleontological resources are addressed in Section 4.5, Cultural Resources, of the Draft EIR.

3.2.8 Greenhouse Gas Emissions

These checklist questions were not changed as part of the modifications and are addressed in Section 4.7, Greenhouse Gas Emissions, of the Draft EIR.

3.2.9 Hazards and Hazardous Materials

These checklist questions were revised to delete Checklist Question VIII.f regarding safety hazards associated with proximity to a private airstrip and to clarify that Checklist Question VIII.g

(formerly Checklist Question VIII.h) includes both direct or indirect impacts associated with wildland fires. All of the checklist questions as presented in the updated Appendix G checklist are addressed in Section 4.8, Hazards and Hazardous Materials, of the Draft EIR.

3.2.10 Hydrology and Water Quality

These checklist questions were revised to provide clarification and eliminate redundancy. All of the topics in these checklist questions, including those related to water quality, groundwater, flooding, and flood hazards, are thoroughly addressed in Section 4.9, Hydrology and Water Quality, of the Draft EIR.

3.2.11 Land Use and Planning

Checklist Question X.b has been revised to focus on conflicts with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Checklist Question X.c has been deleted, as it addressed habitat conservation plans, which are already addressed under the biological resources checklist questions. An analysis of the Project's consistency with land use plans, policies, and regulations is provided in Section 4.10, Land Use and Planning, of the Draft EIR.

3.2.12 Mineral Resources

These questions were not updated as part of the modifications and are responded to in Section 4.11, Mineral Resources, of the Draft EIR.

3.2.13 Noise

Checklist Questions XII.a and XII.b were revised to focus on impacts associated with the generation of noise and vibration noise levels. In addition, Checklist Questions XII.c, XII.d, and XII.f were deleted, as they were redundant, and Checklist Question XII.e was revised accordingly. The topics associated with these modified questions are fully addressed in Section 4.12, Noise, of the Draft EIR.

3.2.14 Population and Housing

Checklist Question XIII.a was clarified to focus on potential impacts associated with unplanned growth, and Checklist Questions XIII.b and XIII.c were combined. The topics in these modified questions are fully addressed in Section 4.13, Population, Housing, and Employment, of the Draft EIR.

3.2.15 Public Services

These checklist questions were not updated as part of the modifications and are responded to in Sections 4.14, Public Services, of the Draft EIR.

3.2.16 Recreation

These questions were not updated as part of the modifications and are responded to in Section 4.14, Pubic Services, of the Draft EIR.

3.2.17 Transportation

Checklist Questions XVI.a and XVI.f were combined and clarified to focus on conflicts with a program, plan, ordinance, or policy addressing the circulation system. Checklist Question XVI.c regarding airport traffic safety was eliminated, as airport traffic safety is already addressed under the hazards questions. Former Checklist Question XVI.d (now Checklist Question XVI.c) was revised to add “geometric” for clarity. All of the topics in these questions were addressed in Section 4.15, Transportation and Traffic, of the Draft EIR.

In addition, Checklist Question XVI.b was revised to address consistency with CEQA Guidelines Section 15064.3, subdivision (b), which relates to use of vehicle miles traveled (VMT) as the methodology for evaluating traffic impacts. The City adopted a VMT methodology on July 30, 2019. The traffic analysis prepared for the 5775 Adams Project, and included herein, has therefore been prepared using the City’s adopted VMT methodology.

3.2.18 Tribal Cultural Resources

Assembly Bill (AB) 52 went into effect on July 1, 2015, and requires that for a project for which a Notice of Preparation (NOP) for a Draft EIR was filed on or after July 1, 2015, the lead agency is required to consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if: (1) the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area; and (2) the tribe requests consultation, prior to the release of a negative declaration, mitigated negative declaration or environmental impact report for a project. The NOP for the West Adams New Community Plan EIR was released on February 1, 2008, and therefore, the lead agency was not required to comply with the requirements of AB 52. AB 52 applies to EIRs, Negative Declarations, and Mitigated Negative Declarations, and would not apply to an Addendum to an EIR. As the Certified EIR predated AB 52 and therefore was not subject to its requirements, the 5775 Adams Project would also not be subject to AB 52.

AB 52 also required an update to Appendix G of the CEQA Guidelines to include questions related to impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. The Final EIR was released in May of 2016, and therefore did not include responses to the updated Appendix G questions related to tribal cultural resources. Nevertheless, the issues related to tribal cultural resources were addressed within Section 4.5, Cultural Resources, of the Draft EIR.

3.2.19 Utilities and Service Systems

These checklist questions were revised to reduce redundancy. Specifically, Checklist Question XVIII.a was eliminated, as wastewater treatment was already addressed in former Checklist

Question XVIII.e (now Checklist Question XVIII.c). In addition, former Checklist Questions XVIII.b and XVIII.c were combined to address all infrastructure types in one question (now Checklist Question XVIII.a) and to include the addition of telecommunications. Former Checklist Question XVIII.d regarding water supply was also updated to clarify that the analysis of water supply should include reasonably foreseeable future development during normal, dry and multiple dry years. Former Checklist Questions XVIII.f and XVIII.g regarding solid waste impacts were also clarified.

3.2.20 Wildfire

New Checklist Question XX. Wildfire pertains to projects that are located in, or near, state responsibility areas or lands classified as very high fire hazard severity zones. The Project Site is not located in or near state responsibility areas, nor is the Project Site located in a City-designated Very High Fire Hazard Severity Zone. Therefore, these questions are not applicable to the 5775 Adams Project.

4. Environmental Impact Analysis

The information below addresses each of the environmental issues that were previously analyzed within the scope of the previously certified EIR and the recently revised Appendix G of the CEQA Guidelines. The conclusions of the Certified EIR are provided as a reference for each environmental issue area for purpose of describing how the proposed changes would not result in any new significant impacts and would not increase the severity of the significant impacts identified in the Certified EIR.

A Modified Environmental Checklist Form was used to compare the anticipated environmental effects of the 5775 Adams Project with those disclosed in the Certified EIR and to review whether any of the conditions set forth in Public Resources Code, Section 21166 or CEQA Guidelines, Section 15162, requiring preparation of a subsequent or supplemental EIR, have been triggered. This analysis provides the following information as to each of the impact thresholds analyzed in each of the impact categories:

Impact Determination in the EIR. This column sets forth the impact determination made in the Certified EIR for each impact threshold.

Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts? Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project (the 5775 Adams Project) will result in new significant impacts that have not already been considered and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified impact.

Any New Circumstances Involving New Impacts or Substantially More Severe Impacts? Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any New Information Requiring New Analysis or Verification? Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified as complete is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigations remain valid. If the new information shows that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; or (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project

proponents decline to adopt the mitigation measure or alternative, then the question would be answered 'Yes' requiring the preparation of a subsequent or supplemental EIR. However, if the additional analysis completed as part of this environmental review finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or additional mitigation is not necessary, then the question would be answered 'No' and no additional environmental documentation (supplemental or subsequent EIR) is required. New studies completed as part of this environmental review are attached to this Addendum, or are on file with the Planning Department.

Mitigation Measures Addressing Impacts. Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental document provides mitigation measures to address effects in the related impact category. In some cases, the mitigations have already been implemented. A "yes" response will be provided in either instance. If "No" is indicated, this environmental review concludes that the impact does not occur with this project and therefore no mitigations are needed.

DISCUSSION AND MITIGATION SECTIONS. A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or that has already been implemented. Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions. A discussion of the conclusion relating to the analysis contained in each section.

4.1 Aesthetics

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:					
(a) Have a substantial adverse effect on a scenic vista?	Less Than Significant	No	No	No	No
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less Than Significant	No	No	No	No
(c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant with Mitigation	No	No	No	No
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Significant and Unavoidable	No	No	No	Yes

In 2013, Governor Edmund G. "Jerry" Brown signed SB 743. Among other things, SB 743 adds PRC Section 21099, which provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." PRC Section 21099 defines a "transit priority area" as an area within 0.5 mile of a major transit stop that is "existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations," and an "employment center project" as "a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area." PRC Section 21064.3 defines "major transit stop" as "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." PRC Section 21099 defines an infill site as a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

The related City of Los Angeles Department of City Planning Zoning Information (ZI) File No. 2452 provides further instruction concerning the definition of transit priority projects and that "[v]isual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the [L.A. CEQA Thresholds Guide] shall not be considered an impact for infill projects within TPAs pursuant to CEQA."

The Project Site is an infill site within the West Adams community that is zoned to allow residential and commercial uses. The 5775 Adams Project would construct a mixed-use building containing 65 residential units (including 10 units reserved for Very Low Income households) and approximately 2,300 square feet of ground-floor commercial retail uses. The Project Site has convenient access to public transportation and is served by numerous bus lines as well as the Metro Expo Light Rail Transit Line, with a station at the intersection of La Cienega and Jefferson Boulevards, approximately 0.5 miles south of the Project Site. Therefore, the 5775 Adams Project is located in a transit priority area, as confirmed by the City of Los Angeles Zoning Information and Map Access System (ZIMAS).[5] As such, the 5775 Adams Project qualifies as a mixed-use residential project located in a transit priority area, and its aesthetic impacts shall not be considered significant impacts on the environment pursuant to PRC Section 21099. The following analysis regarding scenic vistas, scenic resources, consistency with applicable regulations governing scenic quality, shade/shadow, and light and glare is provided for informational purposes only, and not for determining whether the 5775 Adams Project will result in significant impacts to the environment.[6]

4.1.1 Impact Determination in the EIR

The Certified EIR stated that implementation of the Community Plan would not structurally change land use patterns nor result in a drastic change in the existing visual character of the West Adams CPA. However, the Community Plan increased the existing height/floor area ratios in some areas, resulting in a change in visual character. Mitigation Measure AE1 would ensure that these aspects of neighborhood character are maintained by implementing transitional height policies. The Certified EIR stated that the Community Plan would not impact any identified scenic vistas or recognized views and is geared toward maintaining consistent neighborhood character, encouraging adaptive reuse and rehabilitation, improving business and employment opportunities, and preserving existing retail and neighborhood services. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to views, vistas, and scenic resources.

The Certified EIR also stated that the West Adams CPIO and Crenshaw Corridor Specific Plan could potentially increase the amount of glare in the West Adams CPA due to the intensification of residential and commercial development. Implementation of Mitigation Measures AE2 and AE3 would reduce impacts from light and glare. The Certified EIR stated that future development in the CPIO subdistricts and Specific Plan area could cause shadow impacts. Mitigation Measure AE1 would reduce impacts related to shade and shadow. However, shade and shadow effects during the months of December and January could still result in a significant impact. Therefore,

[5] City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for 5775 Adams, www.zimas.lacity.org, accessed December 10, 2019.

[6] While not a specific environmental topic under Appendix G, this analysis includes an evaluation of shading for informational purposes only in the light and glare section as it is related to light and the City has identified criteria for its analysis.

the Certified EIR determined that implementation of the Community Plan would result in a significant and unavoidable impact related to shade and shadow.

Mitigation Measures

The following mitigation measures were included in the Certified EIR to reduce impacts related to aesthetics:

AE1 Any approval of a Discretionary project or *"Active Change Area Project",* with new construction located on commercial or industrially planned land in CPIO subareas or the Crenshaw Corridor Specific Plan that directly abuts or is across an alley from residentially planned land must transition in the following manner:

- Where the rear or side property line is contiguous with that of a residential lot or separated by an alley, the building shall be set back or "stepped back" one foot for every one foot in height as measured fifteen feet above grade at the shared/residential property line, or as specified through the individual CPIO subarea or Specific Plan ordinances when more restrictive.
- New construction located opposite the front yard setback of residentially planned land along local streets shall not exceed 30 feet in height for the first 50 feet of lot depth as measured from the commercial or industrial property line opposite the residential lot.
- Adjustments and Exceptions (permitted): The fifteen foot "step back" height limitation at the residential property line may be increased by not more than 20 percent or as specified through the CPIO or Specific Plan regulations when more restrictive through adjustment, otherwise, through the exception procedures pursuant to the Los Angeles Municipal Code.

AE2 Any approval of a Discretionary project or *"Active Change Area Project",* shall ensure that all lighting be directed and/or shielded to minimize lighting spillover effects onto adjacent and nearby properties.

AE3 Any approval of a Discretionary project or *"Active Change Area Project",* shall ensure that glare effects be limited by using non-reflective building and construction materials, such as concrete, wood, and stucco. This shall include, but not be limited to, art installations, fencing material, and recreational equipment.

4.1.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The following analysis is provided for informational purposes only.

As discussed above, the 5775 Adams Project includes, among other things, a Conditional Use Permit for a 70 percent density bonus to permit 65 units in lieu of 38 units with 10 units reserved for Very Low Income households, and also requests waivers to permit a 4.35:1 floor area ratio (FAR) and to permit a height of 75 feet to the rooftop in lieu of 55 feet otherwise permitted.

Therefore, the height and floor area of the building constructed on the Project Site would be increased when compared to the analysis contained in the Certified EIR, as a result of the 5775 Adams Project's inclusion of 10 units reserved for Very Low Income households, which allows for 27 additional units as a density bonus (for a total of 65 units). In addition, the 5775 Adams Project is seeking a State Density Bonus incentive/concession to deviate from the CPIO transitional height requirement in order to address the Project's affordable housing costs.

Scenic Vistas

With respect to scenic vistas, the Baldwin Hills Scenic Overlook is located approximately one mile southwest of the Project Site and the Kenneth Hahn Recreation Area is located approximately one mile south of the Project Site. Both provide panoramic views of the Los Angeles Basin, the Pacific Ocean, and surrounding mountains. Based on these distances from the Project Site and the size of the 5775 Adams Project, the 5775 Adams Project would not be viewable from the Baldwin Hills Scenic Overlook or the Kenneth Hahn Recreation Area. Therefore, the 5775 Adams Project would result in no impact with respect to scenic vistas. Pursuant to SB 743 and ZI No. 2452, the 5775 Adams Project's would also have no impacts with respect to scenic vistas.

Scenic Resources

As stated below under "Biological Resources," the Project Site does not contain any protected trees. Further, the Project Site does not contain any rock outcroppings, nor is it located within a State scenic highway. Finally, as discussed below under "Cultural Resources," the 577 Adams Project would not result in any impacts with respect to historic resources. Therefore, the 5775 Adams Project would result in no impact with respect to scenic resources. Pursuant to SB 743 and ZI No. 2452, the 5775 Adams Project would result in no impact with respect to scenic resources.

Visual Character

Construction

Construction activities at the Project Site would be mostly visible from the surrounding uses, and are estimated to occur over approximately 24 months. Construction activity would vary on a weekly basis, depending largely on the number of workers and construction trucks needed for the activities during each time period. Temporary fencing would be installed around the Project Site during construction, which would partially shield views of construction activities and equipment. Though the 5775 Adams Project's construction activities would be visible from adjacent public and private vantage points, changes to the appearance of the Project Site would be temporary in nature. Temporary construction changes are necessary for the development of the Project Site, and would not rise to the level of a change that would substantially degrade the existing visual character. Therefore, no impacts with respect to visual character would occur during construction.

Operation

The 5775 Adams Project would develop the Project Site with a new, contemporary seven story mixed-use building on parcels that are currently underutilized. The 5775 Adams proposes to set aside 25 percent of the base density (10 units) for Very Low Income households. As a result of

providing affordable housing, the Project Applicant requests approval for a 70 percent density bonus (27 units), as well as development incentives/waivers of development standards necessary to physically accommodate the Project inclusion of the affordable units, pursuant to SB 1818 and the City's Implementing Ordinance. As described previously, some of the requested waivers of development standards would allow for an increased height and FAR at the Project Site, and also a deviation from the CPIO transitional height requirement in order to address the Project's affordable housing costs. With the requested density bonus and incentives/waivers/concessions, the 5775 Adams Project would be within the allowable density and height permitted by State law and the LAMC. Further, the 5775 Adams Project qualifies as an Affordable Housing Incentive Project per the CPIO, based on the provision of 10 units (25 percent of the base density) reserved for Very Low Income households, and the increased height and density would be permitted in order to provide needed affordable housing in the City.

The 5775 Adams Project's residential and retail uses would be consistent with uses in the Project area, as residential uses are located north of the Project Site, and commercial uses are provided along Adams Boulevard. The mixed-use nature of the 5775 Adams Project would also be consistent with the Project Site's location within the Major Intersection Nodes Subarea of the CPIO District, which promotes commercial and mixed-use development. Further, the mixed-use nature of the 5775 Adams Project would improve walkability and street level activation. Overall, the 5775 Adams Project would be compatible with the scale and character of the adjacent properties and surrounding neighborhood, and would also enhance the surrounding neighborhood. Therefore, the 5775 Adams Project's impacts with respect to visual character would be less than significant. Pursuant to SB 743 and ZI No. 2452, the 5775 Adams Project's impacts with respect to visual character would be less than significant.

Light and Glare

The 5775 Adams Project would include lighting designed to highlight architectural elements of the building as well as security lighting designed to deter criminal activity on the Project Site. The lights associated with the 5775 Adams Project would be directed toward the interior of the Project Site so as not to create impacts to surrounding land uses or motorists traveling on surrounding roadways. All exterior lighting would be designed with internal and/or external glare control and would also be designed, arranged, directed, or shielded to contain direct illumination on-site, thereby preventing excess illumination and light spillover onto adjacent land uses and/or roadways. Blinking, flashing, or oscillating lights would be prohibited. Due to its scale in relation to existing residential development in the Project vicinity, light generated from the interior of the proposed building could potentially be seen from surrounding uses. However, the increase in light that would be generated would not be out of character with the existing light sources in the Project vicinity. In addition, the 5775 Adams Project would implement Mitigation Measure AE2 from the Certified EIR, which ensures that all lighting would be directed on-site and/or shielded to minimize spillover effects onto nearby properties. As such, nighttime views in the Project vicinity would not be affected by the 5775 Adams Project, and impacts with respect to light would be less than significant. Pursuant to SB 743 and ZI No. 2452, the 5775 Adams Project's impacts with respect to light would be less than significant.

The 5775 Adams Project's architectural features and facades would not be constructed of highly reflective materials, and therefore would not be expected to affect daytime views. Materials used

on the façade of the proposed mixed-use building would include exterior cement plaster/stucco in varying colors and burnished concrete block. In addition, the 5775 Adams Project would implement Mitigation Measure AE3 from the Certified EIR, which would ensure that non-reflective building materials are used. As such, daytime views in the 5775 Adams Project vicinity would not be affected by the 5775 Adams Project, and impacts with respect to glare would be less than significant. Pursuant to SB 743 and ZI No. 2452, the 5775 Adams Project's impacts with respect to glare would be less than significant.

Shade and Shadow

As discussed above, the Certified EIR stated that future development in the CPIO subdistricts and Specific Plan area could cause shadow impacts due to the relatively dense arrangement of the existing commercial, industrial, and residential buildings within the West Adams Community Plan Area. Therefore, the Certified EIR determined that implementation of the Community Plan would result in a significant and unavoidable impact related to shade and shadow. However, based on SB 743 and ZI No. 2452, described above, the 5775 Adams Project would have a less than significant impact with respect to shade and shadow.

Mitigation Measures

As described previously, the 5775 Adams Project qualifies as a mixed-use residential project located in a transit priority area, and therefore its aesthetic impacts shall not be considered significant impacts on the environment. Therefore, no mitigation measures would be required for the 5775 Adams Project. Nevertheless, the 5775 Adams Project would implement Mitigation Measures A2 and A3 from the Certified EIR. The 5775 Adams Project would not implement Mitigation Measure AE1 from the Certified EIR as the Project is eligible for a State Density Bonus Law incentive/concession per California Government Code Section 65915 to deviate from this standard to address the Project's affordable housing costs.

4.1.3 Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the Certified EIR.

4.1.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to visual or aesthetic resources. No substantial changes in the aesthetic or visual environment have occurred since certification of the EIR, and no substantial new scenic resources have been identified within the vicinity of the Project Site that would result in new or more severe significant environmental impacts.

4.1.5 EIR's Mitigation Measures Addressing Impact

The 5775 Adams Project qualifies as a mixed-use residential project located in a transit priority area, and therefore its aesthetic impacts shall not be considered significant impacts on the environment. Therefore, no mitigation measures would be required for the 5775 Adams Project. Nevertheless, the 5775 Adams Project would implement Mitigation Measures A2 and A3 from the Certified EIR. The 5775 Adams Project would not implement Mitigation Measure AE1 from the Certified EIR as the Project is eligible for a State Density Bonus Law incentive/concession per California Government Code Section 65915 to deviate from this standard to address the Project's affordable housing costs.

4.1.6 Conclusion

Based on the above, no new significant aesthetic impacts or a substantial increase in previously identified aesthetic impacts would occur as a result of the 5775 Adams Project. Therefore, the 5775 Adams Project does not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.2 Agriculture and Forestry Resources

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
AGRICULTURE AND FORESTRY RESOURCES: Would the project:					
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No Impact	No	No	No	No
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact	No	No	No	No
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	No Impact	No	No	No	No
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	No	No	No	No
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No Impact	No	No	No	No

4.2.1 Impact Determination in the EIR

The Certified EIR stated that a review of the maps compiled by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) indicates that the West Adams CPA is mapped as an "urbanized area" and does not have properties that contain prime or important farmlands. There are no properties located in the West Adams CPA that are zoned for agriculture use, and there are no agriculture land uses in the West Adams CPA. Vegetation within the West Adams CPA consists largely of non-native ornamental trees, grasses, and shrubs that are typical of urban landscaping. The West Adams CPA and surrounding area are fully

developed and urbanized, and there are no timberlands in the vicinity of the West Adams CPA. As stated in the Certified EIR, the City land use and zoning maps show there is no forest land defined as timberland or timberland production in the West Adams CPA. As there are no agriculture or forestry resources within the West Adams CPA, the Community Plan and its implementing ordinances do not contain any specific guidelines that would affect farmland, agricultural land, timberland, or forest land. Therefore, implementation of the Community Plan would have no construction or operational impacts related to agriculture and forestry resources.

Mitigation Measures

No impacts related to agricultural and forestry resources were determined for the Community Plan, and no mitigation measures were required.

4.2.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

As stated in the Certified EIR, the West Adams CPA does not contain land uses that are considered prime or important farmlands, agricultural land uses, timberlands, or forest land. The Project Site is currently designated for Community Commercial land uses, and would remain designated for such uses after development of the 5775 Adams Project. Therefore, the 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

Mitigation Measures

None required.

4.2.3 Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the Certified EIR.

4.2.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to agricultural or forestry resources. No substantial changes have occurred since certification of the EIR, and no new agricultural or forestry resources have been identified within the vicinity of the 5775 Adams Project that would result in new or more severe significant environmental impacts. Finally, as it has been determined the 5775 Adams Project will not result in any agricultural or forestry resources impacts, a review of feasible mitigation measures is not required.

4.2.5 EIR's Mitigation Measures Addressing Impact

Because the Certified EIR determined the Project would have no impacts on agricultural or forestry resources, no mitigation measures were required. Implementation of the 5775 Adams Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

4.2.6 Conclusion

Based on the above, no new significant impacts or a substantial increase in previously identified impacts to agricultural or forestry resources would occur as a result of the 5775 Adams Project. Therefore, the 5775 Adams Project does not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.3 Air Quality

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
AIR QUALITY: Would the project:					
(a) Conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant Impact	No	No	No	No
(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?	Significant and Unavoidable	No	No	No	No
(c) Expose sensitive receptors to substantial pollutant concentrations?	Significant and Unavoidable	No	No	No	No
(d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	Less Than Significant	No	No	No	No

This section is based on the Certified EIR and the following item, which is included as **Appendix A** to this Addendum:

A Air Quality and Greenhouse Gas Emissions Technical Modeling, Noah Tanski Environmental Consulting, November 2019.

4.3.1 Impact Determination in the EIR

Construction

The Certified EIR stated that implementation of the Community Plan would allow for an increase in the capacity for development in the West Adams CPA by 3.8 million square feet of commercial space, 2.3 million square feet of public facility, and 19,703 dwelling units. Construction activity has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from individual project sites. As shown in the Certified EIR, average construction emissions for the potential West Adams CPA developments would exceed South Coast Air Quality Management District (SCAQMD) regional thresholds for VOC and NOx, but would be well below the CO, SOx, PM_{10}, and $PM_{2.5}$ thresholds. Moreover, the Certified EIR stated that construction activity would likely exceed the localized significance thresholds for NOx, $PM_{2.5}$, and PM_{10}. Therefore, without mitigation, the Certified EIR determined that implementation of the Community Plan would result

in a significant impact related to regional and localized construction emissions. Mitigation Measure AQ1 was adopted in the Certified EIR to ensure compliance with SCAQMD Rule 403, to reduce VOC emissions, control exhaust emissions, and limit pollutant concentrations. Nonetheless, the Certified EIR concluded that even with implementation of Mitigation Measure AQ1, impacts related to regional and localized air quality emissions would remain significant and unavoidable.

Odors may be emitted during project construction by equipment exhaust and architectural coatings. However, these sources would be localized and temporary in nature. Therefore, impacts from construction odors were determined to be less than significant. Finally, as stated in the Certified EIR, the Community Plan would not interfere with the implementation of the standards and strategies of the Air Quality Management Plan (AQMP). Therefore, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to consistency with the AQMP.

Operation

As stated in the Certified EIR, future daily emissions under implementation of the Community Plan are expected to decrease from existing emissions for all of the assessed pollutants except VOC. This is largely a result of reductions in vehicle emissions that are projected to occur between 2008 and 2030 due to stricter regulations and improved technology. The Certified EIR stated that VOC emissions would increase as a result of architectural coating emissions associated with new residential land uses. However, the increase in VOC emissions would be less than the SCAQMD daily significance threshold. Therefore, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to regional operational emissions.

With respect to localized operational emissions, as stated in the Certified EIR, the State one- and eight-hour standards of 20 and 9.0 ppm, respectively, would not be exceeded at any intersection within the West Adams CPA. Therefore, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to mobile source CO concentrations. The I-10 Freeway runs through the West Adams CPA; therefore, if receptors are sited within close proximity to the freeway, impacts with respect to toxic air contaminants would be potentially significant. The City of Los Angeles recently amended the LAMC to require new residential and commercial buildings located within 1,000 feet of freeways follow standards to reduce health risks from mobile sources. Therefore, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to operational toxic air contaminant emissions.

According to the Certified EIR, the West Adams CPA is not anticipated to be developed with land uses that are typically associated with odor complaints. The majority of development would be typical residential and commercial uses. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in a less than significant impact related to operational odors. The Community Plan would also be consistent with the AQMP goals to reduce pollution levels. Therefore, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to consistency with the AQMP.

Mitigation Measures

The following mitigation measure was included in the Certified EIR to reduce impacts related to air quality:

AQ1 Any approval of a Discretionary project or *"Active Change Area Project",* shall ensure that all contractors include the following best management practices in contract specifications:

- Use properly tuned and maintained equipment.
- Contractors shall enforce the idling limit of five minutes as set forth in the California Code of Regulations.
- Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g. engine catalysts) to the extent they are readily available and feasible.
- Use heavy-duty diesel-fueled equipment that uses low NOx diesel fuel to the extent it is ready available and feasible.
- Use construction equipment that uses low polluting fuels (i.e. compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
- Maintain construction equipment in good operating condition to minimize air pollutants.
- All off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technologies devices certified by the California Air Resources Board (CARB). Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.
- Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.
- Construction contractors shall utilize super-compliant architectural coatings as defined by the South Coast Air Quality Management District (VOC standard of less than ten grams per liter).

- Construction contractors shall utilize materials that do not require painting, as feasible.
- Construction contractors shall use pre-painted construction materials, as feasible.
- Construction contractors shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
- Construction contractors shall provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site as feasible.
- Construction contractors shall reroute construction trucks away from congested streets or sensitive receptor areas as feasible.
- Construction contractors shall appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.

4.3.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

Existing Conditions

Sensitive Receptors

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. Generally speaking, sensitive land uses, or sensitive receptors, are those where sensitive individuals are most likely to spend time. Individuals most susceptible to poor air quality include children, the elderly, athletes, and those with cardiovascular and chronic respiratory diseases. As a result, sensitive receptors to air quality may include schools (i.e., elementary schools or high schools), child care centers, parks and playgrounds, long-term health care facilities, rehabilitation facilities, convalescent facilities, retirement facilities, residences, and athletic facilities. Sensitive receptors in the vicinity of the 5775 Adams Project include, but are not limited to, the following:

Residential Land Uses: The primary receptors to the 5775 Adams Project would be residential land uses fronting Genesee Avenue and Spaulding Avenue, located to the north across an alley. The nearest residential building would be a single-family home located at 2550 Genesee Avenue, approximately 25 feet north of the Project Site.

Marvin Early Education Center and Marvin Avenue Elementary School: These school receptors are located approximately 1,400 feet northeast of the 5775 Adams Project, across the I-10 Freeway. Marvin Early Education Center is located at 2341 Curson Avenue; Marvin Avenue Elementary School is located at 2411 Marvin Avenue.

Genesee Avenue Park: This park is located approximately 1,400 feet north of the Project Site, across the I-10 Freeway.

Westside Neighborhood Park: This park is located approximately 1,000 feet south of the Project Site.

Air Quality Plan

SCAQMD 2016 AQMP and SCAG 2016-2040 RTP/SCS Consistency

The 2016 AQMP's projections for achieving state and federal air quality goals are based on population, housing, and employment trend assumptions in SCAG's 2016-2040 RTP/SCS, which are themselves largely based on local growth forecasts from local governments like the City of Los Angeles. Therefore, a project is consistent with the 2016 AQMP, in part, if it is consistent with the population, housing, and employment assumptions and smart growth policies that were used in the formation of the AQMP.

The 5775 Adams Project's development of a mixed-use building including 65 dwelling units and approximately 2,300 square feet of ground floor retail space would not exceed the growth assumptions of the 2016-2040 RTP/SCS. The 2016-2040 RTP/SCS assumes a significant increase in multi-family housing built in infill locations near bus corridors and other transit infrastructure. In some cases the 2016-2040 RTP/SCS projects increases that outpace what is currently anticipated by local general plans. Development of the 5775 Adams Project would be consistent with this land pattern and smart growth policies to increase housing and employment density within close proximity to High Quality Transit Areas (HQTAs). Not only would the 5775 Adams Project be located within a HQTA, but the 5775 Adams Project would be located in direct proximity to high-frequency bus stops at the intersection of Adams Boulevard and Fairfax Avenue. The 5775 Adams Project would also be less than a half-mile walk from the La Cienega/Jefferson Metro Expo Line Station. Thus, the 5775 Adams Project's location provides abundant opportunity for residents, employees, and other users to utilize public transit infrastructure to reduce vehicle trips, specifically VMT.

City of Los Angeles Policies

In addition to the 2016 AQMP and 2016-2040 RTP/SCS, the City of Los Angeles General Plan Air Quality Element also identifies policies and strategies for advancing the City's clean air goals. As shown below in Table 4.3-1, the 5775 Adams Project would be consistent with the applicable policies of the Air Quality Element.

Table 4.3-1
5775 Adams Project Consistency with City of Los Angeles General Plan Air Quality Element

Strategy	Project Consistency
Policy 1.3.1 – Minimize particulate emissions from construction sites.	**Consistent.** The 5775 Adams Project would minimize particulate emissions during construction through compliance with best practices and/or SCAQMD rules. Adherence to the best management practices outlined in the Certified EIR's Mitigation Measure AQ1 would also reduce the Project's particulate emissions.

Policy 1.3.2 – Minimize particulate emissions from unpaved roads and parking lots associated with vehicular traffic.	**Consistent.** The 5775 Adams Project would not include the development of any unpaved roads or parking lots.
Policy 2.1.1 – Utilize compressed work weeks and flextime, telecommuting, carpooling, vanpooling, public transit, and improve walking/bicycling related facilities in order to reduce vehicle trips and/or VMT as an employer and encourage the private sector to do the same to reduce work trips and traffic congestion.	**Consistent.** Future retail employers could implement some of these transportation demand management strategies that help reduce traffic congestion, VMT, and subsequently air pollution.
Policy 2.1.2 – Facilitate and encourage the use of telecommunications (i.e., telecommuting) in both the public and private sectors in order to reduce work trips.	**Not Applicable**. The 5775 Adams Project includes approximately 2,300 square feet of retail uses. Based on the nature of retail work (as opposed to office work), it is unlikely that telecommuting would be an option for most Project employees.
Policy 2.2.1 – Discourage single-occupant vehicle use through a variety of measures such as market incentive strategies, mode-shift incentives, trip reduction plans, and ridesharing subsidies.	**Consistent.** Future property managers could implement these strategies that help reduce traffic congestion, VMT, and subsequently air pollution.
Policy 2.2.2 – Encourage multi-occupant vehicle travel and discourage single-occupant vehicle travel by instituting parking management practices.	**Consistent.** Future property managers could implement parking management programs that reduce vehicle travel.
Policy 2.2.3 – Minimize the use of single-occupant vehicles associated with special events or in areas and in times of high levels of pedestrian activities.	**Not Applicable.** The 5775 Adams Project would not include any facilities for the types of special events referenced by this policy.
Policy 3.2.1 – Manage traffic congestion during peak hours.	**Consistent.** The 5775 Adams Project is estimated to result in an increase of 37 net new vehicle trips during the A.M. peak hour and 32 net new vehicles trips during the P.M. peak hour. As a result, the 5775 Adams Project's contribution to local traffic congestion would be considered marginal and less than significant.
Policy 4.1.1 – Coordinate with all appropriate regional agencies on the implementation of strategies for the integration of land use, transportation, and air quality policies.	**Consistent.** The 5775 Adams Project is being entitled through the City of Los Angeles, which coordinates with SCAG, Metro, and other regional agencies on the management of land use, air quality, and transportation policies.
Policy 4.1.2 – Ensure that project level review and approval of land use development remains at the local level.	**Consistent.** The 5775 Adams Project would be entitled and environmentally cleared at the local level.
Policy 4.2.3 – Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles.	**Consistent.** The 5775 Adams Project would include four EV parking stalls and over 50 bicycle stalls. As discussed earlier, the 5775 Adams Project would be located in a HQTA with significant infrastructure to facilitate the use of alternative transportation modes by Project users. Nearby La Cienega Boulevard is considered a Moderate Plus Transit Enhanced District by the City's Mobility Plan 2035.
Policy 4.2.4 – Require that air quality impacts be a consideration in the review and approval of all discretionary projects.	**Consistent.** The 5775 Adams Project's air quality impacts are analyzed in this document, and as provided herein, all Project impacts with respect to air quality would be less than significant.
Policy 4.2.5 – Emphasize trip reduction, alternative transit and congestion management measures for discretionary projects.	**Consistent.** The 5775 Adams Project would be located in a HQTA with significant infrastructure to facilitate the use of alternative transportation modes by Project users.

Policy 5.3.1 – Support the development and use of equipment powered by electric or low-emitting fuels.	**Consistent.** The 5775 Adams Project would be designed to meet the applicable requirements of the State's Green Building Standards Code and the City's Green Building Code.
Source: NTEC, 2019.	

To summarize the evaluation of the 5775 Adams Project's consistency with applicable planning documents: (1) the Project's-related growth would be consistent with 2016 AQMP projections that are themselves based on 2016-2040 RTP/SCS projections; (2) the Project's location in a HQTA and near a Moderate Plus Transit Enhanced District would be consistent with the latest regional land use planning strategies to reduce VMT and associated air emissions; (3) to be discussed below, air emissions associated with the Project's construction and operations would not exceed or contribute to any exceedance of ambient air quality standards and thresholds, nor would they interfere with the AQMP's attainment of air quality standards or interim emissions reductions. As a result, the 5775 Adams Project would not conflict with or obstruct the implementation of any applicable air quality plans, and its impact with respect to this criterion would be considered less than significant.

Construction

Construction of the 5775 Adams Project is anticipated to take approximately 24 months. During this time, a variety of heavy-duty diesel powered vehicles and equipment would be operated on-site. Demolition and grading for the 5775 Adams Project would require vehicles such as excavators, bulldozers, loaders, and other heavy equipment. The building construction phase would require vehicles such as forklifts, man lifts, skid steer loaders, and a truck-mounted crane. Table 4.3-2, below, summarizes the estimated construction schedule that was utilized to model the Project's air quality impacts.

Table 4.3-2
Estimated Construction Schedule

Phase	Duration
Demolition	1 month
Grading/excavation	3 months
Building Construction	18 months
Finishing	1 month [A]
[A] Finishing activities would partially overlap with those associated with building construction.	

The 5775 Adams Project's daily regional and local emissions from construction, as estimated using SCAQMD's CalEEMod 2016.3.2 model, are shown in Table 4.3-3, below. As shown, the Project's regional construction emissions would not exceed SCAQMD regional significance thresholds for VOC, NO_X, CO, SO_X, PM_{10}, or $PM_{2.5}$. Local emissions also would not exceed SCAQMD LSTs for NO_X, CO, PM_{10}, or $PM_{2.5}$. Emissions modeling assumed compliance with the "best management practices" outlined in the Certified EIR's Mitigation Measure AQ1, provided above. As a result, the 5775 Adams Project's construction-related emissions impacts on regional and localized air quality would be less than significant, and would be reduced when compared to

the significant and unavoidable impact identified in the Certified EIR for air quality impacts during construction. Further, the Project would not cause the significant impact identified in the Certified EIR to be more severe.

Table 4.3-3
Regional and Localized Construction Emissions

	Emissions in lbs per day					
	VOC	**NO_X**	**CO**	**SO_x**	**PM_{10}**	**$PM_{2.5}$**
Regional Emissions						
2022	2	25	20	<1	4	2
2023	5	11	16	<1	1	1
Maximum Regional Emissions	5	25	20	<1	4	2
Regional Daily Threshold	75	100	550	150	150	55
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Localized Emissions						
2022	2	20	19	<1	3	2
2023	4	10	13	<1	<1	<1
Maximum Localized Emissions	4	20	19	<1	3	2
Localized Significance Threshold	-	74	680	-	5	3
Exceed Threshold?	**-**	**No**	**No**	**-**	**No**	**No**

Source: NTEC, 2019, based on CalEEMod 2016.3.2 model runs (included in Appendix A). LST analysis based on 1-acre site with 25-meter distances to receptors in SRA No. 1 "Central LA."

Regarding toxic air contaminants (TACs), the primary TAC that would be generated by construction activities is diesel PM, which would be released from the exhaust pipes of diesel-powered construction vehicles and equipment. According to SCAQMD methodology, health risks from carcinogenic air toxics such as diesel PM are usually quantified in terms of individual cancer risk, which is the likelihood that a person exposed to concentrations of TACs over a 30-year period every day will contract cancer based on standard risk-assessment methodology. However, the anticipated duration of construction activities associated with the Project's implementation is only approximately 24 months, and daily diesel PM emissions would vary considerably day by day, and by phase. After the initial four months of demolition and grading activities, the daily activities of off-road diesel-powered vehicles would reduce substantially. Additionally, as shown in Table 4.3-3, the Project's PM emissions, which include exhaust PM, would not exceed applicable regional thresholds and LSTs. As a result, TAC emissions from the Project's construction equipment are expected to result in less than significant health risk impacts.

Operation

Emissions associated with the 5775 Adams Project's operations were also calculated using CalEEMod 2016.3.2. As shown below in Table 4.3-4, the 5775 Adams Project would not introduce any new major sources of air pollution; emissions would not exceed SCAQMD regional significance thresholds, nor would they exceed SCAQMD LSTs. As a result, the 5775 Adams Project's operations-related emissions impacts on regional and localized air quality would be less than significant.

Table 4.3-4
Regional and Localized Operational Emissions

Emissions Source	Emissions in lbs per day					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area	2	<1	5	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile Sources	1	3	11	<1	4	1
Project Regional Emissions	2	4	17	<1	4	1
Regional Daily Thresholds	55	55	550	150	150	55
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Project Localized Emissions	2	<1	5	<1	<1	<1
Localized Significance Thresholds	-	74	680	-	2	1
Exceed Threshold?	**-**	**No**	**No**	**-**	**No**	**No**

Source: NTEC, 2019, based on CalEEMod 2016.3.2 model runs (included in Appendix A). LST analysis based on 1-acre site with 25-meter distances to receptors in SRA No. 1 "Central LA."

Regarding CO hotspots, though the 5775 Adams Project would generate traffic that produces and contributes to off-site emissions, Project traffic-generation would not result in exceedances of CO air quality standards at nearby roadways due to three key factors. First, CO hotspots are rare and only occur in the presence of unusual atmospheric conditions and extremely cold conditions, neither of which applies to the 5775 Adams Project area. Second, auto-related emissions of CO continue to decline because of advances in fuel combustion technology and the increasing penetration of this technology in the vehicle fleet. CO levels in the South Coast Air Basin are well-below federal and state standards, and no exceedances of CO have been recorded at nearby monitoring stations for some time. Therefore, the 5775 Adams Project's potential to expose sensitive receptors to substantial CO concentrations as a result of CO hotspots would be less than significant.

No other emissions, including objectionable odors, would be anticipated as a result of the construction or operations of the 5775 Adams Project. The Project proposes a mixed-use residential and retail development, which is not a land use frequently associated with odor complaints (e.g., agricultural uses, wastewater treatment facilities, food processing facilities, etc.). As a result, the 5775 Adams Project's potential to result in other emissions, including objectionable odors, adversely affecting a substantial number of people would be less than significant.

Emissions Summary – Health Impact

The 5775 Adams Project's construction and operations emissions would not exceed the applicable regional thresholds and LSTs. SCAQMD thresholds represent the maximum emissions that would not be expected to cause or materially contribute to an exceedance of National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS), which themselves represent the maximum concentrations of pollutants that can be present in outdoor air without any harmful effects on people or the environment. Therefore, neither the 5775 Adams Project's construction nor operations emissions would be expected to cause or measurably

contribute to adverse health impacts, and the Project's construction and operations emissions impacts on regional and localized air quality would be less than significant.

Mitigation Measures

The 5775 Adams Project would implement and comply with Mitigation Measure AQ1 from the Certified EIR.

Conclusion

As demonstrated above, the 5775 Adams Project would result in less than significant impacts related to air quality during both construction and operation. The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

4.3.3 Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR. Instead, the 5775 Adams Project's impacts with respect to air quality were determined to be less than significant, which is less than the significant and unavoidable impacts identified in the Certified EIR. Therefore, there are no new circumstances involving new significant impacts or substantially more severe air quality impacts than what was analyzed in the EIR.

4.3.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to air quality. No substantial changes in the environment have occurred since certification of the EIR, and no substantial new air quality impacts have been identified within the vicinity of the Project Site that would result in new or more severe significant environmental impacts.

4.3.5 EIR's Mitigation Measures Addressing Impacts

The 5775 Adams Project would implement and comply with Mitigation Measure AQ1 from the Certified EIR.

4.3.6 Conclusion

Based on the above, no new significant impacts or a substantial increase in previously identified impacts to air quality would occur as a result of the 5775 Adams Project. Therefore, the impacts to air quality as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.4 Biological Resources

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
BIOLOGICAL RESOURCES: Would the project:					
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less Than Significant	No	No	No	No
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less Than Significant	No	No	No	No
(c) Have a substantial adverse effect on state or federally-protected wetlands, (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less Than Significant	No	No	No	No
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less Than Significant With Mitigation	No	No	No	Yes
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less Than Significant With Mitigation	No	No	No	Yes
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Less Than Significant	No	No	No	No

4.4.1 Impact Determination in the EIR

The Certified EIR stated that the majority of the West Adams CPA is fully urbanized, containing primarily residential, commercial, and industrial development, although plant and animal habitats

still exist, primarily within the Kenneth Hahn State Recreation Area situated in the southwest boundary of the CPA. Most of the Community Plan development would be infill of existing urban spaces, and therefore, these projects are not expected to directly impact candidate, sensitive, or special status plant and animal species or habitats. Similarly, areas which have the capacity for more intense development, like the TOD areas, would not directly impact habitats which are considered significant for candidate, sensitive, or special status species. Furthermore, no changes in land use patterns would occur at the portion of the Kenneth Hahn State Recreation Area that is located within the West Adams CPA. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to candidate, sensitive, or special status species.

Ballona Creek is the only significant water course in the West Adams CPA. However, within the CPA, Ballona Creek is a concrete-lined channel that does not support wetland flora or fauna. As the Community Plan did not change land use patterns within the Kenneth Hahn State Recreation Area, and with existing City Codes and regulatory requirements, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts to riparian habitats and wetlands.

As stated in the Certified EIR, the West Adams CPA does not act as a true wildlife corridor, movement pathway, or linkage of note between larger habitat areas for terrestrial wildlife. However, trees within the West Adams CPA could potentially support migratory birds, which could be impacted during construction activities. Mitigation Measure BR1 would ensure the protection of native nesting birds during construction of a specific project. Therefore, with implementation of Mitigation Measure BR1, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to migratory birds.

Specific development and infrastructure projects also have the potential to result in the loss of protected trees within the West Adams CPA. Mitigation Measure BR2 would ensure projects follow the City of Los Angeles Tree Preservation Ordinance including provisions to either protect in place the existing protected trees in or adjacent to the project site. Therefore, with implementation of Mitigation Measure BR2, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to tree preservation. Currently, there are no species identified within the West Adams CPA that are protected by the Endangered Species Act and thus, no applicable habitat conservation plans are identified for the West Adams CPA. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to habitat conservation plans.

Mitigation Measures

The following mitigation measures were included in the Certified EIR to reduce impacts related to biological resources to less than significant:

BR1 Any approval of a Discretionary project or *"Active Change Area Project"* shall ensure that in order to prevent the disturbance of nesting native and/or migratory bird species, all clearing of a project site should take place between September 1 and February 14. If construction is scheduled or ongoing during bird nesting season (February 15 to August 31), qualified biologists shall survey the area within 200 feet (or up to 300 feet, depending

on topography or other factors, and 500 feet for raptors) of the construction activity to determine if construction would disturb nesting birds. If nesting activity is being compromised, construction shall be suspended in the vicinity of the nest until fledging is complete. This mitigation measure shall be implemented by a qualified biologist under contract with the project applicant(s). The project biologist should prepare a report detailing the results of the construction monitoring efforts. The report should be submitted to the California Department of Fish and Wildlife (CDFW) within two months of the completion of the monitoring activities.

BR2 Any approval of a Discretionary project or *"Active Change Area Project",* shall ensure that during the final design phase of the proposed project, and prior to the start of the demolition/construction phase, the project applicant shall submit a final landscape plan to the City of Los Angeles for approval by the City's Chief Forester and the Director of the Bureau of Street Services. The final landscape plan shall include provisions to either protect in place the existing protected trees in or adjacent to the project site, per the requirements of the City of Los Angeles Tree Preservation Ordinance.

4.4.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The Project Site currently contains a vacant auto repair shop and the remainder of the Site is paved with concrete and asphalt. As stated above, the majority of the CPA is fully urbanized. As the Project Site is currently developed and paved, development of the 5775 Adams Project would not result in the removal of any habitat. Further, the 5775 Adams Project would not alter land use patterns at the portion of the Kenneth Hahn State Recreation Area that is located within the West Adams CPA. Therefore, the 5775 Adams Project would not result in new significant impacts related to candidate, sensitive, or special status species.

In addition, there are no riparian areas located on or adjacent to the Project Site. The closest surface water to the Site is the Ballona Creek, which is approximately 1/4-mile to the west. However, the Ballona Creek is not identified by the US National Wetlands Inventory as Riparian. Therefore, the 5775 Adams Project would result in no impact with respect to riparian habitats.

There are no wetlands or water features on the Project Site, and the Ballona Creek is located approximately 1/4-mile to the west. In addition, the Ballona Creek is a channelized area completely surrounded by urban uses, including light industrial and commercial uses. Further, as stated in the Certified EIR, the Ballona Creek does not support wetland flora or fauna. Therefore, the 5775 Adams Project would have a less than significant impact with respect to wetlands.

As stated in the Certified EIR, the West Adams CPA does not act as a true wildlife corridor, movement pathway, or linkage of note between larger habitat areas for terrestrial wildlife. While unlikely, trees on the Project Site could potentially support migratory birds, which could be impacted during construction activities. Mitigation Measure BR1 from the Certified EIR would ensure the protection of native nesting birds during construction of the 5775 Adams Project. Therefore, with implementation of Mitigation Measure BR1, the 5775 Adams Project would result in a less than significant impact with respect to migratory birds.

The only trees located on the Project Site are ornamental trees located in planters at the southwestern and southeastern corners of the Project Site. There are no City of Los Angeles protected trees located on the Project Site. As the 5775 Adams Project would not remove any protected trees (as none are located on the Project Site), Mitigation Measure BR2 from the Certified EIR would not apply to the 5775 Adams Project. Therefore, the 5775 Adams Project would not conflict with any tree preservation policy or ordinance and impacts would be less than significant.

Finally, as stated in the Certified EIR, there are no species identified within the West Adams CPA that are protected by the Endangered Species Act, and thus, no applicable habitat conservation plans are identified for the West Adams CPA. Therefore, the 5775 Adams Project would also result in a less than significant impact related to habitat conservation plans.

Mitigation Measures

The 5775 Adams Project would implement and comply with Mitigation Measure BR1 from the Certified EIR. Mitigation Measure BR2 is not applicable to the 5775 Adams Project, as there are no City of Los Angeles protected trees on the Project Site.

4.4.3 Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the EIR.

4.4.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to biological resources. No substantial changes in the environment related to biological resources have occurred since certification of the EIR, and no substantial new biological resources have been identified within the vicinity of the 5775 Adams Project that would result in new or more severe significant environmental impacts.

4.4.5 Mitigation Measures Addressing Impact

As stated above, the 5775 Adams Project would implement and comply with Mitigation Measure BR1 from the Certified EIR.

4.4.6 Conclusion

Based on the above, no new significant impacts to biological resources or a substantial increase in previously identified biological resource impacts would occur as a result of the 5775 Adams Project. Therefore, the adoption of the 5775 Adams Project does not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.5 Cultural Resources

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
CULTURAL RESOURCES: Would the project:					
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?	Less Than Significant With Mitigation	No	No	No	No
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	Less Than Significant With Mitigation	No	No	No	Yes
(c) Disturb any human remains, including those interred outside of formal cemeteries?	Less Than Significant With Mitigation	No	No	No	Yes

4.5.1 Impact Determination in the EIR

The Certified EIR stated that there are various City, State, and federally-designated historical resources in the West Adams CPA, including Historic-Cultural Monuments (HCMs) and Historic Preservation Overlay Zones (HPOZs). The Community Plan contains numerous policies and programs to protect significant historic resources and does not include modifications to historical resources or historic districts in the West Adams CPA. Development that would occur under the Community Plan has the potential to occur near or adjacent to designated historical resources, as well as on properties that are eligible for designation as historical resources, which could impact historical resources either through direct effects to historical resources, or through indirect effects to the area surrounding a resource. Mitigation Measures CR1 through CR3 would reduce impacts to historical resources. Therefore, with implementation of Mitigation Measures CR1 through CR3, the Certified EIR determined that the Community Plan would result in a less than significant impact related to historical resources.

As stated in the Certified EIR, the West Adams CPA is highly disturbed and any archaeological resources that may have existed at the surface have likely been disturbed by past development. However, according to the Certified EIR, there is reasonable potential that the development that would occur under the Community Plan would be located on a site with previously unknown archaeological resources. Mitigation Measures CR4 through CR8 would reduce impacts to archaeological resources. Therefore, with implementation of Mitigation Measures CR4 through CR8, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to archaeological resources. As stated in the Certified EIR, the potential to disturb any human remains interred outside of formal cemeteries within the West Adams CPA is considered low, given the level of past human activity. However, it is possible that

unknown human remains could be located on sites developed under the Community Plan. Mitigation Measure CR10 would reduce impacts to human remains. Therefore, with implementation of Mitigation Measure CR10, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to human remains.

Mitigation Measures

The following mitigation measures were included in the Certified EIR to reduce impacts related to cultural resources to less than significant:

CR1 Before approval of a Discretionary project or *"Active Change Area Project"* involving properties designated as Historic-Cultural Monuments or listed in or determined eligible for the National Register or California Register, the project shall be reviewed by the Department of City Planning Office of Historic Resources.

CR2 Before approval of any building permits for a Discretionary project or *"Active Change Area Project",* developed in a Historic Preservation Overlay Zones, the City shall require written approval from the Department of City Planning Office of Historic Resources.

CR3 Before approval of a Discretionary project or *"Active Change Area Project",* involving properties identified in the SurveyLA Historic Resources Survey Report: *"West Adams – Baldwin Hills – Leimert Community Plan Area"* as eligible for listing, the City of Los Angeles Office of Historic Resources (OHR) shall find that the project is consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation or that upon further review or study, the property is not eligible for designation as a historic resource.

CR4 Any approval of a Discretionary project or *"Active Change Area Project"* shall ensure that prior to excavation and construction on a proposed project site, the project applicant shall perform a cultural resources literature and records search by an institution recognized and approved by the City of Los Angeles Planning Department to assess the potential for the proposed project site to contain sensitive protected cultural resources.

CR5 Any approval of a Discretionary project or *"Active Change Area Project"* shall ensure that prior to excavation and construction on a proposed project site, the prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other cultural materials from the proposed project site.

CR6 Any approval of a Discretionary project or *"Active Change Area Project"* shall ensure that if during any phase of project construction any cultural materials are encountered, construction activities within a 50-meter radius shall be halted immediately, and the project applicant shall notify the City. A qualified prehistoric archaeologist (as approved by the City) shall be retained by the project applicant and shall be allowed to conduct a more detailed inspection and examination of the exposed cultural materials. During this time, excavation and construction would not be allowed in the immediate vicinity of the find.

However, those activities could continue in other areas of the project site.

CR7 Any approval of a Discretionary project or *"Active Change Area Project"* shall ensure that if any find were determined to be significant by the archaeologist, the City and the archaeologist would meet to determine the appropriate course of action.

CR8 Any approval of a Discretionary project or *"Active Change Area Project"* shall ensure that all cultural materials recovered from the site would be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.

CR9[7] Any approval of a Discretionary project or *"Active Change Area Project"* shall ensure that during excavation and grading, if paleontological resources are uncovered, all work in that area shall cease and be diverted so as to allow for a determination of the value of the resource. Construction activities in that area may commence once the uncovered resources are collected by a paleontologist and properly processed. Any paleontological remains and/or reports and surveys shall be submitted to the Los Angeles County Natural History Museum.

CR10 Any approval of a Discretionary project or *"Active Change Area Project"* shall ensure that if human remains are unearthed at a project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the City of Los Angeles Public Works Department and County coroner shall be immediately notified. No further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition in accordance with California Health and Safety Code Section 7050.5. If the remains are determined to be those of a Native American, the Native American Heritage Commission (NAHC) in Sacramento shall be contacted before the remains are removed in accordance with Section 21083.2 of the California Public Resources Code.

4.5.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The Project Site currently contains a vacant auto repair shop and the remainder of the Site is paved with concrete and asphalt. The 5775 Adams Project would develop residential and retail uses, and associated parking, in place of the existing uses. The Project Site is not located within a Historic Preservation Overlay Zone, nor was the Project Site identified in SurveyLA. Therefore, development of the 5775 Adams Project would not result in any impacts with respect to historic resources.

[7] Mitigation Measure CR9 was provided in the Cultural Resources section of the Certified EIR. However, as a result of the changes to the CEQA Guidelines described previously in Section 3 of this Addendum, the issue of paleontological resources is now addressed within the Geology and Soils section. Therefore, for the 5775 Adams Project, Mitigation Measure CR9 is discussed under Geology and Soils, further below.

The 5775 Adams Project would be located in an urbanized area on a Site that has been previously developed. While unlikely, it is possible that unknown archaeological resources or human remains could exist at the Project Site and could be encountered during excavation for the proposed subterranean parking level. Therefore, the 5775 Adams Project would be subject to Mitigation Measures CR4 through CR8, which would minimize impacts in the event archaeological resources are encountered during construction. In addition, the 5775 Adams Project would also implement Mitigation Measure CR10, which would minimize impacts in the event any human remains are encountered during construction. Implementation of Mitigation Measures CR4 through CR8, and CR10, would ensure that the 5775 Adams Project's impacts with respect to archaeological resources and human remains are less than significant. Therefore, the 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

Mitigation Measures

The 5775 Adams Project would implement Mitigation Measures CR4 through CR8, and CR10, from the Certified EIR. Mitigation Measure CR1 is not applicable to the 5775 Adams Project as the property is not designed as a historic-cultural monument and has not been determined eligible for listing in the National or California Registers. Mitigation Measure CR2 is not applicable to the 5775 Adams Project as the Project Site is not located within an HPOZ zone. Mitigation Measure CR3 is not applicable to the 5775 Adams Project, as the Project Site has not been identified in SurveyLA. Based on changes to the CEQA Guidelines, described previously in Section 3 of this Addendum, the issue of paleontological resources is now addressed as part of the Geology and Soils analysis. Therefore, the discussion of Mitigation Measure CR9 as it relates to the 5775 Adams Project has been provided under Geology and Soils, further below.

4.5.3 Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the EIR.

4.5.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to cultural resources. No substantial changes in the environment related to cultural resources have occurred since certification of the EIR, and no substantial new cultural resources have been identified within the vicinity of the 5775 Adams Project that would result in new or more severe significant environmental impacts.

4.5.5 Mitigation Measures Addressing Impact

As stated above, the 5775 Adams Project would implement Mitigation Measures CR4 through CR8, and CR10, from the Certified EIR. Implementation of these measures would ensure that the 5775 Adams Project's impacts with respect to archaeological resources and human remains are less than significant. No additional mitigation measures are required.

4.5.6 Conclusion

Based on the above, no new significant impacts to cultural resources or a substantial increase in previously identified cultural resource impacts would occur as a result of the 5775 Adams Project. Therefore, the adoption of the 5775 Adams Project does not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.6 Energy

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
ENERGY: Would the project:					
(a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less Than Significant	No	No	No	No
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less Than Significant	No	No	No	No

4.6.1 Impact Determination in the EIR

As stated in the Certified EIR, the Community Plan's estimated additional fuel consumption represents less than one percent of petroleum fuel demand in 2008 within Los Angeles County. In addition, the Community Plan includes many beneficial elements aimed to encourage alternative modes of travel, such as the creation of more pedestrian friendly environments around transit stations and the provision of bicycle facilities along major corridors. Moreover, the Community Plan increases development near TOD areas. Accordingly, this reduces automobile reliance and related fuel consumption by providing housing opportunities for the community within close proximity to transit, as well as local-serving businesses, employment opportunities and retail. Therefore, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to petroleum.

The Certified EIR states there is no need for new (off-site) electrical generation facilities or major enhancements to accommodate the Community Plan. Moreover, additional electricity required by the development contemplated in the Community Plan would not exceed the electricity generation potential of the Los Angeles Department of Water and Power (LADWP) or the capacity of the distribution infrastructure. New development occurring from buildout of the Community Plan would be subject to Title 24, Part 6 of the California Administrative Code, the Energy Efficiency Standards for Residential and Nonresidential Buildings, and the City of Los Angeles' Green Building Code Energy Efficiency requirements. Consequently, as projects are built within the West Adams CPA, they will be in compliance with all applicable energy conservation plans and policies of the City. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to electricity.

Regarding natural gas, the Certified EIR states that development contemplated in the Community Plan would consume less than 0.01 percent of SoCalGas' 2030 projected available supply. Therefore, the Certified EIR concluded that implementation of the Community Plan would result

in less than significant impacts related to natural gas.

Mitigation Measures

Impacts related to energy were determined to be less than significant. Therefore, no mitigation measures were required.

4.6.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

Consistent with the Certified EIR, the 5775 Adams Project would be served by LADWP and SoCalGas supplies, which have an obligation to serve the Project Site. Further, while the 5775 Adams Project includes a density bonus for including 10 units reserved for Very Low Income households (and would therefore be entitled to 27 additional units, for a Project total of 65 units), it does not propose any changes to the zoning or land use designation for the Project Site. The 5775 Adams Project qualifies as an Affordable Housing Incentive Project per the CPIO, and is therefore consistent with the analysis contained in the Certified EIR. As shown in Table 4.6-1, the 5775 Adams Project would result in a projected on-site demand for electricity totaling approximately 451,274 kilowatt hours (kWh) per year, approximately 451 megawatt hours (mWh) per year, or approximately 1,236 kWh per day.

Table 4.6-1
5775 Adams Project Electricity Demand

Land Use	Total (kWh/yr)[1]
Multi-Family Residential	257,405
Retail	102,670
Parking	91,199
Project Total	**451,274**

kWh = kilowatt-hour yr = year
[1] Calculated via CalEEMod. Refer to Appendix A.

Based on LADWP's 2017 Power Strategic Long-Term Resource Plan, LADWP forecasts that its total energy sales in the 2023–2024 fiscal year (the 5775 Adams Project's buildout year) will be 23,033 GWh of electricity.[8,9] As such, the Project-related net increase in annual electricity consumption of approximately 451 MWh per year would represent approximately 0.002 percent of LADWP's projected sales in 2023-2024. Thus, there is adequate supply capacity to serve the 5775 Adams Project. Therefore, the LADWP's current and planned electricity supplies would be sufficient to support the 5775 Adams Project's electricity consumption. The 5775 Adams Project would not require the acquisition of additional electricity supplies beyond those that exist or anticipated by the LADWP. Further, the 5775 Adams Project would be in compliance with Title 24 of the CCR (CalGreen) requiring building energy efficiency standards, and would also be in

[8] LADWP defines its future electricity supplies in terms of sales that will be realized at the meter.

[9] LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017, page A-6

compliance with the LA Green Building Code. Electrical service would be provided in accordance with the LADWP's Rules Governing Water and Electric Service.[10] It should also be noted that the 5775 Adams Project's estimated electricity consumption is based on usage rates that do not account for the 5775 Adams Project's energy conservation features or updates to the Los Angeles Building Code. This represents a conservative (worst-case scenario) approach. Therefore, actual electricity consumption from the 5775 Adams Project would likely be lower than that forecasted. Based on the above analysis, the 5775 Adams Project's impacts related to the consumption of electricity would be less than significant.

As shown in Table 4.6-2, the 5775 Adams Project would result in a projected on-site demand for natural gas totaling approximately 1,135,849 kBTU per year (or 1,113,577 cubic feet [cf] per year), or approximately 3,112 kBTU per day (3,051 cf per day). Based on the 2016 California Gas Report, the California Energy and Electric Utilities estimates natural gas consumption within SoCalGas' planning area will be approximately 2,456 million cf per day in 2025 (the closest subsequent year to the 5775 Adams Project's 2024 buildout year).[11] The 5775 Adams Project would account for approximately 0.0001 percent of the 2025 forecasted consumption in SoCalGas' planning area, and thus there would be adequate supply to serve the 5775 Adams Project.

Table 4.6-2
5775 Adams Project Natural Gas Demand

Land Use	Total (kBTU/yr)[1]
Multi-Family Residential	599,101
Retail	536,748
Parking	0
Project Total	**1,135,849**

kBTU = 1,000 British thermal units yr = year
[1] Calculated via CalEEMod. Refer to Appendix A.

The 5775 Adams Project operation would result in the irreversible consumption use of non-renewable natural gas and would thus limit the availability of this resource. However, the continued use of natural gas would be on a relatively small scale and consistent with regional and local growth expectations for the area. The 5775 Adams Project would be in compliance with the City's Green Building Ordinance and would thus exceed the standards in Title 24 of the CCR requiring building energy efficiency standards. Therefore, because of energy efficient design features, compliance with the Green Building Ordinance, adequate projected supply and the obligation of SCG to service the Project Site, 5775 Adams Project impacts related to natural gas would be less than significant.

[10] LADWP Rules Governing Water and Electric Service: http://netinfo.ladbs.org/ladbsec.nsf/d3450fd072c7344c882564e5005d0db4/0476e63f972b28e288256b79007c417d/$FILE/Rule%2016-d.pdf.

[11] California Gas and Electric Utilities, 2016 California Gas Report, p. 97.

Therefore, the 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the previously adopted EIR.

Mitigation Measures

No mitigation measures are required. However, the 5775 Adams Project would also implement Mitigation Measure GHG1 from the Certified EIR, which imposes energy reduction measures that would further improve energy efficiency and result in a more sustainable development.

4.6.3 Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the EIR.

4.6.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to energy. No substantial changes in the environment related to energy have occurred since certification of the EIR. Finally, as it has been determined the 5775 Adams Project will not result in any significant energy impacts, a review of feasible mitigation measures is not required.

4.6.5 Mitigation Measures Addressing Impact

Because the Certified EIR determined that the Project would have less than significant impacts with respect to energy, no mitigation measures were required. The 5775 Adams Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

4.6.6 Conclusion

Based on the above, no new significant impacts to energy or a substantial increase in previously identified energy impacts would occur as a result of the 5775 Adams Project. Therefore, the adoption of the 5775 Adams Project does not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.7 Geology and Soils

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
GEOLOGY AND SOILS: Would the project:					
(a) Directly or indirectly cause potential substantial adverse effects, including the risk or loss, injury or death involving:					
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Less Than Significant	No	No	No	No
(ii) Strong seismic ground shaking?	Less Than Significant	No	No	No	No
(iii) Seismic-related ground failure, including liquefaction?	Less Than Significant	No	No	No	No
(iv) Landslides?	Less Than Significant	No	No	No	No
(b) Result in substantial soil erosion or the loss of topsoil?	Less Than Significant	No	No	No	No
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less Than Significant	No	No	No	No
(d) Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less Than Significant	No	No	No	No
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No Impact	No	No	No	No
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less Than Significant With Mitigation	No	No	No	Yes

This section is based on the Certified EIR and the following item, which is included as **Appendix B** to this Addendum:

B Geotechnical Engineering Investigation, Geotechnologies, Inc., November 19, 2019.

4.7.1 Impact Determination in the EIR

Construction

The Certified EIR stated that construction related to implementation of the Community Plan would not affect seismicity. However, implementation of the Community Plan involves new construction, which would result in an increase in grading and subsequent erosion and loss of topsoil within the West Adams CPA. However, all earthwork and grading activities associated with the Community Plan would require grading permits from the Los Angeles Department of Building and Safety (LADBS) that include requirements and standards designed to limit potential impacts related to soil erosion, unstable soils, and expansive soils. Implementation of the City's codes, regulatory requirements, standard grading and building permit requirements, and the application of Best Management Practices (BMPs), would ensure that potential impacts from erosion or loss of topsoils, unstable soils, and expansive soils would be less than significant during construction. As stated in the Certified EIR, the West Adams CPA is currently served by City-owned wastewater treatment and disposal facilities and does not utilize a septic system. Therefore, no impacts related to septic tanks would occur.

As stated in the Certified EIR, the West Adams CPA is highly disturbed and any paleontological resources that may have existed at the surface have likely been disturbed by past development. However, according to the Certified EIR, there is reasonable potential that the development that would occur under the Community Plan would be located on a site with previously unknown paleontological resources. Mitigation Measure CR9 would reduce impacts to paleontological resources. Therefore, with implementation of Mitigation Measure CR9, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to paleontological resources.

Operation

The Certified EIR noted that small areas along the southwestern boundary of the West Adams CPA have been mapped as Alquist-Priolo Earthquake Fault Zones. The Certified EIR stated that the increased intensity of development within certain portions of the West Adams CPA would result in a greater number of people exposed to potential seismic hazards. However, any new structures constructed within the West Adams CPA would be required to comply with the seismic safety guidelines in the City's General Plan Safety Element, as well as the seismic safety requirements in the CBC and the City of Los Angles Building Code. In addition, redevelopment would likely result in the replacement of old buildings that are not built to current seismic standards with new buildings that meet the most recent building codes and regulations, reducing the risk of loss, injury or death as a result of seismic activity. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to fault rupture and ground shaking. As stated in the Certified EIR, prior to construction of new structures in liquefaction-prone areas, a site-specific geotechnical evaluation is required that would specifically address and include measures to minimize liquefaction. Any new development under

the Community Plan would comply with the recommendations identified in the geotechnical evaluation, as well as the City of Los Angeles Building and Grading Codes and any specific requirements established by the Department of Public Works and/or the City Engineer. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to liquefaction. Portions of the West Adams CPA that are susceptible to landslides have not been identified as areas of change under the Community Plan. Therefore, under the Community Plan, no impacts related to landslides would occur. Finally, the West Adams CPA is currently served by City- owned wastewater treatment and disposal facilities and does not utilize a septic system. Therefore, no impacts related to septic tanks would occur with implementation of the Community Plan.

Mitigation Measures

The following mitigation measure was included in the Certified EIR to reduce impacts related to paleontological resources to less than significant:[12]

CR9 Any approval of a Discretionary project or *"Active Change Area Project"* shall ensure that during excavation and grading, if paleontological resources are uncovered, all work in that area shall cease and be diverted so as to allow for a determination of the value of the resource. Construction activities in that area may commence once the uncovered resources are collected by a paleontologist and properly processed. Any paleontological remains and/or reports and surveys shall be submitted to the Los Angeles County Natural History Museum.

4.7.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

Seismic Hazards

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

According to the Geotechnical Investigation prepared for the Project Site (included in Appendix B), the Project Site is not located within an Alquist-Priolo Fault Zone. The nearest Earthquake Fault Zone relative to the Project Site is the Newport-Inglewood Fault Zone, which is located

[12] Mitigation Measure CR9 was provided in the Cultural Resources section of the Certified EIR. However, as a result of the changes to the CEQA Guidelines described previously in Section 3 of this Addendum, the issue of paleontological resources is now addressed within the Geology and Soils section.

approximately 3,000 feet southwest of the Project Site. As such, the potential for surface rupture at the Project Site is considered low and impacts would be less than significant.

The Project Site is located in the seismically active Southern California region. Given the Project Site's location in a seismically active region, the Project Site could experience seismic groundshaking in the event of an earthquake. However, as with any new development in the State of California, building design and construction for the 5775 Adams Project would be required to conform to the current seismic design provisions of the California Building Code. The California Building Code incorporates the latest seismic design standards for structural loads and materials as well as provisions from the National Earthquake Hazards Reduction Program to minimize losses from an earthquake and provide for the latest in earthquake safety. Additionally, construction of the 5775 Adams Project would be required to adhere to the seismic safety requirements contained in the LABC, as well as the applicable recommendations provided in the geotechnical investigations required by the City to minimize seismic-related hazards. The 5775 Adams Project consists of a mixed-use (residential and retail) development and does not include any characteristics that would result in the exacerbation of existing environmental conditions with regard to seismic ground shaking. Adherence to current building codes and engineering practices would ensure that the 5775 Adams Project would not expose people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with locations in the Southern California region, and would minimize the potential to expose people or structures to substantial risk, loss, or injury. Based on the above, development of the 5775 Adams Project would not exacerbate seismic conditions on the Project Site. With compliance with existing regulatory requirements, 5775 Adams Project impacts associated with seismic ground shaking would be less than significant.

Liquefaction

The Project Site is located in an area designated as liquefiable on the *Seismic Hazard Zones* maps of the Hollywood Quadrangle. A liquefaction analysis of the earth materials within the Project Site was performed as part of the Geotechnical Investigation (included as Appendix B). This analysis determined that the soils underlying the Project Site would not be prone to liquefaction during the ground motion from the maximum considered earthquake. Therefore, the Project's impacts with respect to liquefaction would be considered less than significant.

Landslides

As stated in the Geotechnical Investigation (included as Appendix B of this Addendum), the topography of the Project Site and immediate vicinity is relatively level with minor elevation changes. The County of Los Angeles Landslide Inventory Map and the Safety Element of the Los Angeles General Plan indicate that the Project Site is not located in an area highly susceptible to landslides. Additionally, the Seismic Hazards Zone Map of the Hollywood Quadrangle shows that the Project Site is not located within an Earthquake-Induced Landslide Zone. Therefore, potential impacts associated with landslides would be less than significant.

Erosion

The Project Site is completely developed with impervious surfaces, with the exception of limited vegetation in planter areas. During the 5775 Adams Project's construction phase, activities such as excavation for the subterranean parking level, grading, and site preparation could leave soils at the Project Site susceptible to soil erosion. As described previously, the Project includes incentives for reduced parking, and the Project would therefore contain the same amount of subterranean parking (one level) as a residential project contemplated in the Certified EIR for the Community Plan. The 5775 Adams Project would be required to comply with SCAQMD Rule 403 – Fugitive Dust to minimize wind and water-borne erosion at the Project Site, as well as prepare and implement a Stormwater Pollution Prevention Plan (SWPPP), in accordance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity and Land Disturbance Activities. The site-specific SWPPP would be prepared prior to earthwork activities and would be implemented during 5775 Adams Project construction. The SWPPP would include BMPs and erosion control measures to prevent pollution in storm water discharge. Typical BMPs that could be used during construction include good-housekeeping practices (e.g., street sweeping, proper waste disposal, vehicle and equipment maintenance, concrete washout area, materials storage, minimization of hazardous materials, proper handling and storage of hazardous materials, etc.) and erosion/sediment control measures (e.g., silt fences, fiber rolls, gravel bags, storm water inlet protection, and soil stabilization measures, etc.). The SWPPP would be subject to review and approval by the City for compliance with the City's Development Best Management Practices Handbook, Part A, Construction Activities. Additionally, all 5775 Adams Project construction activities would comply with the City's grading permit regulations, which require the implementation of grading and dust control measures, including a wet weather erosion control plan if construction occurs during rainy season, as well as inspections to ensure that sedimentation and erosion is minimized. Through compliance with these existing regulations, the 5775 Adams Project would not result in any significant impacts related to soil erosion during the construction phase. Therefore, with compliance with applicable regulatory requirements, development of the 5775 Adams Project would not cause or exacerbate soil erosion or loss of topsoil, and impacts regarding soil erosion or the loss of topsoil would be less than significant.

Soil Stability

As discussed previously, the Project Site is located within an area designated as liquefiable, although the liquefaction analysis determined that the soils underlying the Project Site would not be prone to liquefaction during the ground motion from the maximum considered earthquake. In addition, the Project Applicant would be required by LADBS, as part of the permitting process, to prepare (or have prepared) a Final Geotechnical Investigation that would confirm the building standards and recommendations that shall be followed in order to construct the proposed structure in accordance with building standards that apply to building within the types of soils found at the Project Site, including areas prone to geologic or soil instability. Through compliance with the LABC and recommendations included in the Final Geotechnical Report, impacts related to geologic and soil instability would be less than significant.

Septic Tanks

As stated in the Certified EIR, the West Adams CPA is currently served by City-owned wastewater treatment and disposal facilities and does not utilize a septic system. The 5775 Adams Project would connect to the City's existing sewer system and would not require the use of septic tanks for alternative wastewater disposal systems. Thus, the 5775 Adams Project would not result in any impacts related to soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. Therefore, no impacts related to this issue would occur as a result of the 5775 Adams Project.

Paleontological Resources

The 5775 Adams Project would be located in an urbanized area on a Site that has been previously developed. While unlikely, it is possible that unknown paleontological resources could exist at the Project Site and could be encountered during excavation for the proposed subterranean parking level. Therefore, the 5775 Adams Project would be subject to Mitigation Measure CR9, which would minimize impacts in the event paleontological resources are encountered during construction. Implementation of Mitigation Measure CR9 would ensure that the 5775 Adams Project's impacts with respect to paleontological resources are less than significant. Therefore, the 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

Mitigation Measures

The 5775 Adams Project would implement Mitigation Measure CR9 from the Certified EIR.

4.7.3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the EIR.

4.7.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to geology and soils. No substantial changes in the environment related to geology and soils have occurred since certification of the EIR, and no areas that are susceptible to geology and soil impacts have been identified within the vicinity of the Project Site that would result in new or more severe significant environmental impacts.

4.7.5 Mitigation Measures Addressing Impacts

As stated above, the 5775 Adams Project would implement Mitigation Measure CR9 from the Certified EIR. Implementation of this measure would ensure that the 5775 Adams Project's impacts with respect to geology and soils (paleontological resources) are less than significant. No additional mitigation measures are required.

4.7.6 Conclusion

Based on the above, no new significant geology and soils impacts or a substantial increase in previously identified geology and soils impacts would occur as a result of the 5775 Adams Project. Therefore, the impacts to geology and soils as a result do not meet the standards for a subsequent or supplemental EIR pursuant to Public Resources Code, Section 21166 or CEQA Guidelines, Section 15162.

4.8 Greenhouse Gas Emissions

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
GREENHOUSE GAS EMISSIONS: Would the project:					
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant and Unavoidable	No	No	No	No
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Significant and Unavoidable	No	No	No	No

This section is based on the Certified EIR and the following item, which is included as **Appendix A** to this Addendum:

A Air Quality and Greenhouse Gas Technical Modeling, Noah Tanski Environmental Consulting, November 2019.

4.8.1 Impact Determination in the EIR

Construction

The Certified EIR stated that implementation of the Community Plan could result in a number of construction projects occurring simultaneously every year. According to the Certified EIR, strong economic years would typically lead to increased development projects and above average emissions. Conversely, weak economic years would experience fewer projects and below average emissions. In addition, equipment emissions would decrease in future years as engines become more efficient under new regulations. Construction-related greenhouse gas (GHG) emissions cannot be avoided during construction of any project. The new Community Plan does not increase construction GHG emissions beyond what is anticipated for construction GHG emissions under the prior Community Plan. Therefore, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to construction-related GHG emissions. In addition, as stated in the Certified EIR, the Community Plan would not impede implementation of GHG reducing measures. Therefore, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to applicable construction plans, policies, and regulations.

Operation

According to the Certified EIR, long-term project emissions would be generated by on-road vehicles, general electricity use, water-related electricity use, wastewater management, solid

waste decomposition, and natural gas use. The Certified EIR stated that the increase in emissions would have the potential to interfere with implementation of the ClimateLA plan, and subsequently could interfere with the State's ability to meet its goals under AB 32. Therefore, without mitigation, the Certified EIR determined that implementation of the Community Plan would result in a significant impact related to operational GHG emissions. Moreover, the Community Plan's overall growth in population and development results in higher total emissions that would interfere with GHG reduction plans. Therefore, without mitigation, the Certified EIR determined that implementation of the Community Plan would also result in a significant operational impact related to GHG plans, policies, and regulations. Mitigation Measure GHG1 was provided to reduce greenhouse gas emissions during operation of future developments. Nonetheless, the Certified EIR concluded that impacts related to greenhouse gas emissions and applicable plans, policies, and regulations would remain significant and unavoidable.

Mitigation Measures

GHG1 Any approval of a Discretionary project or *"Active Change Area Project"* shall ensure that the following greenhouse gas reduction measures are incorporated into the project design:

- Install energy efficient lighting (e.g., light emitting diodes), heating and cooling systems, appliances, equipment, and control systems).
- Install light colored "cool" roofs and cool pavements.
- Create water-efficient landscapes.
- Install water-efficient fixtures and appliances.

4.8.2 Do Proposed Changes Involve New Significant Impacts?

Consistency with Applicable Plans and Policies

Because there is no "bright line" threshold of significance for GHG emissions, the methodology for evaluating a project's impacts related to GHG emissions focuses on its consistency with statewide, regional, and local plans adopted for the purpose of reducing and/or mitigating GHG emissions. This evaluation is the sole basis for determining the significance of a project's GHG-related impacts on the environment. Section 15064.4 of the CEQA Guidelines was adopted to assist lead agencies in determining the significance of GHG emissions. It urges the quantification of GHG emissions where possible and includes language necessary to avoid an implication that a "life-cycle" analysis is required. It also recommends considering other qualitative factors that may be used in the determination of significance (i.e., the extent to which a project may increase or reduce GHG emissions; whether a project exceeds an applicable significance threshold; and/or the extent to which a project complies with regulations or requirements adopted to implement a reduction or mitigation of GHG).

For the 5775 Adams Project, as a land use development project, the most directly applicable adopted plans and mitigation programs to reduce GHG emissions are the AB 32 Scoping Plan, SB 375, SCAG's 2016-2040 RTP/SCS, the City's LA Green Plan, and the City's Green New Deal.

For informational purposes, the consistency analysis discloses the amount of GHG emissions emitted through the use of recommended air quality models. This disclosure ensures that the estimate of the 5775 Adams Project's GHG emissions satisfies State CEQA Guidelines Section 15064.4(a), which calls for a good-faith effort to describe and calculate emissions. However, the significance of a project's GHG emissions impacts is not based on the amount of GHG emissions resulting from the project.

Climate Change Scoping Plan

Table 4.8-1 provides an evaluation of the 5775 Adams Project's consistency with applicable reduction actions/strategies outlined in the 2008 Scoping Plan and the First Update to that plan.

The 2017 Scoping Plan Update identifies additional GHG reduction measures necessary to achieve the State's 2030 GHG emissions reductions target. Table 4.8-2 evaluates the 5775 Adams Project's consistency with this update.

Based on the analysis in Tables 4.8-1 and 4.8-2, the 5775 Adams Project would be consistent with the State's Climate Change Scoping Plan.

2016-2040 RTP/SCS

The 2016-2040 RTP/SCS is expected to help the SCAG region, and in turn California, reach its GHG reduction goals. Implementation of the 2016-2040 RTP/SCS is projected to reduce per capita transportation emissions by 9 percent by 2020 and by 16 percent by 2035.[13] Though CARB has not set per capita GHG emissions reduction targets for passenger vehicles for 2040, the 2016-2040 RTP/SCS GHG emissions reduction trajectory shows that more aggressive GHG emissions are projected for 2040. The 2016-2040 RTP/SCS would result in an estimated 8 percent decrease in per capita passenger vehicles GHG emissions by 2020, an 18 percent decrease by 2035, and a 21 percent decrease by 2040. By meeting and exceeding the SB 375 targets for 2020 and 2035, as well as achieving an approximately 21 percent decrease in per capita vehicle GHG emissions by 2040, the 2016-2040 RTP/SCS is expected to fulfill and exceed its portion of SB 375 compliance.

Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals. Table 4.8-3 includes a discussion of the 5775 Adams Project's consistency with the Actions and Strategies set forth by the 2016-2040 RTP/SCS.

Based on the analysis in Table 4.8-3, the 5775 Adams Project would be consistent with the 2016-2040 RTP/SCS.

[13] CARB, Regional Greenhouse Gas Emission Reduction Targets Pursuant to SB 375, Resolution 10-31.

Table 4.8-1
Consistency Analysis – Climate Change Scoping Plan and First Update

Actions and Strategies	Responsible Party(ies)	Project Consistency Analysis
Area Sources		
SCAQMD Rule 445 (Wood Burning Devices): Requires use of natural gas to power all cooking stoves and fireplaces.	SCAQMD	**Consistent.** The 5775 Adams Project would not include wood burning devices or stoves.
Energy		
California Renewables Portfolio Standard (RPS) Program: SB 2X modified California's RPS program to require that both public and investor-owned utilities in California receive at least 33 percent of their electricity from renewable sources by the year 2020. California SB 2X also requires regulated sellers of electricity to meet an interim milestone of procuring 25 percent of their energy supply from certified renewable resources by 2016.	LADWP	**Consistent.** The 5775 Adams Project would use electricity provided by LADWP, which is required to meet SB 350 and subsequent SB 100 performance standards that exceed the RPS program standard. LADWP has committed to achieving 50 percent renewables by 2025 (three years after the anticipated operational year) and will be required to update its plans to comply with SB 100's 2030 60 percent target. LADWP has launched the LA100 Study to determine a course for achieving a 100 percent renewable energy supply. LADWP's preliminary renewable energy portfolio for 2017 indicates that it achieved 30 percent renewables and is on track to exceed the 33 percent milestone by 2020.[A]
Senate Bill 350 (SB 350): The Clean Energy and Pollution Reduction Act of 2015 increases the standards of the California RPS program by requiring that the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by 2030 and also requires the State Energy Resources Conservation and Development Commission to double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation.[B]	State Energy Resources Conservation and Development Commission; LADWP	**Consistent**. The recently adopted SB 100 has since revised the State's renewable resources targets to 44 percent by 2024, 52 percent by 2027, 60 percent by 2030, and 100 percent by 2045. As discussed above, LADWP has committed to achieving 50 percent renewables by 2025, surpassing the SB 350 standard.
Senate Bill 1368 (SB 1368): The GHG Emissions Standard for Baseload Generation prohibits any retail seller of electricity in California from entering into a long-term financial commitment for baseload generation if the GHG emissions are higher than those from a combined-cycle natural gas power plant.	State, CEC, and LADWP	**Consistent**. LADWP is obligated to meet the requirements of SB 1368. As LADWP provides electricity service to the Project Site, the 5775 Adams Project would use electricity that meets the requirements under SB 1368.

California Code of Regulations (CCR), Title 20: The 2012 Appliance Efficiency Regulations, adopted by the CEC, include standards for new appliances (e.g. refrigerators) and lighting if they are sold or offered for sale in California.	State and CEC.	**Consistent.** The Appliance Efficiency Regulations apply to new appliances and lighting that are sold or offered for sale in California. The 5775 Adams Project would include new appliances and lighting that comply with this energy efficiency standard.
CCR, Title 24, Building Standards Code: The 2013 Building Energy Efficiency Standards contained in Title 24, Part 6 (also known as the California Energy Code), requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy-efficient technologies and methods. The California Green Building Standards Code (Part 11, Title 24) established mandatory and voluntary standards on planning and design for sustainable site development, energy efficiency (extensive update of the California Energy Code), water conservation, material conservation, and internal air contaminants.	State and CEC	**Consistent.** Consistent with regulatory requirements, the 5775 Adams Project must comply with applicable provisions of the 2017 Los Angeles Green Code that in turn require compliance with Title 24 and the California Green Building Standards. The current 2016 Title 24 standards are 28 percent more efficient (for electricity) than residential construction built to the 2013 Title 24 standards and 5 percent more efficient for non-residential construction built to the 2013 Title 24 standards.[C] However on July 1, 2019, the 2019 California Building Standards Code was published, with an effective date of January 1, 2020. Though these updated standards have yet to go into effect and have not yet been adopted by the City, they would apply to the 5775 Adams Project's construction, which would commence subsequent to the effective date. Residences built to the new 2019 standards will be approximately 7 percent more efficient than those built to the 2016 standards. Nonresidential buildings will be approximately 30 percent more energy efficient.[D]
Energy Independence and Security Act of 2007 (EISA): EISA requires manufacturing for sale within the United States to phase out incandescent light bulbs between 2012 and 2014, resulting in approximately 25 percent greater efficiency for light bulbs. It would result in approximately 200 percent greater efficiency for light bulbs, or similar energy savings, by 2020.	Federal/ Manufacturers	**Consistent**. EISA would serve to reduce and/or eliminate the use of incandescent light bulbs for the 5775 Adams Project and, thus, reduce energy usage associated with lighting.
AB 1109: The Lighting Efficiency and Toxic Reduction Act prohibits a person from manufacturing for sale in the state specified general purpose lights that contain levels of hazardous substances and requires the establishment of minimum energy efficiency standards for all general purpose lights. The standards are structured to reduce average statewide electrical energy consumption by not less than 50 percent from the 2007 levels for indoor residential lighting and not less than 25 percent from the	State/Manufacturers	**Consistent.** As with EISA, discussed above, the 5775 Adams Project would meet the requirements under AB 1109 because it incorporates energy efficient lighting and electricity consumption that complies with local and state green building programs.

2007 levels for indoor commercial and outdoor lighting by 2018.[E]		
Cap-and-Trade Program: This program establishes an overall limit on GHG emissions from capped sectors (e.g. electricity generation, petroleum refining, and cement production). Facilities subject to the cap are able to trade permits to emit GHG emissions within the overall limit.	State/Manufacturers	**Consistent.** As required by AB 32 and the Climate Change Scoping Plan, the Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, whether generated in-state or imported. Accordingly, GHG emissions associated with CEQA projects' electricity usage are covered by the Cap-and-Trade Program. Therefore, GHG emissions associated with the 5775 Adams Project's electricity usage per year would be covered by the Cap-and-Trade Program (as LADWP would be a covered entity) and would be consistent with AB 32 and the Climate Change Scoping Plan.
Mobile		
AB 1493 "Pavley Standards": AB 1493 requires the development and adoption of regulations to achieve "the maximum feasible reduction of greenhouse gases" emitted by non-commercial passenger vehicles, light-duty trucks, and other vehicles used primarily for personal transportation in the State. In compliance with AB 1493, CARB adopted regulations to reduce GHG emissions from non-commercial passenger vehicles and light duty trucks of model year 2009 through 2016. Model years 2017 through 2025 are addressed by California's Advanced Clean Cars program (discussed below).	State, CARB	**Consistent.** The Pavley regulations reduced GHG emissions from California passenger vehicles by about 22 percent in 2012 and reduced GHG emissions by about 30 percent in 2016, all while improving fuel efficiency. However, this regulatory program applies to vehicle manufacturers and not directly to land use development. Nonetheless, vehicular travel associated with the 5775 Adams Project would benefit from the regulation in the form of reduced GHG emissions due to the increasing penetration of new vehicles in the state-wide fleet that are affected by AB 1493. Mobile source emissions generated by 5775 Adams Project users would be reduced with the implementation of AB 1493, consistent with the reduction of GHG emissions under AB 32. The Project's mobile source GHG emissions were calculated using CalEEMod, which incorporates the implementation of AB 1493 into mobile source emissions factors.
Executive Order S-01-07: The Low Carbon Fuel Standard requires a 10-percent or greater reduction by 2020 in the average fuel carbon intensity for transportation fuels in California regulated by CARB. CARB identified the LCFS as a Discrete Early Action item under AB 32, and the final resolution (09-31) was issued on April 23, 2009.[F,G]	State, CARB	**Consistent.** This regulatory program applies to fuel suppliers and not directly to land use development. Nevertheless, GHG emissions related to the Project's associated vehicle travel would benefit from this regulation because fuel consumed by Project-related vehicles would be required to comply with the LCFS.

Advanced Clean Cars Program: In 2012 CARB approved the Advanced Clean Cars Program, a new emissions-control program for model year 2017 through 2025. The program combines the control of smog, soot, and GHG emissions with requirements for greater numbers of zero-emissions vehicles. By 2025, when the rules will be fully implemented, new automobiles will emit 34 percent fewer GHGs and 75 percent fewer smog-forming emissions.	State, CARB	**Consistent.** Similar to AB 1493, this regulatory program applies to manufactures and not directly to land use development. Nevertheless, GHG emissions generated by Project-related vehicle travel would benefit from this regulation as new vehicles increasingly penetrate the state-wide fleet, and mobile source GHG emissions generated by the 5775 Adams Project would subsequently be reduced, consistent with AB 32 requirements. However, as CalEEMod does not yet account for this regulation, estimates of the Project's mobile source GHG emissions do not reflect the implementation of this regulatory program.
SB 375: SB 375 requires the integration of planning processes for transportation, land-use, and housing. Under SB 375, each MPO would be required to adopt a Sustainable Community Strategy (SCS) to encourage compact development that reduces passenger vehicle miles traveled and trips so that the region will meet a target, established by CARB, for reducing GHG emissions.	State, CARB, Regional, SCAG	**Consistent.** SB 375 requires SCAG to direct the development of the SCS for the regional, which is discussed further below. The 5775 Adams Project would be consistent with SCAG's 2016-2040 RTP/SCS, and it would not conflict with the region's obligations under SB 375 to meet the State's GHG emissions reduction goals.
Solid Waste		
California Integrated Waste Management Act of 1989 and AB 341: The California Integrated Waste Management Act of 1989 requires each jurisdiction's source reduction and recycling element to include an implementation schedule that shows: (1) diversion of 25 percent of all solid waste by January 1, 1995, through source reduction, recycling, and composting activities; and (2) diversion of 50 percent of all solid waste on and after January 1, 2000, through source reduction, recycling, and composting facilities.[H] AB 341 amended the California Integrated Waste Management Act of 1989 to include a provision declaring that it is the policy goal of the state that not less than 75 percent of solid waste generated by source reduced, recycled, or composted by the year 2020, and annually thereafter.[I]	State	**Consistent.** GHG emissions related to solid waste generation from the 5775 Adams Project would benefit from this regulation as it would decrease the overall amount of solid waste disposed of at landfills. The decrease in solid waste would then in return decrease the amount of methane released from decomposition. The Applicant would only contract for waste disposal services with a company that recycles solid waste in compliance with AB 341. Additionally, the 5775 Adams Project would provide recycling bins at appropriate locations to promote the recycling of paper, metal, glass, and other recyclables.

Water		
CCR, Title 24, Building Standards Code: The California Green Building Standards Code (Part 11, Title 24) includes water efficiency requirements for new residential and non-residential uses, in which buildings shall demonstrate a 20-percent overall water use reduction.	State	**Consistent.** As discussed earlier, consistent with regulatory requirements, the 5775 Adams Project must comply with applicable provisions of the Los Angeles Green Building Code that in turn require compliance with Title 24 and the California Green Building Standards.
SB X7-7: The Water Conservation Act of 2009 sets an overall goal of reducing per-capita urban water use by 20 percent by December 31, 2020. The state is required to make incremental progress towards this goal by reducing per-capita water use by at least 10 percent by December 31, 2015. This is an implementing measure of the Water Sector of the AB 32 Scoping Plan. Reduction in water consumption directly reduces the energy necessary and the associated emissions to convene, treat, and distribute water; it also reduces emissions from wastewater treatment.	State	**Consistent.** The Project's mandatory consistency with the regulatory provisions of Title 24 would meet this performance-based standard.
Construction		
CARB In-Use Off-Road Regulation: CARB's in-use off-road diesel vehicle regulation ("Off-Road Diesel Fleet Regulation") requires the owners of off-road diesel equipment fleets to meet fleet average emissions standards pursuant to an established compliance schedule.	CARB	**Consistent.** The 5775 Adams Project would use construction contractors that comply with this regulation.
CARB In-Use On-Road Regulation: CARB's in-use on-road heavy-duty vehicle regulation ("Truck and Bus Regulation") applies to nearly all privately and federally owned diesel fueled trucks and buses, as well as privately and publicly owned school buses with a gross vehicles weight rating greater than 14,000 pounds.	CARB	**Consistent.** The 5775 Adams Project would use construction contractors that comply with this regulation.

[A] LADWP. https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-renewableenergy/a-p-re-renewableenergypolicy?_afrLoop=223695601840708&_afrWindowMode=0&_afrWindowId=null#%40%3F_afrWindowId%3Dnull%26_afrLoop%3D223695601840708%26_afrWindowMode%3D0%26_adf.ctrl-state%3Dmq8ssoot5_4. Accessed October 31, 2019.
[B] SB 340 (2015-2016 Regular Session) Stats 2015, Ch. 547.
[C] CEC, Adoption Hearing, 2016 Building Energy Efficiency Standards.
[D] CEC 2019 Building Energy Efficiency Standards Overview, March 2018.
[E] AB 1107 (2007-2008 Regular Session) Stats. 2007, Ch. 534.

[F] CARB, Initial Statement of Reason for Proposed Regulation for the Management of High Global Warming Potential Refrigerant for Stationary Sources, October 2009.
[G] Carbon intensity is a measure of the GHG emissions associated with the various production, distribution, and use steps in the "lifecycle" of a transportation fuel.
[H] California Public Resources Code Section 41780(a).
[I] California Public Resources Code Section 41780.01(a).

Table 4.8-2
Consistency Analysis – 2017 Scoping Plan Update

Actions and Strategies	Responsible Party(ies)	Project Consistency Analysis
SB 350: The Clean Energy and Pollution Reduction Act of 2015 increases the standards of the California RPS program by requiring that the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by 2030.[A]	CPUC, CEC, CARB, LADWP	**Consistent.** The 5775 Adams Project would use electricity provided by LADWP, which is required to meet the SB 350 and subsequent SB 100 performance standards. As discussed earlier, LADWP has committed to achieving 50 percent renewables by 2025, five years earlier than as required by SB 350. However, LADWP will be required to comply with SB 100's revised 2030 60 percent target. LADWP has launched the LA100 Study to determine a course for achieving a 100% renewable energy supply.
Implement Mobile Source Strategy (Cleaner Technology and Fuels) • At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025. • At least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030. • Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Cars regulations. • Medium- and heavy-duty GHG Phase 2. • Innovative Clean Transit: Transition to a suite of to-be- determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology	CARB, CalSTA, SGC, CalTrans, CEC, OPR, Local agencies	**Consistent.** CARB approved the Advanced Clean Cars Program in 2012 that establishes an emissions control program for model years 2017 through 2025. Standards under the Advanced Clean Cars Program likely will apply to all passenger and light duty trucks used by 5775 Adams Project users, depending on the outcome of ongoing negotiations between CARB and EPA regarding federal standards. The program also requires auto manufacturers to produce an increasing number of zero emission vehicles in the 2018 through 2025 model years. Extension of the Advanced Clean Cars Program has not yet been adopted, but it is expected that measures will be introduced to increase GHG emissions reductions stringency on light duty autos and continue adding zero emission and plug in vehicles through 2030. CARB is also developing the Innovative Clean Transit measure to encourage the purchase of advanced technology buses, such as alternative fueled or battery powered buses. This would allow fleets to phase in cleaner technology in the near future. CARB is also in

ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NO_x standard. • Last Mile Delivery: New regulation that would result in the use of low NO_x or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030. • Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; forthcoming statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document "Potential VMT Reduction Strategies for Discussion.		the process of developing proposals for new approaches and strategies to achieve zero emission trucks under the Advanced Clean Local Trucks (Last Mile Delivery) Program.[B,C] The 5775 Adams Project's consistency with SCAG's 2016-2040 RTP/SCS is discussed throughout this analysis. As implementation of the 2016-2040 RTP/SCS is expected to fulfill and exceed the region's obligation under SB 375, the 5775 Adams Project's consistency with the 2016-2040 RTP/SCS also ensures its consistency with SB 375.
Increase Stringency of SB 375 Sustainable Communities Strategy (2035 Targets)	CARB	**Consistent.** Under SB 375, CARB sets regional targets for GHG emissions reductions from passenger vehicles. In 2010, CARB established targets for 2020 and 2035 for each region. As required under SB 375, CARB is required to update regional GHG emissions targets every eight years. As part of the 2018 updates, CARB proposed a passenger vehicles related GHG reduction of 19 percent for 2035 for the SCAG region, which is more stringent than the current reduction target of 13 percent for 2035. As discussed, the 5775 Adams Project would be consistent with the 2016-2040 RTP/SCS and by extension SB 375.
By 2019, develop pricing policies to support low-GHG transportation (e.g. low-emission vehicles zones for heavy duty, road use, parking pricing, transit discounts)	CalSTA, Caltrans, CTC, OPR/SGC, CARB	**Consistent.** The 5775 Adams Project would support this policy as code required parking spaces would be consistent with Title 24, which contains requirements for supporting electric vehicle charging stations.
Implement California Sustainable Freight Action Plan:	CARB	**Not Applicable**. The 5775 Adams Project would not include commercial freight transportation or commercial warehousing.

• Improve freight system efficiency. • Deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030.		
Adopt a Low Carbon Fuel Standard with a CI reduction of 18 percent.	CARB	**Consistent.** This regulatory program applies to fuel suppliers and not directly to land use development. GHG emissions related to vehicular travel associated with the 5775 Adams Project would benefit from this regulation because fuel used by Project-related vehicles would be required to comply with LCFS. The current LCFS, adopted in 2007, requires a reduction of at least 10 percent in the carbon intensity (CI) of California's transportation fuels by 2020. On September 27, 2017, CARB amended the LCFS regulation to target a 20 percent reduction in CI from a 2010 baseline by 2030.
Implement the Short-Lived Climate Pollutant Strategy by 2030: • 40 percent reduction in methane and hydrofluorocarbon emissions below 2013 levels. • 50 percent reduction in black carbon emissions below 2013 levels.	CARB, CalRecycle, CDFA, SWRCB, Local air districts	**Consistent.** SB 605 was adopted in 2014 and directs CARB to develop a comprehensive Short-Lived Climate Pollutant (SLCP) strategy. SB 1383 was later adopted in 2016 to require CARB to set statewide 2030 emissions reduction targets of 40 percent for methane and hydrofluorocarbons and 50 percent black carbon emissions below 2013 levels.[D] The 5775 Adams Project would comply with the CARB SLCP Reduction Strategy, which limits the use of hydrofluorocarbons for refrigeration uses.

[A] SB 350 (2015-2016 Regular Session) Stats 2015, Ch. 547.
[B] CARB, Advance Clean Cars, Midterm Review. www.arb.ca.gov/msprog/acc/acc-mtr.htm.
[C] CARB, Advanced Clean Local Trucks (Last mile delivery and local trucks). www.arb.ca.gov/msprog/actruck/actruck.htm.
[D] CARB, Reducing Short-Lived Climate Pollutants in California, www.arb.ca.gov/cc/shortlived/shortlived.htm.

Table 4.8-3
Consistency with the 2016-2040 RTP/SCS

Actions and Strategies	Responsible Party(ies)	Consistency Analysis
Land Use Strategies		
Reflect the changing population and demands, including combating gentrification and displacement, by increasing housing supply at a variety of affordability levels.	Local jurisdictions.	**Consistent**. The 5775 Adams Project proposes a multi-family residential use consisting of 65 dwelling units, 10 of which would be affordable dwelling units.
Focus new growth around transit.	Local jurisdictions.	**Consistent**. Development of the 5775 Adams Project would be consistent with smart growth policies to increase housing and employment density within close proximity to HQTAs. Not only would the 5775 Adams Project be located within a HQTA, but the 5775 Adams Project would be located in direct proximity to high-frequency bus stops at the intersection of Adams Boulevard and Fairfax Avenue. The 5775 Adams Project would also be less than a half-mile walk from the La Cienega/Jefferson Metro Expo Line Station. Thus, the 5775 Adams Project's location provides abundant opportunity for residents, employees, and other users to utilize the area's high quality transit infrastructure to reduce vehicle trips, specifically VMT.
Plan for growth around livable corridors, including growth on the Livable Corridors network.	SCAG, local jurisdictions.	**Consistent.** The 5775 Adams Project would contribute to the Livable Corridors concept by replacing an auto service use with a dense mixed-use residential and commercial development, creating a key node near the intersection of Adams Boulevard and Fairfax Avenue. Adams Boulevard, which the 5775 Adams Project would front, is a major arterial roadway and commercial strip. Removal of the existing site use in conjunction with the development of the 5775 Adams Project would better leverage this roadway's high quality bus transit.
Provide more options for short trips through Neighborhood Mobility Areas and Complete Communities.	SCAG, local jurisdictions.	**Consistent.** The 5775 Adams Project proposes a mixed-use development that would support the Complete Communities strategy of creating mixed-

		use districts with a housing, employment, and a mix of retail and services in close proximity to each other.
Protect natural and farm lands, including developing conservation strategies.	SCAG, local jurisdictions.	**Consistent.** The 5775 Adams Project is an infill development that would help reduce demand for growth in urbanizing areas that threaten greenfields and open spaces.
Transportation Strategies		
Manage congestion through programs like the Congestion Management Program, Transportation Demand Management, and Transportation Systems management strategies.	County transportation commissions, local jurisdictions.	**Consistent**. While this action/strategy is not necessarily applicable on a project-specific basis, the 5775 Adams Project is estimated to result in a maximum 37 peak hour vehicle trips that would not contribute substantially to local traffic congestion.
Technological Innovation and 21st Century Transportation		
Promote zero-emission vehicles.	SCAG, local jurisdictions.	**Consistent.** While this action/strategy is not necessarily applicable on a project-specific basis, the 5775 Adams Project would be consistent with EV parking requirements and would provide four EV stalls.
Source: NTEC, 2019.		

LA Green Plan

Table 4.8-4 evaluates the 5775 Adams Project's consistency with applicable GHG-reducing actions from the LA Green Plan. As discussed below, the 5775 Adams Project would be consistent with these actions and their respective goals.

Table 4.8-4
Consistency with Applicable GHG Emissions Goals and Actions of the LA Green Plan

Action		Description	Consistency Analysis
Focus Area: Energy			
E6	Present a comprehensive set of green building policies to guide and support private sector development.	The City initiated an effort to establish green building requirements, paired with incentives, for medium- to large-private projects. Buildings account for a majority of electricity use. Each building site relates to a wide range of environmental issues faced by the City, so addressing each site in a comprehensive manner will provide a variety of environmental benefits.	**Consistent.** While this action primarily applies to the City, the 5775 Adams Project would be designed and operated to meet the applicable requirements of the State Green Building Standards Code and the City's Green Building Code.
Focus Area: Water			
W1	Meet all additional demand for water resulting from growth through water conservation and recycling.	• The Mayor's Office and LADWP developed the Securing LA's Water Supply Plan, which is an aggressive, multi-faceted approach to developing a locally sustainable water supply. The plan includes key short-term and long-term strategies to secure this sustainable water future.	**Consistent.** While this action primarily applies to the City and LADWP, the 5775 Adams Project would incorporate water conservation features consistent with State and City green building standards.
W2	Reduce per capita water consumption by 20%.	[See W1, above.]	[See W1, above.]
Focus Area: Transportation			
T8	Promote walking and biking to work, within neighborhoods, and to large events and venues.	Promoting alternate modes of travel will reduce the carbon emissions associated with single occupancy vehicles (SOVs). As described in Action Items LU1 and LU2 below, the City is promoting high-density and mixed-use housing close to major transportation arteries. Such developments will also support the advancement of Action Item T8, by improving accessibility for those who wish to walk and bike to work.	**Consistent.** The 5775 Adams Project would include a total of 53 long-term and 8 short-term bicycle spaces. The 5775 Adams Project proposes high-density, mixed-used housing in a HQTA and within walking distance of high-frequency bus stops and the La Cienega/Jefferson Metro Expo Line Station.
Focus Area: Land Use			
LU1	Promote high-density housing	With 469 square miles, Los Angeles is a vast and sprawling city. Yet many	**Consistent.** As discussed, the 5775 Adams Project proposes a

Table 4.8-4
Consistency with Applicable GHG Emissions Goals and Actions of the LA Green Plan

Action		Description	Consistency Analysis
	close to major transportation arteries.	neighborhoods are walkable, with stores and services clustered near dense residential housing. As the city continues to redevelop and grow, there is an unprecedented opportunity to rethink the urban environment. Accommodating continued growth requires taking advantage of infill opportunities and increasing density along transit corridors.	high-density residential mixed-use development that would be located in a HQTA and within walking distance of high quality transit infrastructure. The 5775 Adams Project is an infill development that would replace an existing auto service use.
LU2	Promote and implement transit-oriented development (TOD)	TODs represent opportunities for creating cohesive, vibrant, walkable communities where fragmented, auto-dependent corridors now exist. TODs are a positive alternative to low-density transitional land use patterns that typically segregate housing, jobs, and neighborhood services from one another. In contrast, TODs cluster these community elements in close proximity, so a greater portion of trips can be made by transit, bike, or on foot.	**Consistent**. As discussed, the 5775 Adams Project proposes a high-density residential mixed-use development that would be located in a HQTA and within walking distance of high quality transit infrastructure. The 5775 Adams Project is an infill development that would replace an existing auto service use.
Source: NTEC, 2019.			

LA Green New Deal

The City's updated commitments to renewable energy usage, energy savings, water conservation, waste reduction, and other goals would benefit the 5775 Adams Project. For example, a key goal of the Green New Deal is for LADWP to supply 55 percent renewable energy by 2025, which would exceed the SB 100 target of 50 percent. As the 5775 Adams Project's electricity would be supplied by LADWP, this goal would subsequently reduce the 5775 Adams Project's GHG emissions associated with its electricity demand. The 5775 Adams Project would generally align with the goals and strategies of the Green New Deal.

Conclusion

In summary, the consistency analysis provided above demonstrates that the 5775 Adams Project is consistent with State, regional, and local plans, policies, regulations, and GHG reduction actions/strategies. The 5775 Adams Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Because the 5775 Adams Project is consistent with and does not conflict with these plans, policies, and regulations, the 5775 Adams Project's GHG emissions would not result in a significant impact to the environment, and Project-specific impacts with regard to climate change would be less than significant.

5775 Adams Project GHG Emissions

As discussed above, compliance with applicable GHG emissions reductions plans renders a project's impacts less than significant. In support of the consistency analysis provided above, the following quantitative calculations of the 5775 Adams Project's GHG emissions are provided. The 5775 Adams Project would result in direct and indirect GHG emissions generated by the following emissions sources:

- Construction: emissions associated with construction-related equipment and vehicle use.
- Area Source: emissions associated with the on-site use of powered equipment.
- Energy Source: emissions associated with the Project's electricity and natural gas use for space heating and cooling, water heating, energy consumption, and lighting.
- Mobile Source: emissions associated with the Project's related vehicle travel.
- Water/Wastewater: emissions associated with energy used to pump, convey, deliver, and treat water.

Construction

Project construction is anticipated to last approximately 24 months. The GHG emissions associated with the construction of the 5775 Adams Project were calculated using CalEEMod version 2016.3.2 (provided in Appendix A). As shown below in Table 4.8-5, construction of the 5775 Adams Project is estimated to generate a total of 791 $MTCO_2e$. As recommended by the SCAQMD, the total GHG construction emissions were amortized over the 30-year lifetime of the Project (i.e. total construction GHG emissions were divided by 30 to determine an annual construction emissions estimate that can be added to the Project's annual operational emissions) in order to determine the Project's annual GHG emissions inventory. This results in annual 5775 Adams Project construction emissions of 26 $MTCO_2e$.

Table 4.8-5
Construction-Related Emissions

Year	Emissions ($MTCO_2e$)
2022	446
2023	345
Total	791
Amortized over 30 years	26
Source: NTEC, 2019.	

Operation

As shown in Table 4.8-6, the 5775 Adams Project is estimated to generate approximately 1,146 $MTCO_2e$ per year, including the addition of its annualized construction-related GHG emissions.

Table 4.8-6
Annual GHG Emissions Summary

Source	Emissions ($MTCO_2e$)
Area	1
Energy	319
Mobile	710
Solid Waste	30
Water/Wastewater	60
Construction	26
Total Emissions	1,146
Source: NTEC, 2019.	

As explained earlier, the analysis of a project's GHG emissions is inherently a cumulative impact analysis because climate change is a global problem and the emissions from any single project alone would be negligible. Accordingly, the analysis above took into account the potential for the 5775 Adams Project to contribute to the cumulative impact of global climate change. Given the Project's consistency with statewide, regional, and local plans adopted for the reduction of GHG emissions, it is concluded that the 5775 Adams Project's incremental contribution to greenhouse gas emissions and its effect on global climate change would not be cumulatively considerable. For these reasons, the 5775 Adams Project's cumulative contribution to global climate change would be less than significant.

Mitigation Measures

While the analysis provided above demonstrates that implementation of the 5775 Adams Project would not require any mitigation measures related to greenhouse gas emissions, the 5775 Adams Project would nevertheless implement Mitigation Measure GHG1 from the Certified EIR.

4.8.3 Any new Circumstances Involving New Impacts or Substantially More Severe Impacts?

The 5775 Adams Project would not result in any new or increased significant impacts with respect to its impact on climate change, and the 5775 Adams Project would not conflict with any applicable plan, policy, or regulation with the goal of reducing GHG emissions. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the EIR.

4.8.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to GHG emissions. No substantial changes in the environment related to GHG emissions have occurred since certification of the EIR that would result in new or more severe significant environmental impacts.

4.8.5 Mitigation Measures Addressing Impacts

The Certified EIR provided Mitigation Measure GHG1 to address impacts with respect to greenhouse gases during the operation of specific projects. While the analysis provided above demonstrates that implementation of the 5775 Adams Project would not require any mitigation measures related to greenhouse gas emissions, the 5775 Adams Project would nevertheless implement Mitigation Measure GHG1 from the Certified EIR.

4.8.6 Conclusion

There is no new information of substantial importance that has become available relative to GHG emissions. No substantial changes in the environment related to GHG emissions have occurred since certification of the EIR, and no substantial new conditions related to GHG emissions have been identified within the vicinity of the Project Site that would result in new or more severe significant environmental impacts.

4.9 Hazards and Hazardous Materials

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
HAZARDS AND HAZARDOUS MATERIALS: Would the project:					
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less Than Significant	No	No	No	No
(b) Create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	Less Than Significant	No	No	No	No
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less Than Significant	No	No	No	No
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less Than Significant with Mitigation	No	No	No	Yes
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	No Impact	No	No	No	No
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less Than Significant	No	No	No	No
(g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Less Than Significant	No	No	No	No

This section is based on the Certified EIR and the followings item, which are included as **Appendix C** to this Addendum:

C-1 Phase I Environmental Site Assessment, FREY Environmental, Inc., March 2019.

C-2 Draft Corrective Action Plan, FREY Environmental, Inc., October 9, 2019.

C-3 Correspondence from Los Angeles Regional Water Quality Control Board, December 26, 2019.

4.9.1 Impact Determination in the EIR

The Certified EIR stated that industrial facilities tend to store, use, and generate larger quantities of hazardous materials and wastes than other types of land uses, and that implementation of the Community Plan would result in a reduction of industrial land within the West Adams CPA. Further, industrial uses allowed within the West Adams CPA would be required to comply with all federal, State, and local regulations that deal with hazardous materials use and transport. In addition, the Certified EIR stated that based on the years of construction for some of the existing buildings within the West Adams CPA, demolition of the buildings could have the potential to release asbestos fibers into the atmosphere if they are not properly stabilized or removed prior to demolition. However, removal of these materials is well regulated. Therefore, with implementation of all applicable local, State, and federal regulations, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to the use, transport, and disposal of hazardous materials.

As stated in the Certified EIR, the Community Plan would replace older structures that may have been built prior to the most recent building codes and regulations. Moreover, the Certified EIR stated that future projects within the West Adams CPA will be required to complete all applicable environmental review processes and to conform with environmental regulations related to new construction and hazardous materials storage, use, and transport. Existing hazardous materials regulations would minimize the potential for exposure to adverse health or safety effects. Though nearly a dozen Methane Zones occur in the West Adams CPA, new construction would be required to comply with the California Department of Conservation, Division of Oil and Gas requirements, and the SCAQMD regulations regarding methane gas. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in less than significant impacts related to upset and accident conditions.

Compliance with all applicable local, State, and federal laws and regulations would regulate, control, or respond to hazardous waste, transport, store, disposal, and clean-up in order to ensure that hazardous materials do not pose a significant risk to nearby receptors, such as schools. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to hazardous materials near schools.

As stated in the Certified EIR, there are 174 LUST cleanup sites, other clean-up sites, and permitted underground UST facilities within the West Adams CPA. Future development of sites previously occupied by a hazardous materials generating facility would have the potential to create a significant hazard to the public or the environment unless an environmental site assessment is conducted to determined potential risks and appropriate mitigation. Mitigation Measure HM1 would minimize impacts related to hazardous materials sites. Therefore, with implementation of Mitigation Measure HM1, the Certified EIR determined that implementation of

the Community Plan would result in a less than significant impact related to hazards materials sites.

The West Adams CPA is not within an airport land use plan, nor is it within two miles of a public use airport, and therefore, the Certified EIR determined that implementation of the Community Plan would have no impact with respect to airport hazards. Additionally, though the Community Plan increases the population, it will comply with policies to minimize the potential impact of interference with emergency response plans. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in less than significant impacts related to emergency response plans. Finally, as stated in the Certified EIR, implementation of existing local regulations would help minimize wildland fire hazards. Therefore, implementation of the Community Plan would result in less than significant impacts related to wildland fire.

Mitigation Measures

HM1 Any approval of a Discretionary project or "Active Change Area Project" that involves new construction that will involve soil disturbance shall ensure that a Phase I Environmental Site Assessment (ESA) is prepared. The assessment shall be prepared by a Registered Environmental Assessor (REA) in accordance with State standards/guidelines to evaluate whether the site or the surrounding area is contaminated with hazardous substances from the potential past and current uses including storage, transport, generation, and disposal of toxic and hazardous waste or materials. Depending on the results of this study, further investigation and remediation may be required in accordance with local, State, and federal regulations and policies. Any further study found necessary by an REA or relevant federal, state or local agency shall be performed prior to project approval and any remediation found necessary by the REA or any relevant federal, state or local agency shall be performed prior to project approval or made a condition on the project if that is found to be adequate for remediation by an REA or the relevant federal, state or local agency.

4.9.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

Routine Transport, Use, or Disposal of Hazardous Materials

The types of hazardous materials that would be used during construction of the 5775 Adams Project would be typical of those hazardous materials necessary for construction of a mixed-use residential and retail building (e.g., paints, solvents, fuel for construction equipment, building materials, etc.). Although construction of the 5775 Adams Project would require the temporary transport, use, and disposal of hazardous waste, construction activities associated with the 5775 Adams Project would be required to comply with all applicable federal, state, and local regulations governing such activities.

The 5775 Adams Project includes demolition and removal of the existing auto service use from the Project Site and construction of a mixed-use building containing 65 dwelling units and approximately 2,300 square feet of retail uses, with one level of subterranean parking. The types of hazardous materials that would be found on the Project Site during the operation of the 5775

Adams Project would be typically associated with residential and retail land uses – paints, cleaning supplies, and small amounts of petroleum products. The 5775 Adams Project would not require the routine transport, use, or disposal of hazardous materials that would create a significant hazard to the public or the environment. To the extent there would be any such transport, use, or disposal of small amounts of hazardous materials, compliance with existing local, State, and federal regulations would ensure the transport, storage, and use of these materials would not pose a significant hazard to the public or the environment. Therefore, the 5775 Adams Project's impacts related to this issue would be less than significant.

Upset or Accident Conditions

Frey Environmental prepared a Phase I Environmental Site Assessment (ESA, included in Appendix C-1) to document the environmental condiitons for the Project Site. The Project Site was first developed in 1929 and used as a restaurant/store through 1965, at which point the Project Site was redeveloped for use as a gasoline and auto repair station. The use of the Project Site as a gasoline service station ceased around 1991, and in 1996, five underground storage tanks (USTs) were removed from the Project Site.

During the UST removal in 1996, the Project Site was found to have been contaminated with petroleum hydrocarbons, and a leaking undergound storage tank (LUST) case was opened with the State Water Resources Control Board (SWRCB). A Phase II investigation conducted in 1997 revealed the presence of free product in groundwater beneath the Project Site. Successive investigations were conducted through 2011 to delineate the hydrocarbon plume beneath the Project Site. Based on the information Frey Environmental reviewed from previous environmental investigations conducted at the Project Site, the petroleum hydrocarbon plume in soil and groundwater identified beneath the Project Site has been relatively well assessed in all directions. The various remedial efforts conducted at the Project Site between 1997 and 2012 have reduced the originally estimated quantity of petroleum hydrocarbons beneath the Project Site. According to Frey Environmental, the use of the Project Site as a gasoline station and the petroleum hydrocarbon plume identified beneath and extending off-site being addressed with the SWRCB as a LUST case are recognized environmental conditions (RECs). The historic use of the Project Site as an auto repair station and the current presence of three hydraulic hoists and a clarifier on-site are also considered RECs.

In addition, according to Frey Environmental, there is one additional property in the immediate Project Site vicinity (at 5801-5807 W. Adams Boulevard) west of the Project Site that was identified to be formerly used as a gas station and auto repair business. As such, this is also considered a REC as possible unauthorized releases at this property may have contributed to the identified petroleum hydrocarbon.

Frey Environmental who meets the definition of an Environmental Professional as determined by ATSM International,[14] prepared a draft Corrective Action Plan (CAP), which is included in Appendix C-2 of this Addendum. The purpose of the CAP is to provide details about the proposed remediation activities at the Project Site in order to remove free product to the extent practicable and reduce petroleum hydrocarbon concentrations in soil, soil vapor, and groundwater to levels that meet the Low Threat UST Case Closure Policy (LTCP) threshold values. The recommended remediation methods for both soil and groundwater are described below.

Soil Remediation

As discussed in the CAP, two remedial methods would be used to remediate the soil at the Project Site: soil vapor extraction and soil excavation. Soil vapor extraction is planned to be utilized to primarily remediate free product and capillary fringe soils with high concentrations of petroleum hydrocarbons in groundwater. It is anticipated that soil vapor extraction will be an effective remedial method to further reduce the mass of petroleum hydrocarbons in soils beneath the Project Site. Capillary fringe soils beneath the Project Site consist primarily of sands and silts with some clay. Coarse grained soils, such as sand, generally provide optimal conditions for petroleum hydrocarbon removal through vapor extraction. It appears that the wells currently located on-site, in addition to six off-site groundwater wells, should be sufficient for vapor extraction of the targeted soil zones. Previous investigations have shown that soils in the upper 15 feet of the Project Site area are fine grained clayey silts and silty clays, which are not targeted to be remediated using vapor extraction. The upper 15 feet of soil is not ideally suited for soil vapor extraction due to the low permeability of the fine-grained soils, and they will be excavated and disposed of as discussed below.

According to Frey Environmental, and as discussed in the CAP, excavation can be an effective remedial method for lower permeability soils, soils containing petroleum hydrocarbons that are not laterally extensive, and are located at depths of less than 15 feet bgs. The excavation area will encompass the entire Project Site and will be excavated to a maximum depth of 20 feet bgs. An estimated 9,590 cubic yards of soil would be excavated from the Project Site to remediate the soil and also in order to construct the proposed subterranean parking.

Groundwater Remediation

The methods recommended for groundwater remediation are air sparging, vapor extraction, and groundwater pump and treat.

[14] MM HM1 requires the Phase 1 Environmental Site Assessment to be prepared by a "Registered Environmental Assessor" (REA). However, the State of California discontinued the REA program in July 2012. Frey Environmental meets the current definition of an "Environmental Professional" and is eligible to prepare Phase 1 Site Assessments under ASTM International requirements. ASTM (formerly known as American Society for Testing and Materials), is an international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.

It is anticipated that air sparging would be an effective remedial method to reduce the mass of petroleum hydrocarbons in groundwater. The soil lithology consists of coarser grained materials such as sand overlying finer grained materials such as clay and silt. The effectiveness of air sparging is a function of the permeability of the soil subject to remediation and the chemical composition of the containment. Air sparging is effective in coarse grained soils such as gravels and sands, less effective in silty soils, and may not be possible in clayey soils. An air sparging test should be conducted to determine tha radius of influence for each air sparging well. The air sparging test is useful for the proper design and placement of air sparging wells. For purposes of the CAP, the radius of influence for air sparging is estimated to be 35 feet. An air sparge system should run concurrently with a vapor extraction system in order to recover petroleum hydrocarbons volatized from groundwater by the air sparging system. Assuming a radius of influence of 35 feet, it is estimated that 12 air sparging wells would need to be installed to significantly reduce the mass of contaminants in groundwater. The use of air sparging can induce the movement of highly soluble contaminants (such as MTBE and TBA) away from a sparging well. The use of groundwater extraction can be used to counter the potential effects of air sparging on groundwater movement.

Groundwater pump and treat can be an effective remedial method to remove free product and reduce petroleum hydrocarbon constituents. Based on the aquifer characteristics, it is estimated that groundwater can be extracted from a single well at a sustained rate of two gallons per minute, and the capture zone for a single pumping well is estimated to be approximately 70 feet. The CAP assuumes an estimated nine groundwater extraction wells would be required to remove a sufficient volume of groundwater from the Project Site and off-site to the west, to reduce petroleum hydrocarbon concentrations in groundwater to proposed clean up levels when conducted in conjunction with air sparging and vapor extraction. The groundwater treatment system would consist of two, 500-gallon holding tanks to separate free product, two carbon vessels, each containing 2,000 pounds of activated carbon in series, and associated pumps and gauges. According to Frey Environmental, treating groundwater solely with carbon is the simplest remedial option.

The CAP (included in Appendix C-2 of this Addendum) includes a scope of work with specific details regarding: 1) installation of air sparge wells; 2) installation of off-site remedial subsurface piping; 3) installation of a groundwater pump and treat system; 4) installation of a sol vapor extraction system; 5) installation of an air sparge system; 6) operation and maintenance of the remedial systems; 7) semi-annual groundwater monitoring and sampling; and 8) reporting. Correspondence from the Los Angeles Regional Water Quality Control Board (LARWQCB) is included in Appendix C-3 of this Addendum, which addresses the draft CAP prepared by Frey Environmental. As stated in the correspondence from the LARWQCB, the LARWQCB is the lead regulatory agency for overseeing corrective actions (assessment and/or monitoring activities) and cleanup of releases from LUSTs. Therefore, the remediation activities proposed for the Project Site, and detailed in the CAP, would be overseen and completed to the satisfaction of the LARWQCB and in accordance with all applicable regulatory standards.

In accordance with Mitigation Measure HM1 from the Certified EIR, a Phase I ESA has been prepared for the Project Site (included as Appendix C-1 to this Addendum), the conclusions of which have been summarized above. Based on the results of the Phase I ESA, and in accordance with Mitigation Measure HM1, a CAP has been prepared by Frey Environmental prior to Project approval, and is included in Appendix C-2 of this Addendum. Remediation activities for the mitigation of petroleum hydrocarbons beneath the Project Site are being conducted and would be completed to the satisfaction of the LARWQCB. Through compliance with Mitigation Measure HM1 from the Certified EIR, the 5775 Adams Project's impacts with respect to accident or upset conditions involving hazardous materials would be less than significant.

Listed Hazardous Materials Site

As discussed in the Phase I ESA (included as Appendix C-1 to this Addendum), the Project Site is not listed on the Department of Toxic Substances Control (DTSC) EnviroStor database. However, there is one listing for the Project Site on the SWRCB's GeoTracker database. This listing is related to a LUST cleanup case for the Project Site that was opened in 1996, following the discovery of discharge during a UST closure, and is still open. As discussed above, a petroleum hydrocarbon plume exists beneath the Project Site and extends off-site to the south. Free product is also present beneath the Project Site. The 5775 Adams Project's compliance with Mitigation Measure HM1 from the Certified EIR, requiring the preparation of a Phase I ESA and remediation of identified hazardous materials in accordance with the CAP and all applicable regulatory standards to the satisfaction of the LARWQCB, would ensure that Project impacts are less than significant.

Hazardous Materials Near a School

The following schools are located in proximity to the Project Site:

- Marvin Avenue Elementary School, 2411 S. Marvin Avenue, approximately 1,400 feet or 0.27 miles from the Project Site; and
- Echo Horizon School, 3430 McManus Avenue, approximately 2,700 feet or 0.51 miles from the Project Site.

While the 5775 Adams Project would be operational during school hours, the 5775 Adams Project would use, at most, minimal amounts of hazardous materials for routine cleaning and maintenance. In addition, there are intervening structures and roadways between the schools and the Project Site, including the I-10 freeway between the Project Site and Marvin Elementary School. Therefore, the 5775 Adams Project would not pose a significant risk involving the routine transport, use, and disposal of hazardous materials or the accidental release of hazardous materials, and impacts associated with the emission of hazardous materials near an existing or proposed school would be less than significant.

Airport Land Use Plan

As stated in the Certified EIR, the West Adams CPA is not located within an airport land use plan, nor is it within two miles of a public use airport. Therefore, the 5775 Adams Project would have no impact with respect to airport hazards.

Emergency Response Plan

While it is expected that the majority of construction activities for the 5775 Adams Project would be confined to the Project Site, temporary and limited off-site construction activities may occur in adjacent street rights-of-way during certain periods of the day, which could potentially affect emergency access adjacent to the Project Site. Access to the Project Site and surrounding area during construction of the 5775 Adams Project would be maintained in accordance with standard construction management plans that would be implemented to ensure adequate circulation and emergency access. Furthermore, prior to the issuance of a building permit, the Project Applicant would be required by the Los Angeles Fire Department (LAFD) and the Department of Building and Safety to develop an emergency response plan for the 5775 Adams Project. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments. Preparation and implementation of the Project-specific emergency response plan as required by the City would ensure that 5775 Adams Project impacts related to emergency response would be less than significant.

Wildland Fires

The Project Site is located in an urbanized area of the City and is completely developed. In addition, the Project Site is not located in a Very High Fire Hazard Severity Zone. Thus, the 5775 Adams Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Therefore, the 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

Mitigation Measures

The 5775 Adams Project would comply with Mitigation Measure HM1 from the Certified EIR. The requirement to complete the UST closure process and the implementation of any necessary abatement orders from the SWRCB are consistent with Mitigation Measure HM1 from the Certified EIR, and thus no new previously undisclosed impacts would result from the 5775 Adams Project, and all impacts would be less than significant.

4.9.3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

There are no substantial changes to the circumstances under which the 5775 Adams Project would be undertaken that would result in new or more severe significant impacts, and there is no new information of substantial importance that has become available relative to hazards or

hazardous materials. No substantial changes to hazards and hazardous materials have occurred since certification of the EIR, and no substantial new hazards and hazardous materials have been identified within the vicinity of the Project Site that would result in new or more severe significant environmental impacts.

4.9.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified related to one or more significant effects related to hazards or hazardous materials not discussed in the EIR, significant effects related to hazards or hazardous materials previously examined that will be substantially more severe than shown in the EIR, or of mitigation measures previously determined to be infeasible which have now been determined to be feasible.

4.9.5 Mitigation Measures Addressing Impacts

As stated above, the 5775 Adams Project would implement Mitigation Measure HM1 from the Certified EIR. Implementation of this measure would ensure that the 5775 Adams Project's impacts with respect to hazardous materials are less than significant.

4.9.6 Conclusion

Based on the above, no new significant impacts or a substantial increase in previously identified impacts to hazards and hazardous materials would occur as a result of the 5775 Adams Project. Therefore, the impacts to hazards and hazardous materials as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.10 Hydrology and Water Quality

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
HYDROLOGY AND WATER QUALITY: Would the project:					
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Less Than Significant	No	No	No	No
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less Than Significant	No	No	No	No
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
(i) Result in substantial erosion or siltation on- or off-site?	Less Than Significant	No	No	No	No
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Less Than Significant	No	No	No	No
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less Than Significant	No	No	No	No
(iv) Impede or redirect flood flows?	Less Than Significant	No	No	No	No
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less Than Significant	No	No	No	No
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less Than Significant	No	No	No	No

4.10.1 Impact Determination in the EIR

As stated in the Certified EIR, the Project is within the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). The LARWQCB adopted the Basin Plan for the Los Angeles region, which designates the beneficial uses of receiving waters, including the Los

Angeles River Estuary (Los Angeles Harbor) to which the West Adams CPA discharges, and specifies both narrative and numerical water objectives for receiving waters in the County. The Certified EIR stated that grading, excavation, and other construction activities associated with the implementation of the Community Plan could impact water quality due to erosion resulting from exposed soils that may be transported from a project area in stormwater runoff. Compliance with the National Pollutant Discharge Elimination System (NPDES) program would ensure that stormwater pollutants would not substantially degrade water quality. Further, all new development projects within the West Adams CPA would be required to comply with the City's Standard Urban Stormwater Mitigation Plan (SUSMP) requirements. The Certified EIR determined that compliance with these regulations would ensure that impacts to water quality and groundwater are less than significant, and also that impacts with respect to a water quality control plan or groundwater management plan would also be less than significant.

As stated in the Certified EIR, the West Adams CPA is not a significant area for groundwater recharge and implementation of the Community Plan does not involve direct groundwater withdrawal or injection. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in less than significant impacts related to groundwater.

In addition, implementation of the Community Plan does not substantially alter the existing drainage pattern of the West Adams CPA. Therefore, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to stormwater drainage. No dams or levees are located in or near the West Adams CPA. Therefore, there would be no impacts related to injury or death from flooding caused by dam or levee failure. The Certified EIR stated that implementation of existing regulatory requirements would ensure the Community Plan would not place housing or structures within a flood hazard zone or in an area that would impede or redirect flood flows without incorporating proper mitigation measures. Moreover, the West Adams CPA is not located near the Pacific Ocean. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in less than significant impacts related to flooding and inundation, and inundation by seiche, tsunami, or mudflow.

Mitigation Measures

Impacts related to hydrology and water quality were determined to be less than significant. Therefore, no mitigation measures were required.

4.10.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

Water Quality

During construction of the 5775 Adams Project, particularly during the grading and excavation phases, stormwater runoff from precipitation events could cause exposed and stockpiled soils to be subject to erosion and convey sediments into municipal storm drain systems. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff. Pollutant discharges relating to the storage, handling, use and disposal of chemicals, adhesives,

coatings, lubricants, and fuel could also occur. As stated in the Certified EIR, the 5775 Adams Project would be required to comply with the NPDES General Construction Permit including the preparation of a SWPPP and implementation of BMPs, required to minimize soil erosion and sedimentation from entering the storm drains during the construction period. In addition, the 5775 Adams Project would be subject to the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the Project Site would be minimized for downstream receiving waters. Compliance with the NPDES and implementation of the SWPPP and BMPs, as well as the City's discharge requirements would ensure that construction stormwater runoff would not violate water quality and/or discharge requirements.

Stormwater runoff generated during operation of the 5775 Adams Project has the potential to introduce small amounts of pollutants typically associated with residential and retail developments (e.g., household cleaners, landscaping pesticides, and vehicle petroleum products) into the stormwater system. Stormwater runoff from precipitation events could carry urban pollutants into municipal storm drains. However, during operation the 5775 Adams Project would be required to comply with the City's Low Impact Development (LID) Ordinance. The LID Ordinance applies to all development and redevelopment in the City that requires a building permit. LID plans are required to include a site design approach and BMPs that address runoff and pollution at the source. Further, to comply with LID Ordinance, the 5775 Adams Project would be required to capture and treat the first 3/4-inch of rainfall in accordance with established stormwater treatment priorities. Compliance with the LID Ordinance would reduce the amount of surface water runoff leaving the Project Site as compared to the current conditions. Compliance with the LID Plan and SUSMP, including the implementation of BMPs would ensure that operation of the 5775 Adams Project would not violate water quality standard and discharge requirements or otherwise substantially degrade water quality.

Conformance with these regulations would ensure construction and operational activities would not violate water quality standards, waste discharge requirements, or otherwise substantially degrade surface or groundwater water quality. Therefore, 5775 Adams Project impacts related to water quality would be less than significant.

Groundwater

The Project Site is located in an urbanized area of the City and is completely developed with impervious surfaces. During a storm event, stormwater runoff flows to the adjacent roadways where it is directed into the City's storm drain system. As such, the Project Site is not a source of groundwater recharge. Following redevelopment of the Project Site, groundwater recharge would remain negligible, similar to existing conditions. Based on the Geotechnical Investigation conducted for the Project Site (refer to Appendix B), the historic high groundwater level at the Project Site is 15 feet.[15] The maximum depth of excavation for the 5775 Adams Project's single subterranean level would be 13 feet, which would not reach the historic high groundwater level. Additionally, all water consumption associated with the 5775 Adams Project would be supplied

[15] Geotechnical Investigation, Geotechnologies, Inc., November 19, 2019. Refer to Appendix B.

by LADWP and not from groundwater beneath the Project Site. Thus, impacts related to groundwater as a result of the 5775 Adams Project would be less than significant.

Drainage

Erosion

The Project Site is located in a highly urbanized area of the City, and there are no natural watercourses on the Project Site. As discussed above, the Project Site is completely paved and developed, with the exception of small planter areas in the southwestern and southeastern corners of the Project Site. Current stormwater runoff flows to the local storm drain system. Under the post-5775 Adams-Project condition, the Project Site would be developed with additional permeable surfaces when compared to existing conditions. The Project Applicant would be required to prepare a SWPPP and implement BMPs to reduce runoff and preserve water quality during construction of the 5775 Adams Project. While grading and construction activities may temporarily alter the existing drainage patterns of the Project Site, BMPs would be implemented to minimize soil erosion impacts during 5775 Adams Project grading and construction activities. In addition, the Project Applicant would be required to implement a LID Plan (during operation), which would reduce the amount of surface water runoff leaving the Project Site after a storm event. Specifically, the LID Plan would require the implementation of stormwater BMPs to retain or treat the runoff from a storm event producing 3/4-inch of rainfall in a 24-hour period. Therefore, the 5775 Adams Project would not result in substantial erosion or siltation on- or off-site, and impacts would be less than significant.

Runoff

Grading and construction activities on the Project Site may temporarily alter the existing drainage patterns and change off-site flows. However, construction and operation of the 5775 Adams Project would not result in a significant increase in site runoff or any changes in the local drainage patterns that would result in flooding on- or off-site. The 5775 Adams Project would be required to prepare a SWPPP and implement BMPs to reduce runoff and preserve water quality during construction of the 5775 Adams Project. Compliance with the LID Ordinance would also reduce the amount of surface water runoff leaving the Project Site as compared to the current conditions. Therefore, impacts related to runoff would be less than significant.

Three general sources of potential short-term construction-related stormwater pollution associated with the 5775 Adams Project are: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth moving activities which, when not controlled, may generate soil erosion and transportation, via storm runoff or mechanical equipment. Generally, routine safety precautions for handling and storing construction materials may effectively mitigate the potential pollution of stormwater by these materials. These same types of common sense, "good housekeeping" procedures, or BMPs, can be extended to non-hazardous stormwater pollutants such as sawdust and other solid wastes.

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze, or other fluids on the construction site are also common sources of stormwater pollution and soil contamination.

Grading activities can greatly increase erosion processes. Two general strategies are recommended to prevent construction silt from entering local storm drains. First, erosion control procedures should be implemented for those areas that must be exposed. Secondly, the area should be secured to control off-site migration of pollutants. During construction, the Applicant shall be required to implement all applicable and mandatory BMPs in accordance with the approved LID Plan and the SWPPP. These "good-housekeeping" practices would ensure that short-term construction-related impacts would be less than significant.

Pursuant to City policy, stormwater retention would be required as part of the LID/SUSMP implementation features (despite no increase of imperviousness surfaces on the Project Site). Any contaminants gathered during routine cleaning of construction equipment would be disposed of in compliance with applicable stormwater pollution prevention permits. Further, pollutants resulting from operation of the 5775 Adams Project, including petroleum products associated with the 5775 Adams Project's parking areas, would be subject to the requirements and regulations of the NPDES and applicable LID Ordinance requirements. Accordingly, the 5775 Adams Project would be required to demonstrate compliance with LID Ordinance standards and retain or treat the first three-quarters inch of rainfall in a 24-hour period. Thus, the 5775 Adams Project would not create or contribute surface runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, 5775 Adams Project impacts related to storm drain capacity and water quality would be less than significant.

Activities associated with operation of the 5775 Adams Project could generate substances that could degrade the quality of water runoff. The deposition of certain chemicals by cars in the parking garage could have the potential to contribute metals, oil and grease, solvents, phosphates, hydrocarbons, and suspended solids to the storm drain system. However, impacts to water quality would be reduced since the 5775 Adams Project must comply with water quality standards and wastewater discharge BMPs set forth by the City, the SWRCB, and the 5775 Adams Project's approved LID Plan. Through compliance with existing regulations and the approved LID Plan, the 5775 Adams Project would not create or contribute surface runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, 5775 Adams Project impacts related to storm drain capacity and water quality would be less than significant.

Flood

The Project Site is not located within a 100-year zone, as mapped by the Federal Emergency Management Agency (FEMA).[16] Also, the Project Site is not located near any bodies of water. Thus, the 5775 Adams Project would not have the potential to impede or redirect flood flows, and no impact would occur.

[16] FEMA, https://msc.fema.gov/portal/search?AddressQuery=350%20Hill%20street%2C%20los%20angeles%2C%20ca#searchresultsanchor, effective on 9-26-2008; and City of Los Angeles General Plan Safety Element, Exhibit F.

Tsunami or Seiche

The Project Site is identified in the Safety Element of the General Plan as being located in a potential inundation area.[17] However, the Baldwin Hills dam failure in 1963 and the near collapse of the Van Norman Dam during the 1971 San Fernando Earthquake resulted in strengthening of the federal, state, and local design standards and retrofitting of existing dam facilities. None of the 13 dams in the greater Los Angeles area was severely damaged during the 1994 Northridge Earthquake. This low damage level was due in part to completion of the retrofitting of dams and reservoirs pursuant to the 1972 State Dam Safety Act following the San Fernando earthquake.[18]

To further ensure against dam failure, the LADWP maintains a Water System Reservoir Surveillance Program. Most of LADWP's dams and reservoirs are under the jurisdiction of the California Department of Water Resources, Division of Safety of Dams (DSOD). DSOD issues operating licenses for dams and reservoirs under its jurisdiction, and the owner must comply with certain operation, maintenance, and inspection procedures in order to retain the license to operate the facility. LADWP maintains an assertive dam safety program, consisting of a six-person Reservoir Surveillance Group dedicated to inspecting each in-City reservoir monthly and each of its Owens Valley reservoirs annually or semi-annually. Reservoir inspections include reading groundwater monitoring wells in and around the dams, reading flows at seepage drains, and performing a thorough visual inspection. Many LADWP reservoirs have Movement and Settlement (M&S) survey points installed on, and near, the dams. These points are periodically measured using precision survey equipment. The M&S survey, groundwater, and seepage data are plotted on long-term charts to determine if there has been any significant change over time. LADWP conducts surveillance of the reservoirs as required by DSOD.[19] Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum credible earthquake for the site. As such, the minimal risk of flooding from potential dam or levee failure would not be exacerbated by the 5775 Adams Project. Therefore, impacts related to flooding and risk of release of pollutants would be less than significant.

Water Quality Control Plan

As stated in the Certified EIR, the 5775 Adams Project is within the jurisdiction of the LARWQCB, and grading, excavation, and other construction activities associated with the implementation of the 5775 Adams Project could impact water quality due to erosion resulting from exposed soils that may be transported from the Project Site in stormwater runoff. Compliance with the NPDES program would ensure that stormwater pollutants would not substantially degrade water quality. Further, the 5775 Adams Project would be required to comply with the City's SUSMP requirements. Consistent with the analysis provided in the Certified EIR, compliance with these regulations would ensure that impacts with respect to a water quality control plan or groundwater management plan would be less than significant.

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17 Los Angeles General Plan Safety Element, Exhibit G, Inundation and Tsunami Hazard Areas.

18 Los Angeles General Plan Safety Element, Page II-16.

19 Los Angeles Department of Water and Power, Water Infrastructure Plan 2016, http://ezweb.ladwp.com/UserFiles/Rates%20Documents/2016/Water_Infra_Plan_2016.pdf, accessed on April 17, 2018.

Mitigation Measures

None required.

4.10.3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

There are no substantial changes to the circumstances under which the 5775 Adams Project would be undertaken that would result in new or more severe significant impacts, and there is no new information of substantial importance that has become available relative to hydrology and water quality. No substantial changes related to hydrology and water quality have occurred since certification of the EIR, and no substantial changes have occurred in the physical environment that would result in new or more severe significant environmental impacts.

4.10.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified related to one or more significant effects related to hydrology and water quality not discussed in the EIR, significant effects related to hydrology and water quality previously examined that will be substantially more severe than shown in the EIR, or of mitigation measures previously determined to be infeasible which have now been determined to be feasible.

4.10.5 Mitigation Measures Addressing Impacts

Because the EIR determined the Project would have a less than significant impact on hydrology and water quality, no mitigation measures were required. Implementation of the 5775 Adams Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

4.10.6 Conclusion

Based on the above, no new significant hydrologic/water quality impacts or a substantial increase in previously identified hydrologic/water quality impacts would occur as a result of the 5775 Adams Project. Therefore, the impacts to hydrology and water quality as a result do not meet the standards for a subsequent or supplemental EIR pursuant to Public Resources Code, Section 21166 or CEQA Guidelines, Section 15162.

4.11 Land Use and Planning

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
LAND USE AND PLANNING: Would the project:					
(a) Physically divide an established community?	Less Than Significant	No	No	No	No
(b) Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less Than Significant	No	No	No	No

4.11.1 Impact Determination in the EIR

The Certified EIR stated that implementation of the Community Plan would introduce ordinances that include standards and guidelines for projects within the West Adams CPA, including a Community Plan Implementation Overlay District (CPIO) containing several subdistricts throughout the plan area, as well as amendments to the existing Crenshaw Corridor Specific Plan. The Community Plan also involves General Plan Amendments and zone changes to create consistency with the City's General Plan Framework, as well as to create consistency between both planned and existing uses of parcels and their relationship to surrounding areas. The Community Plan further restricts detrimental uses, incentivizes development in targeted areas, and provides development standards to ensure that new construction is consistent with neighborhood character, as well as corrects minor errors within the existing Community Plan. Moreover, under the Community Plan, several land use designations no longer exist or were refined, and new categories have been added. Existing goals and policies of the 1998 West Adams Community Plan were retained and augmented. The Community Plan focuses on land use, related mobility issues, and urban design. Beyond these changes, the Community Plan and implementing ordinances do not introduce major changes to land use in the West Adams CPA. The Certified EIR determined that the Community Plan is consistent with land use policies of SCAG's Regional Comprehensive Plan (RCP), Regional Transportation Plan (RTP), and the Compass Growth Vision Report. As stated in the Certified EIR, the Community Plan would not conflict with, and would work to implement, key regional policies applicable to the West Adams CPA and surrounding areas. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in less than significant impacts related to land use compatibility and consistency and would not divide an established community.

As discussed in Section 4.4, Biological Resources, of the Certified EIR, there are no habitat conservation plans within the West Adams CPA, and no impact would occur with respect to implementation of the Community Plan.

Mitigation Measures

Impacts related to land use and planning were determined to be less than significant. Therefore, no mitigation measures were required.

4.11.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

Physically Divide an Established Community

Consistent with the Certified EIR, the Project does not include any extensions of roadways or other development features through currently developed areas that could physically divide or isolate existing neighborhoods or an established community. The Project would be developed on eight contiguous private lots located at the northeast intersection of West Adams Boulevard and Genesee Avenue.

Land Use Consistency

SCAG Regional Comprehensive Plan and Regional Transportation Plan

Development of the Project would remain consistent with the RCP and RTP goals. The Project is consistent with the RCP Land Use and Housing Chapter goals by focusing growth along West Adams, a major corridor (Goal 1); creating a walkable mixed-use project (Goal 2); providing new housing opportunities with the addition of 65 units (Goal 3); and targeting growth near transit, including Metro's Expo Station line and Metro's Washington Fairfax Transit Hub, and creating infill development in an under-used area with the removal of a vacant auto use and replacement with residential and commercial uses (Goal 5). The Project would be consistent with the RCP Air Quality goals and would reduce emissions by developing housing and commercial uses near a variety of transit options, complying the CalGreen building standards, and minimizing land uses that increase air contaminants by eliminating an automobile service and repair land use. The Project is also consistent with the RTP goals by development a project along West Adams Boulevard near Fairfax Avenue, a major corridor and node, and in close proximity to transit including Metro's Expo Station line and Metro's Washington Fairfax Transit Hub.

SCAG Compass Growth Vision

Development of the Project would remain consistent with SCAG's Compass Growth Vision Report by proposing development near transportation investments, locating housing near transit across different income levels with affordable housing, promoting a variety of travel choices by siting development near transit, providing dedicated bicycle parking for residential and guests, minimizing the amount of parking, and fostering livability with the inclusion of neighborhood

commercial uses and enhancing the public realm with new street infrastructure, including street trees and landscaping.

General Plan

Framework Element

As part of the West Adams New Community Plan, the Project Site was zoned C2-2D-CPIO and designated Community Center. 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 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 General Plan is a long-range document determining how a community will grow, reflecting community priorities and values while shaping the future. Policies and programs set forth in the General Plan are subjective in nature, as the General Plan serves as a constitution for development and foundation for land use decisions. The Project substantially conforms with the following purposes and objectives of the General Plan Elements: Framework Element, Housing Element, Mobility Element, and the Land Use Element (West Adams – Baldwin Hills – Leimert Community Plan).

Community Centers differ from Neighborhood Districts in their size and intensity of business and social activity. In addition, Community Centers are often served by small shuttles, local and rapid buses, or subway stops. The Framework envisions Community Centers as "a mixed-use center that encourages the development of housing in concert with the multi-use commercial uses."

The Project involves the construction of mixed-use residential development containing 65 dwelling units and approximately 2,300 square feet of neighborhood serving commercial uses. The Project is located near the intersection of West Adams Boulevard and Fairfax Avenue, and one block south of the Washington Fairfax Transit Hub. Buses include Los Angeles County Metropolitan Transit Authority (Metro) bus lines 1, 105, 217, 534; Metro Rapid 705, 780, 14/37, 35/38; and LADOT Commuter bus. In addition, the Site is located approximately ½-mile from Metro's Expo Station located at Jefferson and La Cienega Boulevards. As such, the Project is in conformance with the purpose of the Framework Element.

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 the 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 Housing Element aims to provide affordable housing and amenity-rich, sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population. The Project meets several goals and objectives of the Housing Element

by producing an adequate supply of rental housing in order to meet current and projected needs (Objective 1.1), providing affordable rental housing for all income groups (Policy 1.1.2), and construction of a range of different housing types as the Project include a mix of units types (Policy 1.1.3).

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 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 mixed-use building is a pedestrian-oriented development that provides 65 multi-family units including 10 Very Low income affordable units in proximity to several transit options. The Project Site is located near the intersection of Fairfax Avenue and West Adams Boulevard and one block south of the Washington Fairfax Transit Hub. Buses include Metro bus lines 1, 105, 217, 534; Metro Rapid 705, 780, 14/37, 35/38; and LADOT Commuter bus. In addition, the Site is located approximately ½-mile from Metro's Expo Station located at Jefferson and La Cienega Boulevards.

These transit stations provide access to employment centers and jobs, local and regional destinations, and other neighborhood services for Project residents. The Project would also allow for the reduction of vehicle trips by placing a high-density residential development within proximity to public transit. The availability of many transit options creates a lesser need for the use of personal vehicles. Additionally, the Project would provide a total of 61 bicycle parking stalls, including 53 long-term and 8 short-term bicycle parking stalls on-site where they are easily accessible to the street. As such, the Project conforms to the purpose of the Mobility Element of the General Plan.

Land Use Element: West Adams – Baldwin Hills – Leimert Community Plan

The West Adams – Baldwin Hills – Leimert Community Plan was adopted by City Council in March 2017, with related zoning ordinances effective on April 19, 2017. 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 Land Use Designations and corresponding zones in the Community Plan are implemented through zoning regulations in the LAMC, including applicable ordinances that are codified in the LAMC.

The West Adams – Baldwin Hills – Leimert Community Plan designates the site for Community Commercial land uses and Figure 1-3 identifies West Adams as a Mixed-Use Boulevard. The Project Site is zoned C2-2D-CPIO, which is consistent with the corresponding zones of CR, C1.5, C2, C4, R3, R4, RAS3, and RAS4 in the Community Plan. The Project utilizes the State Density

Bonus Law (California Government Code Section 65915) and the City's Ordinance No. 179,681 (Density Bonus Ordinance), codified in LAMC Section 12.22 A.25, and Ordinance No. 185,373 (Value Capture Ordinance), codified in LAMC Section 12.24 U.26 (Conditional Use Section of LAMC) to increase the maximum density from 38 to 65 dwelling units, of which 10 units will be set aside for Very Low Income Households. The Project would contribute to the West Adams – Baldwin Hills – Leimert area as a medium- to high-density residential development that provides housing and employment opportunities. As such, the Project conforms to the of the West Adams – Baldwin Hills – Leimert Community Plan land use goals and polices.

West Adams – Baldwin Hills – Leimert CPIO

The West Adams-Baldwin Hills-Leimert CPIO District is a zoning tool intended to provide supplemental development and use regulations tailored to the Community Plan Area. It targets individual neighborhoods and corridors, and may help address concerns about the scale, size, and character of development based on a community's specific needs. The CPIO District offers streamlined approval procedures, ensuring that the Community Plan policies and programs can be implemented swiftly and in a way that incentivizes projects to comply with regulations outright.

The West Adams-Baldwin Hills-Leimert CPIO District is comprised of seven CPIO subareas and the Project Site is located within the Major Intersection Nodes subarea, which identifies key commercial intersection sites for neighborhood serving commercial and mixed-use development, including West Adams Boulevard and Fairfax Avenue. Overall purposes of the CPIO include "To foster revitalization of properties along the commercial corridors and at major intersection nodes throughout the Community Plan Area" and "To promote and facilitate revitalization of properties that can capitalize upon close proximity to the La Brea, Farmdale, La Cienega and Culver City stations along the Mid-City Exposition Light Rail Transit Corridor (Expo Line)." The Major Intersection Nodes subarea sets forth design and development standards for building heights, intensity, site planning, and parking, and encourages attractive, quality development projects that complement and enhance the Community Plan Area's existing character.

The Project requests approval of a Conditional Use Permit pursuant to LAMC Section 12.24.U.26 for a 70 percent Density Bonus to permit 65 units in lieu of 38 units with 10 units reserved for Very Low Income households (25 percent of the base density). In addition to the density increase, the Project requests Density Bonus incentives for increased floor area and height, reduced parking, and relief from the CPIO height stepback in order to accommodate the Project's 10 Very Low Income affordable units. The requests for increased density, floor area ratio, and height, reduced parking, and relief from the CPIO building stepback are permitted by the provisions of Density Bonus law in exchange for providing a requisite number of affordable housing units. The Project would comply with all other provisions of the CPIO. The Project complies with the CPIO's building disposition standards by exceeding the required minimum lot coverage, the building design standards by locating the building along the sidewalk, meeting the pedestrian-oriented ground standards by siting commercial uses and residential lobby along with West Adams and Genesee frontages, and provided the required amount of clear non-reflective storefront glazing along the street ground floor façade.

Mitigation Measures

None required.

4.11.3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

There are no substantial changes to the circumstances under which the 5775 Adams Project would be undertaken that would result in new or more severe significant impacts, and there is no new information of substantial importance that has become available relative to land use. No substantial changes to land use have occurred since certification of the EIR, and no substantial new changes in land use have been identified within the vicinity of the 5775 Adams Project that would result in new or more severe significant environmental impacts.

4.11.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified related to one or more significant effects related to land use not discussed in the EIR, significant effects related to land use previously examined that will be substantially more severe than shown in the EIR, or of mitigation measures previously determined to be infeasible which have now been determined to be feasible.

4.11.5 Mitigation Measures Addressing Impacts

Because the EIR determined the Project would have a less than significant impact on land use, no mitigation measures were required. Implementation of the 5775 Adams Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

4.11.6 Conclusion

Based on the above, no new significant land use impacts or a substantial increase in previously identified land use impacts would occur as a result of the 5775 Adams Project. Therefore, the impacts to land use as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.12 Mineral Resources

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
MINERAL RESOURCES: Would the project:					
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Less Than Significant	No	No	No	No
(b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on local general plan, specific plan or other land use plan?	No Impact	No	No	No	No

4.12.1 Impact Determination in the EIR

The Certified EIR stated that State designated oil fields are located within the central western and northeastern portions of the West Adams CPA. Implementation of the Community Plan could therefore potentially result in some development or infrastructure projects on undeveloped/vacant lands within the West Adams CPA. However, as most of this development is infill of existing urban spaces, and these projects are not expected to directly impact mineral resources. Similarly, the Certified EIR stated that areas of more intense development, such as the TOD areas located at Venice/National Boulevards, La Cienega/Jefferson Boulevards, La Brea/Farmdale Avenues, Crenshaw/Jefferson Boulevards, and Crenshaw Boulevard along the Crenshaw/LAX LRT Project corridor that would be allowed under the new Community Plan would not directly affect mineral resources.

As also stated in the Certified EIR, additional policies in the General Plan seek to implement the provisions of the Surface Mining and Reclamation Act of 1975 (SMARA), to establish extraction operations at appropriate sites; to minimize operation impacts on adjacent uses, ecologically important areas, and ground water; to protect the public health and safety; and to require appropriate restoration, reclamation and reuse of closed sites. These policies would reduce impacts in areas near and/or overlaying state- designated oil fields within the West Adams CPA and would not interfere with the extraction of oil and gas resources. Additionally, existing City policies would regulate and identify provisions for districts where production of oil and gas is permitted and how it shall be undertaken. Furthermore, implementation of existing City Codes, regulatory requirements, and policies ensure that the Community Plan results in less-than-significant impacts related to Statewide and regional mineral resources. As stated in the Certified EIR, the West Adams CPA does not contain any land classified as MRZ-2. Therefore, the West Adams CPA is not underlain by mineral deposits where geologic data indicate that significant

measured or indicated resources are present or where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. Therefore, no impacts related to local mineral resources would occur.

Mitigation Measures

No impacts related to mineral resources were determined for the Community Plan and no mitigation measures were required.

4.12.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The Project Site is currently zoned C2-2D-CPIO, and the 5775 Adams Project does not propose any changes to the zoning or to the existing Community Commercial land use designation. Thus, the Project Site is not zoned for oil extraction and drilling, or mining of mineral resources, and there are no such sites at the Project Site. As such, the 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the previously adopted EIR.

Mitigation Measures

None required.

4.12.3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

There are no substantial changes to the circumstances under which the 5775 Adams Project would be undertaken that would result in new or more severe significant impacts, and there is no new information of substantial importance that has become available relative to mineral resources. No substantial changes to mineral resources have occurred since certification of the EIR, and no substantial new changes in mineral resources have been identified within the vicinity of the 5775 Adams Project that would result in new or more severe significant environmental impacts.

4.12.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified related to one or more significant effects related to mineral resources not discussed in the EIR, significant effects related to mineral resources previously examined that will be substantially more severe than shown in the EIR, or of mitigation measures previously determined to be infeasible which have now been determined to be feasible.

4.12.5 Mitigation Measures Addressing Impacts

Because the EIR determined the Project would have no impact on mineral resources, no mitigation measures were required. Implementation of the 5775 Adams Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

4.12.6 Conclusion

Based on the above, no new significant mineral resources or a substantial increase in previously identified mineral resources would occur as a result of the 5775 Adams Project. Therefore, the impacts to mineral resources as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.13 Noise

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
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?	Significant and Unavoidable	No	No	No	Yes
(b) Generation of excessive groundborne vibration or groundborne noise levels?	Significant and Unavoidable	No	No	No	No
(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No Impact	No	No	No	No

This section is based on the Certified EIR and the following item, which is included as **Appendix D** to this Addendum:

D Noise Technical Modeling, Noah Tanski Environmental Consulting, December 2019.

4.13.1 Impact Determination in the EIR

Construction

The Certified EIR stated that construction under the Community Plan would result in temporary increases in ambient noise and vibration levels in the West Adams CPA on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. However, the Certified EIR concluded that under both monitored and presumed noise levels, construction noise would increase ambient noise levels and exceed the significance thresholds for construction activities lasting more than one day and construction activities lasting more than ten days in a three month period. Therefore, without mitigation, the Certified EIR determined that implementation of the Community Plan would result in a significant impact related to construction noise. The Certified EIR stated that vibration generated by pile drivers, clam shovels, and vibratory rollers would exceed the building damage standards depending on the distance from the source to the receptor. Mitigation Measures N1 and N2 were

adopted to reduce construction noise and vibration levels. However, the Certified EIR concluded that impacts related to construction noise and vibration would remain significant and unavoidable.

Operation

As stated in the Certified EIR, the Community Plan objectives promote the internal relationship of mutually supportive uses, such as employment, housing, recreation, and community-serving facilities. It is assumed that the majority of stationary noise associated with implementation of the Community Plan would be generated by heating, ventilation, and air conditioning (HVAC) systems. HVAC systems will be shielded from view to comply with the LAMC, and are not anticipated to significantly increase ambient noise levels. Though the planning policies of the Community Plan encourage new industrial development designs to be compatible with adjacent land uses, the potential exists for residential land uses to be exposed to incompatible noise levels associated with industrial facilities. As stated in the Certified EIR, mobile noise generated by implementation of the Community Plan would not cause the ambient noise level measured at the property line of the affected uses to increase by 3 dBA CNEL to or within the "normally unacceptable" or "clearly unacceptable" category or any 5 dBA or more increase in noise level. Mitigation Measure N3 was adopted to reduce operational noise levels Therefore, with implementation of Mitigation Measure N3, the Certified EIR concluded that implementation of the Community Plan would result in a less than significant impact related to operational noise.

It is not anticipated that the West Adams CPA will be developed with substantial sources of vibration. Operational ground-borne vibration in the project vicinity would be generated by vehicular travel on the local roadways. Similar to existing conditions, traffic vibration levels would not be perceptible by sensitive receptors. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to operational vibration.

Mitigation Measures

N1 Any approval of a Discretionary project or “Active Change Area Project” shall ensure that all contractors include the following best management practices in contract specifications:

- Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
- The construction contractor shall locate construction staging areas away from sensitive uses.
- When construction activities are located in close proximity to noise-sensitive land uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and noise sensitive uses.
- Impact pile drivers shall be avoided where possible in noise-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be

utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.

- Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.
- The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.

N2 Prior to any approval of a Discretionary project or "*Active Change Area Project*" that is adjacent to buildings listed or determined eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, designated as a Historic-Cultural Monument by the City of Los Angeles, or within a Historic Preservation Overlay Zone ("historic buildings"), the City shall ensure all of the following requirements are or will be met:

- Historic buildings adjacent to the project's construction zones are identified.
- A Vibration Control Plan is prepared and approved by the City.
- The Vibration Control Plan shall be completed by a qualified structural engineer.
- The Vibration Control Plan shall include a pre-construction survey letter establishing baseline conditions at potentially affected buildings. The survey letter shall provide a shoring design to protect the identified land uses from potential damage. The structural engineer may recommend alternative procedures that produce lower vibration levels such as sonic pile driving or caisson drilling instead of impact pile driving.

At the conclusion of vibration causing activities, the qualified structural engineer shall issue a follow-on letter describing damage, if any, to impacted buildings. The letter shall include recommendations for any repair, as may be necessary, in conformance with the Secretary of the Interior Standards. Repairs shall be undertaken and completed in conformance with all applicable codes including the California Historical Building Code (Part 8 of Title 24).

N3 Any approval of a Discretionary project or "Active Change Area Project" that includes industrial uses located within 1,000 feet of a residential land use shall ensure that a noise study is completed that uses the significance thresholds established in the City of Los Angeles CEQA Thresholds Guide (including as it may be amended in the future). Identified impacts shall be mitigated per the City's Noise Ordinance or through any measures identified in the noise study.

4.13.2 Do Proposed Changes Involve New Significant Impacts?

Environmental Setting

Noise-Sensitive Receptors

The City of Los Angeles' General Plan Noise Element defines "noise-sensitive uses" as "single-family and multi-unit dwellings, long-term care facilities (including convalescent and retirement facilities), dormitories, motels, hotels, transient lodgings and other residential uses; houses of worship; hospitals; libraries; schools; auditoriums; concert halls; outdoor theaters; nature and wildlife preserves, and parks."[20]

The primary receptors to the 5775 Adams Project would be residential land uses fronting Genesee Avenue and Spaulding Avenue, located to the north across an alley. The nearest residential building would be a single-family home located at 2550 Genesee Avenue, approximately 25 feet north of the Project Site. A map identifying the location of these receptors is included in Appendix D. Other noise-sensitive receptors are located at a greater distance from the Project Site and would experience lesser impacts.

Existing Ambient Noise Levels

On December 2, 2019, noise measurements were obtained at locations surrounding the Project Site to determine the baseline ambient noise conditions of nearby receptors. Noise levels along Adams Boulevard are elevated, consistent with major arterials with continuous traffic. Genesee Avenue and the alley, despite having limited through traffic, also experience elevated noise levels due to their proximity to both Adams Boulevard and Fairfax Avenue. Measured noise levels are shown in Table 4.13-1, below.

Table 4.13-1
Existing Noise Levels

Noise Measurement Location	Sound Level (dBA L_{eq})
1. Adams Blvd. – Near Project Site	68.6
2. Genesee Ave. – Near Alley	65.1
3. Alley – North of Project Site	55.2
Source: NTEC, 2019.	

Existing Groundborne Vibration

No sources of groundborne vibration were perceptible at any noise measurement location during the course of the field noise study. It is likely that perceptible groundborne vibrations could

[20] Noise Element of the Los Angeles City General Plan, February 1999.

occasionally be generated by sources such as garbage trucks and other large vehicles (e.g., semi-trucks, buses, cement trucks, etc.) passing over rough road surfaces. However, groundborne vibration levels surrounding the Project Site are by and large imperceptible, suggesting that groundborne vibration levels are generally below the 0.01-0.02 in/sec PPV threshold of perception for humans. As noted in the Certified EIR, there are no substantial stationary sources of vibration within the West Adams CPA.

Noise

Construction

On-Site Construction Noise Sources

Based on recent guidance from the City of Los Angeles Department of Planning, the 5775 Adams Project's on-site construction noise impact would be considered significant if construction noise would exceed the 75 dBA at 50 feet maximum noise level limit for powered equipment as established by Section 112.05 of the LAMC. This regulation applies to the on-site operations of powered construction equipment and not to road-legal trucks operating on public right of way. However, the LAMC notes that the 75 dBA limit would not necessarily apply if it can be proven that compliance would be technically infeasible despite the use of noise-reducing means or methods.

Construction of the 5775 Adams Project would generate noise during the estimated 24 months of demolition, excavation/grading, building construction, and finishing activities. During all construction phases, noise-generating activities would be permitted to occur at the Project Site between the hours of 7:00 A.M. and 9:00 P.M. Monday through Friday, in accordance with Section 41.40(a) of the LAMC. On Saturdays, construction activities would be permitted to occur between 8:00 A.M. and 6:00 P.M. While construction is permitted to occur during these hours, construction activities are generally anticipated to follow a standard weekly work schedule of Monday through Friday, eight hours per day (generally 7:00 AM to 4:00 PM), and Saturday, seven hours per day (generally 8:00 AM to 4:00 PM).

On-site construction activities would include the use of heavy-duty, diesel-powered earthmoving vehicles such as excavators, loaders, and bulldozers. Equipment such as forklifts, skid steer loaders, auger drill rigs, concrete pumping trucks, concrete mixing trucks, and a truck-mounted crane would also be required. Smaller equipment such as generators and various powered hand tools would also be used throughout all construction phases.

Regulatory compliance with LAMC Section 112.05 would ultimately limit any noise levels from powered construction equipment to 75 dBA at 50 feet or below, as the Project Site is within 500 feet of residential-zoned neighborhoods located along Genesee Avenue and Spaulding Avenue. The Project would adhere to the "best management practices" listed in Mitigation Measure N1 of the Certified EIR, such as installing a temporary noise barrier capable of achieving a noise reduction of at least 10 dBA, locating staging areas away from sensitive uses, equipping construction equipment with mufflers that comply with manufacturers' requirements, and using on-site electrical sources to power equipment rather than diesel generators where feasible. Adherence to these "best management practices" listed in Mitigation Measure N1 of the Certified

EIR would ensure that the 5775 Adams Project's powered construction equipment noise levels do not exceed the City's 75 dBA at 50 feet threshold of significance.

As shown in Table 4.13-2, before the implementation of Mitigation Measure N1, noise levels from powered construction equipment could exceed the 75 dBA at 50 feet threshold of significance. But, implementation of Mitigation Measure N1 would ensure that the 5775 Adams Project's powered equipment noise levels do not exceed the 75 dBA at 50 feet limit that is established by LAMC Section 112.05 and recommended as the threshold of significance by the City of Los Angeles Department of Planning. Therefore, because the 5775 Adams Project would comply fully with LAMC Section 112.05 after the implementation of Mitigation Measure N1, its construction noise impact from on-site sources would subsequently be considered less than significant after mitigation, which is less than the significant and unavoidable construction noise impact identified in the Certified EIR. Further, the Project would not cause the significant impact identified in the Certified EIR to be more severe.

Table 4.13-2
Construction Noise Levels – Before and After Mitigation

Powered Construction Equipment	dBA L_{eq} 1-hour at 50 feet – Before Mitigation	Noise Barrier Attenuation	dBA L_{eq} 1-hour at 50 feet After Mitigation	Consistent with LAMC Sec.112.05?
Auger Drill Rig	77.4	-10	67.4	Yes
Backhoe	73.6	-10	63.6	Yes
Compressor (air)	73.7	-5	68.7	Yes
Concrete Mixer Truck	74.8	-10	64.8	Yes
Concrete Pump Truck	74.4	-10	64.4	Yes
Concrete Saw	82.6	-10	72.6	Yes
Crane	72.6	-10	62.6	Yes
Dozer	77.7	-10	67.7	Yes
Drill Rig Truck	72.2	-10	62.2	Yes
Excavator	76.7	-10	66.7	Yes
Front End Loader	75.1	-10	65.1	Yes
Generator	77.6	-10	67.6	Yes
Generator (<25KVA)	69.8	-5	64.8	Yes
Gradall	79.4	-10	69.4	Yes
Jackhammer	81.9	-10	71.9	Yes
Man Lift	67.7	-10	57.7	Yes
Welder/Torch	70.0	-5	65.0	Yes
Source: Noise levels derived from the Federal Highway Administration's Roadway Construction Noise Model, version 1.1 (FHWA RCNM 1.1).				

Off-Site Construction Noise Sources

Section 112.05 of the LAMC does not regulate off-site noise emissions from road legal trucks such as delivery vehicles, concrete mixing trucks, pumping trucks, haul trucks, and worker

vehicles. However, the operations of these vehicles would still comply with the construction restrictions set forth by Section 41.40 of the LAMC.

Operation

In addition to applicable City standards and guidelines that would regulate or otherwise manage the Project's operational noise impacts, the following criteria are adopted to assess the impacts of the Project's operational noise sources:

- Project operations would cause ambient noise levels at off-site locations to increase by 3 dBA CNEL or more to or within "normally unacceptable" or "clearly unacceptable" noise and land use compatibility categories, as defined by the City's General Plan Noise Element (see Exhibit I of the Noise Element).
- Project operations would cause any 5 dBA or greater noise increase.[21]

The Certified EIR contains two mitigation measures with respect to operational noise, Mitigation Measures N3 and N4. Neither of these mitigation measures has relevance to the 5775 Adams Project, which does not propose an industrial project and is not located with a maximum 375 feet of the Exposition Light Rail Transit Line. As a result, neither measure would apply to the 5775 Adams Project.

On-Site Operational Noise Sources

The 5775 Adams Project's potential on-site operational noise sources are identified and discussed below:

<u>Mechanical Equipment</u>

Regulatory compliance with LAMC Section 112.02 would ultimately ensure that noises from mechanical sources such as heating, air conditioning, and ventilation systems do not increase ambient noise levels at neighboring occupied properties by more than 5 dBA. Given this regulation and the relatively quiet operation of modern HVAC systems, as well as distances to surrounding sensitive receptors, it is unlikely that the Project's HVAC systems would be capable of increasing off-site noise levels by a discernable degree.

<u>Auto-Related Activities</u>

The 5775 Adams Project would include a total of 42 parking spaces located in one subterranean and one ground level. All parking areas would be contained within the Project's building envelope. The envelope construction would provide substantial noise attenuation to reduce the transmission of auto-related noises (e.g. slamming doors, engines starting, etc.) to residences located north of the 5775 Adams Project. According to FTA equations for parking facility noise impacts, a facility with an hourly activity of 37 vehicles (equal to the Project's maximum peak hour net trip

[21] As a 3 dBA increase represents a barely noticeable change in noise level, this threshold considers any increase in ambient noise levels to or within a land use's "normally unacceptable" or "clearly unacceptable" noise/land use compatibility categories to be significant so long as the noise level increase can be considered barely perceptible. For instances when the noise level increase would necessarily result in "normally unacceptable" or "clearly unacceptable" noise/land use compatibility, a readily noticeable 5 dBA increase would still be considered significant. Increases less than 3 dBA are unlikely to result in noticeably louder ambient noise conditions and would therefore be considered less than significant.

generation) would be expected to result in a noise level of just 42 dBA L_{eq} at a reference distance of 50 feet. Such a noise level would have a negligible impact on surrounding ambient noise conditions.

Retail Land Uses

The 5775 Adams Project proposes 2,300 square feet of ground floor retail space that would be oriented towards Adams Boulevard and would not contain any outdoor retail areas. Furthermore, the 5775 Adams Project's inclusion of this retail space would be consistent with land use patterns along Adams Boulevard. As a result, the 5775 Adams Project's retail space would not be expected to alter ambient noise conditions at nearby residential uses to the north of the 5775 Adams Project.

Outdoor Community Areas

The 5775 Adams Project proposes a 4,925 square foot roof deck that would contain community amenities for residents. This area would be oriented towards Adams Boulevard and located at the roof elevation of approximately 75 feet. Additionally, the parapet design would shield sight lines from this area to nearby residences. Vocal noise from speech/conversation averages between 55 and 67 dBA at a reference distance of one meter, in proportion to background noise levels. Reasonable use of the roof deck would not result in discernable noise increases at any nearby residences.

The impact of these on-site operational noise sources would be less than significant**.**

Off-Site Operational Noise Sources

On a typical weekday, the 5775 Adams Project is estimated to result in 472 net new vehicles trips. During the A.M. peak hour, approximately 22 outbound and 16 inbound trips would utilize the alley to access and exit the Project. Here, Project-related vehicles would generate an hourly noise level of just 43.1 dBA L_{eq}. As off-peak hour noise levels along the alley are approximately 55 dBA L_{eq}, Project-related vehicles utilizing the alley would not result in discernable increases in ambient noise conditions – less than 0.5 dBA. The 5775 Adams Project would result in fewer P.M. peak hour trips, and related noise impacts would not exceed the noise impacts associated with the Project's A.M. peak hour trips. Noise impacts on other surrounding roadways would also be reduced. Therefore, the impact of the Project's off-site operational noise sources would be nominal and less than significant.

Vibration

Construction

As shown above in Table 4.18-2, above, construction of the 5775 Adams Project would require equipment such as excavators, loaders, dozers, and auger drill rigs. Auger drill rigs and large, track-mounted grading vehicles can produce vibration levels of 0.089 inches per second PPV at a reference distance of 25 feet. Other construction vehicles and impacts would have lesser impacts. The 5775 Adams Project would not require impact or vibratory pile driving.

Mitigation Measure N2 from the Certified EIR requires the preparation of a Vibration Control Plan where construction will occur within 20 feet of a historic building. While the commercial building at 5771 W. Adams Boulevard is not a historic building, because it is within 20 feet of the Project Site, the 5775 Adams Project would conservatively implement a Vibration Control Plan with respect to this building, in accordance with Mitigation Measure N2. Accordingly, the Project's construction vibration impact would be less than significant, which is less than the significant and unavoidable construction vibration impact identified in the Certified EIR.

Operation

During 5775 Adams Project operations, there would be no significant stationary sources of groundborne vibration, such as heavy equipment or industrial operations. The 5775 Adams Project's related vehicle travel would not be considered a significant source of vibration, as vehicle travel rarely generates perceptible groundborne vibration. As a result, the 5775 Adams Project's potential to generate excessive vibration levels due to is operations would be less than significant.

Airport Noise

The Project Site is not located within an airport land use plan or within two miles of a public airport or a public use airport. The 5775 Adams Project would therefore not expose people residing or working in the Project area to excessive noise levels from an airport use. Therefore, no impact would occur.

Mitigation Measures

The 5775 Adams Project would comply with Mitigation Measures N1 and N2 from the Certified EIR. Mitigation Measure N3 is not applicable to the 5775 Adams Project as the 5775 Adams Project does not include the development of an industrial use. Mitigation Measure N4 is not applicable to the 5775 Adams Project as the 5775 Adams Project is not within 375 feet of the Metro Expo Line.

4.13.3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in Certified EIR. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the EIR.

4.13.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to noise impacts. No substantial changes in the environment related to noise have occurred since certification of the EIR, and no substantial new significant noise sources have been identified within the vicinity of the 5775 Adams Project that would result in new or more severe significant environmental impacts.

4.13.5 Mitigation Measures Addressing Impacts

As stated above, the 5775 Adams Project would implement Mitigation Measures N1 and N2 from the Certified EIR. Implementation of these measures would ensure that the 5775 Adams Project's impacts with respect to noise are less than significant.

4.13.6 Conclusion

Based on the above, no new significant noise impacts or a substantial increase in previously identified noise impacts would occur as a result of the 5775 Adams Project. Therefore, the impacts to noise as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.14 Population and Housing

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
POPULATION AND HOUSING: Would the project:					
(a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less Than Significant	No	No	No	No
(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less Than Significant	No	No	No	No

4.14.1 Impact Determination in the EIR

As discussed in the Certified EIR, the majority of the population growth within the West Adams CPA would occur as a result of the revitalization of underutilized commercial and industrial areas through the strategic location of future development along major activity corridors and activity centers, and also through development around existing and future transit systems. However, the Certified EIR determined that these changes would not introduce unplanned infrastructure that would lead to population growth, such as new streets, street widening, or public transit, as all infrastructure had been previously evaluated in the adopted Community Plan or in the General Plan. The Certified EIR concluded that adoption and implementation of the Community Plan would not directly or indirectly lead to substantial population growth. Moreover, the Community Plan is consistent with the General Plan Framework and Housing Elements. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to population growth.

As stated in the Certified EIR, no residential units are specifically proposed to be demolished, converted to market rate, or removed through other means as a result of the Community Plan. However, the increased capacity over existing conditions allowed by the Community Plan could cause temporary population displacement as new buildings are built in place of old ones, or existing buildings are renovated. The temporary nature of this impact, however, does not lead to a significant impact. Moreover, the Community Plan is consistent with the Housing Element, and the housing growth within the West Adams CPA would exceed its population growth, and therefore the Certified EIR concluded that there would be adequate housing to accommodate population growth in the area. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts housing growth.

Finally, as stated in the Certified EIR, within the West Adams CPA jobs are growing at a rate faster than the City. The Community Plan is consistent with City and SCAG goals and policies by seeking to retain viable existing industrial uses primarily within larger properties, and increasing the amount of commercial zoned land along the area's major east/west commercial corridors. Moreover, the Community Plan allows for an increase of more than 8,000 jobs. Therefore, the Certified EIR determined that implementation of the Community Plan would not contribute to a substantial jobs/housing imbalance, and impacts would be less than significant.

Mitigation Measures

Impacts related to population and housing were determined to be less than significant for the Community Plan, and therefore, no mitigation measures were required.

4.14.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

As discussed above under “Air Quality,” the 5775 Adams Project’s development of a mixed-use building including 65 dwelling units, including the 27 additional units received as a density bonus for including 10 units reserved for Very Low Income households, and approximately 2,300 square feet of ground floor retail space would not exceed the growth assumptions of the 2016-2040 RTP/SCS. In addition, the proposed residential and retail uses would be consistent with the existing zoning and land use designation for the Project Site, and the 5775 Adams Project qualifies as an Affordable Housing Incentive Project per the CPIO. As discussed below under “Transportation,” the 5775 Adams Project is estimated to generate approximately 155 residents and approximately 10 employees.

While the 5775 Adams Project includes a density bonus for including 10 units reserved for Very Low Income households, it does not propose any changes to the zoning or land use designation for the Project Site. The Certified EIR accounted for a population increase of 36,141, an increase of 19,703 housing units, and more than 8,000 new jobs through the implementation of the new Community Plan. Therefore, the 5775 Adams Project would not result in a change in the population, housing, or employment estimates from those contemplated in the Certified EIR, and impacts would be less than significant. Further, the 5775 Adams Project is consistent with the City’s goals to provide affordable housing, and includes 10 units reserved for Very Low Income households.

In addition, as the Project Site is not currently developed with residential uses, implementation of the 5775 Adams Project would result in no impact with respect to population and housing displacement.

Mitigation Measures

None required.

4.14.3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the EIR.

4.14.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to population and housing impacts. No substantial changes in the environment related to population and housing have occurred since certification of the EIR that would result in new or more severe significant environmental impacts.

4.14.5 Mitigation Measures Addressing Impacts

Because the EIR determined the Project would have a less than significant impact on population and housing impacts, no mitigation measures were required. Implementation of the 5775 Adams Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

4.14.6 Conclusion

Based on the above, no new significant population and housing impacts or a substantial increase in previously identified population and housing impacts would occur as a result of the 5775 Adams Project. Therefore, the impacts to population and housing as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.15 Public Services and Recreation

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
(a) Fire protection?	Less Than Significant	No	No	No	No
(b) Police protection?	Less Than Significant with Mitigation	No	No	No	Yes
(c) Schools?	Less Than Significant	No	No	No	No
(d) Parks?	Significant and Unavoidable	No	No	No	Yes
(e) Other public facilities?	Significant and Unavoidable	No	No	No	No

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
RECREATION					
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Significant and Unavoidable	No	No	No	Yes
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less Than Significant	No	No	No	No

4.15.1 Impact Determination in the EIR

The Certified EIR stated that implementation of the Community Plan could result in a net residential and employment population increase of up to 36,141 residents and 8,334 employees, respectively. It is anticipated that a proportionally greater demand for fire protection and emergency services will occur as a result of the greater number of residents, employees, and commercial activities within the West Adams CPA, creating an increased demand for services at LAFD Fire Station Numbers 26, 34, 43, 58, 66, 68, and 94. The Infrastructure and Public Services Element of the City of Los Angeles General Plan includes policies that require the evaluation of fire service needs based on existing and future conditions. Areas with deficient fire and emergency facilities are identified, and priority is given to the areas in need of upgraded facilities based on established fire protection standards. It is expected that the LAFD will maintain acceptable emergency response times with the provision of additional personnel and equipment as needed, for the duration of time that the Community Plan is in place. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in less than significant impacts related to fire protection and emergency services.

As stated in the Certified EIR, implementation of the Community Plan would increase traffic conditions within the West Adams CPA, which could result in significant impacts to the circulation system. These traffic impacts could reduce police response times. However, with implementation of the Transportation Improvement and Mitigation Program (discussed below under "Transportation"), impacts to the circulation system would be reduced. In addition, the incremental increase in population occurring over the course of the 20-year planning period would ultimately result in an increase in demand for police protection services within the West Adams CPA. The Community Plan would implement Mitigation Measure PS1 to reduce impacts to police services. The Certified EIR concluded that impacts to police services would be less than significant after implementation of this mitigation measure.

With regard to impacts related to schools, any development associated with the Community Plan would be subject to California Government Code Section 65995, which would allow the LAUSD to collect impact fees from developers of new residential and commercial/industrial space. Furthermore, SB 50 protects schools from overcrowding as it authorizes schools to collect fees, which would offset costs associated with increasing school capacity, as a result of development projects. As stated in the Certified EIR, the provisions of SB 50 are deemed to provide full and complete mitigation of school facilities impacts. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in less than significant impacts related to schools.

With regard to impacts to parks and recreational facilities, the Certified EIR stated that the Community Plan would increase the population in the West Adams CPA, while the overall acreage of open space land uses would remain unchanged, and the acreage of public facilities land uses (which includes: agricultural uses, parking under freeways, fire and police stations, government buildings, public libraries, post offices, public health facilities, public elementary and secondary schools) would decrease slightly by seven acres, or two percent. Consequently, the Certified EIR

stated that the acreage of open space and public facilities within the West Adams CPA remains insufficient. Mitigation Measures PS2 through PS4 were provided with respect to parks and recreational facilities. However, the Certified EIR concluded that the population increase, due to implementation of the Community Plan, would result in significant and unavoidable impacts to public parks and recreational facilities.

With regard to libraries, the Certified EIR stated that the Community Plan would increase the demand for library services and resources of the Los Angeles Public Library (LAPL) System. The LAPL Branch Facilities Plan will continue to forecast future demand for library facilities and ensure that adequate facilities and related improvements are available to serve the new developments within the West Adams CPA. However, the majority of the projected increase in population would likely use the Washington Irving and Baldwin Hills Libraries, which would require the expansion of the existing libraries or the development of a new library. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in a significant and unavoidable impact with respect to libraries.

Mitigation Measures

PS1 Discretionary projects in the CPIO or the Crenshaw Corridor Specific Plan shall be reviewed at the discretion of the Los Angeles Police Department (LAPD). Per department standards, the LAPD will determine if any additional crime prevention and security features would be available that are consistent with the development standards as applied to the design of the project. Any additional design features identified by the LAPD shall be incorporated into the project's final design and to the satisfaction of LAPD, prior to issuance of a Certificate of Occupancy for the project.

PS2 Subject to available resources and funding, the City shall prioritize the implementation of recreation and park projects in parts of the West Adams Community Plan Area with the greatest existing deficiencies.

PS3 Subject to available resources and funding, the City shall establish joint-use agreements with the Los Angeles Unified School District and other public and private entities which could contribute to the availability of recreational opportunities in the West Adams Community Plan Area.

PS4 Subject to available resources and funding, the City shall monitor appropriate recreation and park statistics and compare with population projections and demand to identify the existing and future recreation and park needs of the West Adams Community Plan Area.

4.15.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

Fire

Construction

Construction activities associated with the 5775 Adams Project may temporarily increase demand for fire protection and emergency medical services. Construction activities may also cause the occasional exposure of combustible materials, such as wood, plastics, sawdust, coverings and coatings, to heat sources from machinery and equipment sparking, exposed electrical lines, welding activities, and chemical reactions in combustible materials and coatings.

To comply with California Department of Industrial Relations (Cal-OSHA) and State and City Fire and Building Code requirements, construction managers and personnel would be trained in fire prevention and emergency response, and fire suppression equipment specific to construction would be maintained on-site.[22] 5775 Adams Project construction activities would comply with all applicable codes and ordinances related to the maintenance of mechanical equipment, handling and storage of flammable materials, and cleanup of spills of flammable materials. Thus, in light of City and State regulations and code requirements that would, in part, require personnel to be trained in fire prevention and emergency response, maintenance of fire suppression equipment, and implementation of proper procedures for storage and handling of flammable materials, construction impacts on fire protection and emergency medical services would be less than significant.

Construction activities also have the potential to affect fire protection services, such as emergency vehicle response, by adding construction traffic to the street network and by necessitating partial lane closures during street improvements and utility installations. These impacts, while potentially adverse, would be less than significant for the following reasons:

- Construction activities are temporary in nature and do not create continuing risks;
- General “good housekeeping” procedures employed by the construction contractors and the work crews (e.g., maintaining mechanical equipment, proper storage of flammable materials, cleanup of spills of flammable liquid) would minimize these hazards; and
- Partial lane closures would not significantly affect emergency vehicles, the drivers of which normally have a variety of options for dealing with traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Additionally, if there are partial closures to streets surrounding the Project Site, flagmen would be used to facilitate the traffic flow until such temporary street closures are complete.

Impacts on traffic that could potentially affect emergency response are addressed through a Construction Traffic Management Plan (CTMP), which includes traffic management strategies for 5775 Adams Project construction. The CTMP would outline and dictate how construction

[22] https://www.dir.ca.gov/title8/1920.html.

operations would be carried out, and would identify specific actions to reduce effects on the surrounding community. The CTMP would be based on the nature and timing of specific construction activities and other projects in the vicinity.

In addition to traffic, there are a number of factors that influence emergency response, including alarm transfer time, alarm answering and processing time, mobilization time, risk appraisal, geography, distance, traffic signals, and roadway characteristics. It is acknowledged that, even with the CTMP, the 5775 Adams Project could incrementally increase traffic, which could potentially delay emergency response times. However, the 5775 Adams Project's potential impacts are minimal given these other factors.

Overall, construction is not considered to be a high-risk activity, and the LAFD is equipped and prepared to deal with construction-related traffic and fires should they occur. Due to the limited duration of construction activities and compliance with applicable codes, 5775 Adams Project construction would not be expected to adversely impact firefighting and emergency services to the extent that there would be a need for new or expanded fire facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the LAFD. Therefore, impacts on fire protection services associated with construction of the 5775 Adams Project would be less than significant.

Operation

Fire Flow

Prior to construction of the 5775 Adams Project, the Water Operations Division of LADWP would perform a detailed fire-flow study at the time of permit review (Plan Check) in order to ascertain whether further water system or site-specific improvements would be necessary. In addition, the LAFD would review the plans for compliance with applicable City Fire Code, California Fire Code, City of Los Angeles Building Code, and National Fire Protection Association standards, thereby ensuring that the Project would not create any undue fire hazard. Thus, fire flow to the Project Site would be adequate, and the associated impact would be less than significant.

Response Distance

The Project Site would be served by Station No. 68, located at 5023 Washington Boulevard, approximately 1.3 miles from the Project Site. LAFD's ability to provide adequate fire protection and emergency response services to a site is determined by the response distance and the degree to which emergency response vehicles can successfully navigate the given access ways and adjunct circulation system, which is largely dependent on roadway congestion along the response route. For residential and commercial neighborhood land uses (such as the 5775 Adams Project), the maximum response distance is 1.5 miles from the fire station to a project site. As the 5775 Adams Project would be located approximately 1.3 miles from Fire Station No. 68, the 5775 Adams Project would be within the required response distance. Additionally, as stated previously, the 5775 Adams Project would be required to comply with applicable City Fire Code, California Fire Code, City of Los Angeles Building Code, and National Fire Protection Association standards, and would be required to include features such as established emergency procedures, emergency stairways, automatic fire-extinguishing system, automatic smoke detection system,

emergency voice/alarm communication system, and manual alarm fire boxes, etc. Given the Project Site's distance from the fire station, and the incorporation of fire protection systems within the proposed mixed-use building, 5775 Adams Project impacts related to response distance would be less than significant.

Emergency Access

The LAFD would review the 5775 Adams Project plans for compliance with the Los Angeles Fire Code, California Fire Code, City of Los Angeles Building Code, and National Fire Protection Association standards, thereby ensuring that the 5775 Adams Project would not create any undue fire hazard. Through compliance with applicable provisions of the Fire Code, 5775 Adams Project impacts related to emergency access would be less than significant.

Conclusion

Consistent with the ruling of *City of Hayward v. Board Trustees of California State* University (2015) 242 Cal.App.4th 833 and the requirements stated in the California Constitution Article XIII, Section 35(a)(2), the obligation to provide adequate fire protection and emergency medical services is the responsibility of the City. Through the City's regular budgeting efforts, LAFD's resource needs, including staffing, equipment, trucks and engines, ambulances, other special apparatuses and possibly station expansions or new station construction, would be identified and allocated according to the priorities at the time. If LAFD determines that new facilities are necessary at some point in the future, such facilities (1) would occur where allowed under the designated land use, (2) would be located on parcels that are infill opportunities on lots that are between 0.5 and 1 acre in size, and (3) could qualify for a categorical exemption or Mitigated Negative Declaration under CEQA Guidelines Section 15301 or 15332 and would not be expected to result in significant impacts[23]. Further analysis, including a specific location, would be speculative and beyond the scope of this document. Thus, the 5775 Adams Project impacts on fire protection and emergency medical services would be less than significant.

Police

Construction

Although there is the potential for 5775 Adams Project construction activities to create an increase in demand for police protection services, the 5775 Adams Project would provide security on the Project Site as needed and appropriate during the construction process. This security could include perimeter fencing, lighting, and security guards, thereby reducing the demand for LAPD services. The specific type and combination of construction site security features would depend on the phase of construction. The Project Applicant would install temporary construction fencing to secure the Project Site during the construction phase to ensure that valuable materials (e.g., building supplies and metals such as copper wiring), as well as construction equipment are not easily stolen or abused.

[23] Although an EIR was prepared for the construction of Fire Station 39, the EIR concluded there would be no significant impacts. See, Notice of Determination for Van Nuys Fire Station 39, at http://eng2.lacity.org/techdocs/emg/docs/vannuys_fs39/NOD_160701.pdf

During construction, emergency response vehicles can use a variety of options for dealing with traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Lights and other identifying noises compel traffic to pull to the side where available to provide access through traffic. Although minor traffic delays due to potential lane closures could occur during construction, particularly during the construction of utilities and street improvements, impacts to police response times are considered to be less than significant for the following reasons:

(1) Emergency access would be maintained to the Project Site during construction through marked emergency access points approved by the LAPD;

(2) Construction impacts are temporary in nature and do not cause lasting effects; and

(3) Partial lane closures, if determined to be necessary, would not significantly affect emergency vehicles, the drivers of which normally have a variety of options for avoiding traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Additionally, if there are partial closures to streets surrounding the Project Site, flagmen would be used to facilitate the traffic flow until such temporary street closures are complete.

Construction of the 5775 Adams Project would not affect the LAPD's ability to respond to emergencies to the extent that there is no need for any additional new or expanded police facilities, in order to maintain acceptable service ratios, response times, or other performance objectives of the LAPD. For these reasons, 5775 Adams Project construction impacts on police services would be less than significant.

Operation

The 5775 Adams Project would include security features such as appropriate lighting in and around the proposed mixed-use building and controlled access to the subterranean parking garage. The 5775 Adams Project would include defensible spaces designed to reduce opportunity crimes and ensure safety and security. In addition, the lighting and landscaping design would ensure high visibility. Finally, the 5775 Adams Project would comply with Mitigation Measure PS1 from the Certified EIR, which would ensure that the 5775 Adams Project incorporates all crime prevention features recommended by the LAPD. Emergency access to the Project Site would be provided by the existing street system. The 5775 Adams Project's primarily residential nature would provide for natural surveillance by residents, particularly in the evening. Combined with the provision of on-site security features, coordination with LAPD, and incorporation of crime prevention features, the 5775 Adams Project would not require the provision of new or physically altered police stations in order to maintain acceptable service ratios or other performance objectives for police protection. Additionally, the 5775 Adams Project would also contribute to the General Fund, a portion of which is allocated to the LAPD and other public services. Moreover, consistent with *City of Hayward v. Trustees of California State University* (2015) 242 Cal.App.4th 833, significant impacts under CEQA consist of adverse changes in any of the physical conditions within the area of a project, and potential impacts on public safety services are not an

environmental impact that CEQA requires a project applicant to mitigate. Therefore, 5775 Adams Project impacts related to police protection services would be less than significant.

Schools

The Certified EIR uses the following student generation rates: (1) 0.1496 students per dwelling unit; and (2) 0.0238 students per 1,000 square feet of commercial uses. Using these rates, the 5775 Adams Project would result in the generation of approximately 10 students.[24] While the 5775 Adams Project includes a density bonus for including 10 units reserved for Very Low Income households (and therefore includes 27 additional units above the base density of 38 units, for a total of 65 units), it does not propose any changes to the zoning or land use designation for the Project Site. Therefore, the 5775 Adams Project would not result in a change in the student generation from the estimates contemplated in the Certified EIR. In addition, the 5775 Adams Project would be required to pay school facilities fees pursuant to SB 50, which would be used to construct facilities. According to LAUSD, additional facilities are necessary to serve overall student enrollment growth district-wide. SB 50 amended Government Code Section 65995(a) to provide that only those fees expressly authorized by Education Code Section 17620 or Government Code Sections 65970 and following may be levied or imposed in connection with or made conditions of any legislative or adjudicative act by a local agency involving planning, use, or development of real property. Subdivision (h) of section 65995 declares that the payment of the development fees authorized by Education Code Section 17620 is "full and complete mitigation of the impacts of any legislative or adjudicative act . . . on the provision of adequate school facilities."[25] Therefore, mandatory compliance with the provisions of SB 50 regarding payment of school fees is deemed to provide full and complete mitigation of school facilities impacts and no further mitigation is required. Thus, with payment of the SB 50 fees, the 5775 Adams Project's impacts with respect to schools would be less than significant.

Parks and Recreation

As discussed above under “Population and Housing,” the 5775 Adams Project would generate approximately 155 residents and 10 employees. Employees generated by the 5775 Adams Project would not typically enjoy long periods of time during the workday to visit parks and/or recreational facilities and would therefore not contribute to the future demand on park services. Per the City’s Public Recreation Plan's long-range citywide standard (two acres per 1,000 persons for neighborhood parks and two acres per 1,000 persons for community parks), the City's standard ratio of neighborhood and community parks to population is four acres per 1,000 persons. Based on the combined neighborhood and community parkland per population ratio of four acres per 1,000 persons, the 5775 Adams Project would generate demand for approximately 0.62 acres of new neighborhood and community parkland.[26] Based on six acres of regional parkland per 1,000 residents, the 5775 Adams Project would generate an additional demand for

[24] 65 dwelling units x 0.1496 students per dwelling unit = 10 students generated by the residential component of the 5775 Adams Project; 2,300 square feet x 0.0238 students per 1,000 square feet = 0 students generated by the retail component of the 5775 Adams Project.

[25] Cal Gov Code Section 65995: http://codes.lp.findlaw.com/cacode/GOV/1/7/d1/4.9/s65995, accessed August 29, 2017.

[26] 4 acres / 1,000 persons x 155 persons = 0.62 acres.

approximately 0.93 acres of regional parkland.[27] Thus the total demand based on the population generation is approximately 1.55 total acres of new parks (neighborhood/community + regional) and recreational facilities.

The 5775 Adams Project would provide approximately 6,975 square feet of open space, in the form of an eighth floor roof deck and private balconies, which would provide recreational opportunities for the residents. In addition, the proposed residential and retail uses are consistent with the existing zoning and land use designation for the Project Site, and therefore, the 5775 Adams Project's demand for parks and recreational facilities was accounted for in the Certified EIR. Further, the 5775 Adams Project would be subject to applicable LAMC requirements (Park and Recreation fees) that are intended to reduce the increased demands that are created by residential development projects. Therefore, the 5775 Adams Project's compliance with existing Code requirements would address the Project's future demand on recreational and park facilities would ensure that Project impacts are less than significant. While the Certified EIR stated that implementation of the Community Plan would create additional demand at park and recreational facilities, and concluded that there would be a significant and unavoidable impact with respect to park and recreational facilities, the 5775 Adams Project would not result in any increased impacts beyond those contemplated in the Certified EIR.

In addition, the 5775 Adams Project does not include the construction of recreational facilities outside of the Project Site boundaries, such as a park. Therefore, the 5775 Adams Project does not involve the construction of recreational facilities that would have an adverse physical effect on the environment, and no impact would occur.

Libraries

As discussed above under "Population and Housing," the 5775 Adams Project would generate approximately 155 residents and 10 employees. Employees generated by the 5775 Adams Project would not typically enjoy long periods of time during the workday to libraries and would therefore not contribute to the future demand on library facilities. It is likely that the residents of the 5775 Adams Project would have individual access to internet service, which provides information and research capabilities that studies have shown to reduce demand at physical library locations.[28,29,30] Therefore, it is not anticipated that the 5775 Adams Project would result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, or the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, and Project impacts would be less than significant.

The Certified EIR stated that implementation of the Community Plan would create additional demand at the Washington Irving and Baldwin Hills Libraries, and concluded that there would be a significant and unavoidable impact with respect to library facilities. The proposed residential and

[27] 6 acres / 1,000 persons x 155 persons = 0.93 acres.

[28] "To Read or Not To Read", see pg. 10: "Literary reading declined significantly in a period of rising Internet use": http://www.nea.gov/research/toread.pdf.

[29] "How and Why Are Libraries Changing?" Denise A. Troll, Distinguished Fellow, Digital Library Federation: http://old.diglib.org/use/whitepaper.htm.

[30] "Use and Users of Electronic Library Resources: An Overview and Analysis of Recent Research Studies", Carol Tenopir: http://www.clir.org/pubs/reports/pub120/contents.html.

retail uses are consistent with the existing zoning and land use designation for the Project Site, and therefore, the 5775 Adams Project's demand for library facilities was accounted for in the Certified EIR. Therefore, the 5775 Adams Project would not result in any increased impacts beyond those contemplated in the Certified EIR.

Mitigation Measures

The 5775 Adams Project would implement Mitigation Measure PS1 from the Certified EIR. Mitigation Measures PS2 through PS4 are directed to the City and not at specific development projects. Therefore, Mitigation Measures PS2 through PS4 would not be applicable to the 5775 Adams Project.

4.15.3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the EIR.

4.15.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to public services impacts. No substantial changes in the environment related to public services have occurred since certification of the EIR, and no substantial new significant noise sources have been identified within the vicinity of the 5775 Adams Project that would result in new or more severe significant environmental impacts.

4.15.5 Mitigation Measures Addressing Impacts

As stated above, the 5775 Adams Project would implement Mitigation Measure PS1 from the Certified EIR. Mitigation Measures PS2 through PS4 are directed to the City and not at specific development projects. Therefore, Mitigation Measures PS2 through PS4 would not be applicable to the 5775 Adams Project.

4.15.6 Conclusion

Based on the above, no new significant public services impacts or a substantial increase in previously identified public services impacts would occur as a result of the 5775 Adams Project. Therefore, the impacts to public services as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.16 Transportation

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
TRANSPORTATION / TRAFFIC: Would the project:					
(a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Significant and Unavoidable	No	No	No	No
(b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?	Significant and Unavoidable	No	No	No	No
(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less Than Significant	No	No	No	No
(d) Result in inadequate emergency access?	Less Than Significant	No	No	No	No

This section is based on the Certified EIR and the following items, which are included as **Appendix E** to this Addendum:

E-1 Transportation Assessment, Gibson Transportation Consultanting, Inc., December 2019 revised February 2020.

E-2 Transportation Assessment Letter, LADOT, January 23, 2020.

4.16.1 Impact Determination in the EIR

The Community Plan includes a Transportation Improvement and Mitigation Program (TIMP) that consists of Bicycle Facility Improvements, Transportation Demand Management (TDM) Strategies, a Residential Neighborhood Traffic Management Plan, Transportation Systems Management (TSM) Strategies, Highway Infrastructure Improvements, Street System Classification Changes, and Public Transit Improvements. These plans are designed to reduce traffic impacts and improve the circulation system within the West Adams CPA. However, the Certified EIR determined that implementation of the Community Plan would result in a significant and unavoidable impact related to the circulation system, as none of the three proposed TIMP scenarios would maintain the same number (or fewer) of segments at LOS E or F when compared to existing conditions.

Additionally, the significant impact criteria established by the Congestion Management Program (CMP) states that a project would generate significant regional freeway impacts if the project increases traffic demand on a CMP facility by two percent of capacity (V/C > 0.02), causing or

worsening LOS F (V/C> 1.00). As stated in the Certified EIR, the implementation of the Community Plan would generate significant regional freeway impacts at one freeway monitoring station (just east of La Brea Avenue on the I-10 freeway) due to an increase of traffic demand greater than two percent that would worsen an existing LOS F. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in a significant and unavoidable impact related to the CMP.[31]

Existing emergency response routes are maintained in their existing locations and all related development would be designed in accordance with City standards, which include provisions that address emergency access. In addition, the proposed West Adams TIMP also includes highway infrastructure improvements and street system classification changes that facilitate emergency access. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in less than significant impacts related to emergency access.

As stated in the Certified EIR, the West Adams CPA is currently served by 33 Metro bus lines, six LADOT bus lines, and four Santa Monica bus lines. Implementation of the Community Plan could intensify development around proposed TOD areas, which would allow for an increase in both jobs and housing. Locating jobs near housing can help reduce commutes, increase walking and biking rates, thereby creating a benefit for public health. The proposed West Adams TIMP also includes a number of public transit improvements to encourage and facilitate transit ridership and proposes to increase the number of bike lanes along certain corridors. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in less than significant impacts related to public transit, bicycle, and pedestrian facilities.

4.16.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

Methodology

SB 743, made effective in January 2014, required the Governor's Office of Planning and Research to change the CEQA guidelines regarding the analysis of transportation impacts. Under SB 743, the focus of transportation analysis shifts from driver delay (level of service [LOS]) to VMT, in order to reduce GHG emissions, create multimodal networks, and promote mixed-use developments.

To adapt to SB 743, the Los Angeles City Planning Commission, on February 28, 2019, recommended the approval of revised Los Angeles CEQA guidelines to include new transportation analysis screening procedures and thresholds, subsequently approved by the Los Angeles City Council on July 30, 2019. LADOT's TAG defines the methodology of analyzing a project's transportation impacts in accordance with SB 743.

Per the TAG, the CEQA transportation analysis contains the following thresholds for identifying significant impacts:

[31] As of August 28, 2019, the provisions of the CMP no longer apply to any of the jurisdictions in Los Angeles County, including the City of Los Angeles.

- *Threshold T-1: Conflicting with Plans, Programs, Ordinances, or Policies*
- *Threshold T-2.1: Causing Substantial Vehicle Miles Traveled (VMT)*
- *Threshold T-2.2: Substantially Inducing Additional Automobile Travel*
- *Threshold T-3: Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use*

An analysis of 5775 Adams Project impacts with respect to these thresholds is provided below. In their assessment letter (contained in Appendix E-2 of this Addendum), LADOT concurred with the findings of the transportation assessment that the Project would not have a significant transportation impact under any of these thresholds.

Conflicting with Plans, Program, Ordinances, or Policies

Table 2.1-1 of the TAG provides the City plans, policies, programs, ordinances and standards relevant in determining project consistency. Table 2.1-2 of the TAG provides a list of questions to help guide whether a project conflicts with the City's plans, programs, ordinances, or policies. As summarized below, the 5775 Adams Project is consistent with the City documents listed in Table 2.1-1 of the TAG; therefore, the 5775 Adams Project would not result in a significant impact under Threshold T-1. Detailed discussions of the plans, programs, ordinances, or policies related are provided below.

Mobility Plan

The Mobility Plan combines "complete street" principles with the following five goals that define the City's mobility priorities:

1. Safety First
2. World Class Infrastructure
3. Access for all Angelenos
4. Collaboration, Communication, and Informed Choices
5. Clean Environments and Healthy Communities

The 5775 Adams Project location and site access is consistent with the goals of the Mobility Plan as the 5775 Adams Project does not require any dedications or improvements along Adams Boulevard to serve the long-term mobility needs identified in the Mobility Plan. In addition, the 5775 Adams Project does not propose repurposing existing curb space and does not propose narrowing or shifting existing sidewalk placement or paving, narrowing, shifting, or removing an existing parkway. Further, the Project does not propose modifying, removing, or otherwise affecting existing bicycle infrastructure, and the 5775 Adams Project driveways are not proposed along a street with a bicycle facility. The 5775 Adams Project is adjacent to an alley that will be prioritized for vehicular access, loading, and service access to the Project Site.

Plan for a Healthy Los Angeles

Plan for a Healthy Los Angeles: A Health and Wellness Element of the General Plan introduces guidelines for the City to follow to enhance the City's position as a regional leader in health and

equity, encourage healthy design and equitable access, and increase awareness of equity and environmental issues.

The 5775 Adams Project prioritizes safety and access for all individuals utilizing the site and, thus, does not interfere with any of the policies recommended by the plan. Further, the 5775 Adams Project supports healthy lifestyles by locating housing and jobs near transit, providing bicycle amenities, and enhancing the pedestrian environment.

Land Use Element of the General Plan

The City General Plan's Land Use Element contains 35 Community Plans that establish specific goals and strategies for the various neighborhoods across Los Angeles. As detailed in *West Adams – Baldwin Hills – Leimert Community Plan*, the Project Site sits along Adams Boulevard, identified as a Mixed-Use Boulevard, and is adjacent to the intersection of Fairfax Avenue & Adams Boulevard, identified as a Community Center (Transit-Oriented Development Area, Commercial Node).

The 5775 Adams Project aligns with each of the goals and policies of multi-family residential land uses within the Community Plan. Further, the 5775 Adams Project is reflective of the multi-family residential design guidelines contained in the Community Plan.

Specific Plan

The West Adams-Baldwin Hills-Leimert CPIO District is a zoning tool intended to provide supplemental development and use regulations tailored to the Community Plan Area. It targets individual neighborhoods and corridors, and may help address concerns about the scale, size, and character of development based on a community's specific needs. The CPIO District offers streamlined approval procedures, ensuring that the Community Plan policies and programs can be implemented swiftly and in a way that incentivizes projects to comply with regulations outright. The West Adams-Baldwin Hills-Leimert CPIO District is comprised of seven CPIO subareas and the Project Site is located within the Major Intersection Nodes subarea, which identifies key commercial intersection sites for neighborhood serving commercial and mixed-use development, including West Adams Boulevard and Fairfax Avenue.

The Project requests approval of a Conditional Use Permit pursuant to LAMC Section 12.24.U.26 for a 70 percent Density Bonus to permit 65 units in lieu of 38 units with 10 units reserved for Very Low Income households (25 percent of the base density). In addition to the density increase, the Project requests Density Bonus incentives for increased floor area and height, reduced parking, and relief from the CPIO height stepback in order to accommodate the Project's 10 Very Low Income affordable units. The requests for increased density, floor area ratio, and height, reduced parking, and relief from the CPIO building stepback are permitted by the provisions of Density Bonus law in exchange for providing a requisite number of affordable housing units. The Project would comply with all other provisions of the CPIO.

Redevelopment Plan

As defined in *Redevelopment Plan for the Mid-City Recovery Redevelopment Project*, the 5775 Adams Project is located within the Mid-City Recovery Redevelopment Project (Redevelopment Plan) boundaries as designated by the CRA/LA, a Designated Local Authority and successor for the former Community Redevelopment Agency of the City of Los Angeles. The Redevelopment Plan was adopted following the civil unrest of 1992 and includes goals such as "increasing employment, business and investment opportunities; encouraging the development of social service facilities; attracting private investment and promoting a thriving commercial environment to enhance economic opportunities." The 5775 Adams Project would not conflict with any Redevelopment Plan policies or standards.

Los Angeles Municipal Code (LAMC) Section 12.21.A.16

LAMC Section 12.21.A.16 details the bicycle parking requirements for new developments. However, new bicycle parking requirements have been developed by the City and the 5775 Adams Project would follow the new requirements set out in Case No. CPC-2016-4216-CA and Council File No. 12-1297-S1. Per the updated LAMC, the 5775 Adams Project's proposed 65 dwelling units would require a total of six short-term and 52 long-term bicycle parking spaces and the retail space would require two additional short-term and two additional long-term spaces.

The 5775 Adams Project's proposed eight short-term and 54 long-term bicycle spaces meet the LAMC requirements for on-site parking supply.

LAMC Section 12.22.A.31

LAMC Section 12.22.A.31 contains the TOC Affordable Housing Incentive Program, which was created to incentivize affordable housing development near transit stations. Incentives are based on the Project's distance from the various modes of transit. The 5775 Adams Project includes affordable housing units and the Project Site is located within 0.5 miles of the Expo Line La Cienega/Jefferson Metro Rail Station. Thus, the 5775 Adams Project is in an identified Tier 3 (High) TOC. However, the Project is not a TOC project, but instead is a density bonus project that provides more affordable housing than would be required for a Tier 3 TOC project at this location.

Vision Zero Corridor Plans

Vision Zero implements projects that are designed to increase safety on the most vulnerable City streets. The City has identified a number of streets as part of the High Injury Network where City projects will be targeted. The Project Site is along Adams Boulevard, which is identified in the City's High Injury Network; however, no Vision Zero Safety Improvements are planned near the Project Site. The 5775 Adams Project improvements to the pedestrian environment would not preclude future Vision Zero Safety Improvements by the City. Thus, the 5775 Adams Project does not conflict with Vision Zero.

Citywide Design Guidelines for Residential, Commercial, and Industrial Development

Citywide Design Guidelines incorporates urban design principles pertaining to pedestrian-first design that serves to reduce VMT. The Project Site does not introduce a new driveway or loading access along an Avenue or Boulevard. The Project Site does include a corner lot; however, the

adjacent intersection of Genesee Avenue & Adams Boulevard is unsignalized, and the driveways are proposed along an alley north of the Project Site and would not interfere with the intersection.

Walkability Checklist

City of Los Angeles Walkability Checklist – Guidance for Entitlement Review serves as a guide for creating improved conditions for pedestrians to travel and contribute to the overall walkability of the City and includes the following topics:

- Sidewalks
- Crosswalks/Street Crossings
- On-Street Parking
- Utilities
- Building Orientation
- Off-Street Parking and Driveways
- On-Site Landscaping
- Building Façade
- Building Signage and Lighting

The 5775 Adams Project incorporates many of the recommended strategies applicable to residential developments, including but not limited to providing continuous and adequate sidewalks along the Project Site, designing direct primary entrances for pedestrians to be visible and ADA accessible, and locating parking behind the building rather than exposed to the adjacent major street.

Mobility Hub Reader's Guide

Mobility Hubs: A Reader's Guide provides guidance for enhancing transportation connections and multi-modal improvements in proximity to new or existing transit stations. The 5775 Adams Project adopts several of these components, including LAMC-required short-term and long-term bicycle parking that both facilitates and encourages bicycling in and around the Project. Additionally, the 5775 Adams Project proposes active uses that support a vibrant and mixed-use environment including a retail land use component.

LADOT Manual of Policies and Procedures (Design Standards)

LADOT's *Manual of Policies and Procedures* provides plans and requirements for traffic infrastructure features in the City. The 5775 Adams Project does not interfere with any of the policies and procedures contained in this document. Additionally, the 5775 Adams Project complies with all applicable LADOT design standards.

Causing Substantial Vehicle Miles Traveled

VMT Methodology

LADOT developed *City of Los Angeles VMT Calculator Version 1.2* to estimate project-specific daily household VMT per capita and daily work VMT per employee for developments within City limits, which are based on the following types of one-way trips:

- Home-Based Work Production: trips to a workplace destination originating from a residential use at a project site.
- Home-Based Other Production: trips to a non-workplace destination (e.g., retail, restaurant, etc.) originating from a residential use at a project site.
- Home-Based Work Attraction: trips to a workplace destination at a project site originating from a residential use.

As detailed in *City of Los Angeles VMT Calculator Documentation*, the household VMT per capita threshold applies to home-based work production and home-based other production trips, and the work VMT per employee threshold applies to home-based work attraction trips, as the location and characteristics of residences and workplaces are often the main drivers of VMT, as detailed in Appendix 1 of *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Governor's Office of Planning and Research, December 2018). As noted in the TAG, small-scale or local-serving retail/restaurant components of larger mixed-use development projects (i.e., less than 50,000 square feet) are assumed to result in a less than significant work VMT impact.

Other types of trips generated by the 5775 Adams Project include Non-Home-Based Other Production (trips to a non-residential destination originating from a non-residential use at the Project Site), Home-Based Other Attraction (trips to a non-workplace destination at the Project Site originating from a residential use), and Non-Home-Based Other Attraction (trips to a non-residential destination at the Project Site originating from a non-residential use). These trip types are not factored into the VMT per capita and VMT per employee thresholds as those trips are typically localized and are assumed to have a negligible effect on the VMT impact assessment. However, those trips were factored into the calculation of total Project VMT for screening purposes when determining that VMT analysis for the 5775 Adams Project would be required.

Travel Behavior Zone (TBZ)

The City developed TBZ categories to determine the magnitude of VMT and vehicle trip reductions that could be achieved through TDM strategies. As detailed in *City of Los Angeles VMT Calculator Documentation*, the development of the TBZs considered the population density, land use density, intersection density, and proximity to transit of each Census tract in the City and are categorized as follows:

1. *Suburban (Zone 1): Very low-density primarily centered around single-family homes and minimally connected street network.*

2. *Suburban Center (Zone 2): Low-density developments with a mix of residential and commercial uses with larger blocks and lower intersection density.*

3. *Compact Infill (Zone 3): Higher density neighborhoods that include multi-story buildings and well-connected streets.*

4. *Urban (Zone 4): High-density neighborhoods characterized by multi-story buildings with a dense road network.*

The VMT Calculator determines a project's TBZ based on the latitude and longitude of the project address.

Mixed-Use Development Methodology

As detailed in *City of Los Angeles VMT Calculator Documentation*, the VMT Calculator accounts for the interaction of land uses within a mixed-use development and considers the following sociodemographic, land use, and built environment factors for a project area:

- The project's jobs/housing balance
- Land use density of the project
- Transportation network connectivity
- Availability of and proximity to transit
- Proximity to retail and other destinations
- Vehicle ownership rates
- Household size

VMT

The VMT Calculator determines a project's VMT based on trip length information from the City's Travel Demand Forecasting Model, which considers the traffic analysis zone where a project is located to determine the trip length and trip type that factor into the calculation of a project's VMT.

Population and Employment Assumptions

As previously stated, the VMT thresholds identified in the TAG are based on household VMT per capita and work VMT per employee. Thus, the VMT Calculator contains population assumptions developed based on Census data for the City and employment assumptions derived from multiple data sources, including *2012 Developer Fee Justification Study* (Los Angeles Unified School District, 2012), *Trip Generation, 9th Edition* (Institute of Transportation Engineers, 2012), the San Diego Association of Governments Activity Based Model, the United States Department of Energy, and other modeling resources. A summary of population and employment assumptions for various land uses is provided in Table 1 of *City of Los Angeles VMT Calculator Documentation.*

TDM Measures

Additionally, the VMT Calculator measures the reduction in VMT resulting from a project's incorporation of TDM strategies as project design features or mitigation measures. The following seven categories of TDM strategies are included in the VMT Calculator:

1. Parking
2. Transit
3. Education and Encouragement
4. Commute Trip Reductions
5. Shared Mobility
6. Bicycle Infrastructure
7. Neighborhood Enhancement

TDM strategies within each of these categories have been empirically demonstrated to reduce trip-making or mode choice in such a way as to reduce VMT, as documented in *Quantifying Greenhouse Gas Mitigation Measures* (California Air Pollution Control Officers Association, 2010).

5775 Adams Project VMT Analysis

The VMT Calculator was used to evaluate 5775 Adams Project VMT for comparison to the VMT impact criteria. Based on guidance from the City, the VMT Calculator was modeled for the 5775 Adams Project's land uses and their respective sizes as the primary input.

The following assumptions were identified in the VMT Calculator:

- Total Population: 155
- Total Employees: 10
- APC: South Los Angeles
    - Household VMT Impact Threshold: 6.0 VMT per capita
    - Work VMT Impact Threshold: N/A
- TBZ: Compact Infill
    - Maximum VMT Reduction: 40%

The VMT analysis results based on the VMT Calculator are summarized in Table 4.16-1. Per *City of Los Angeles VMT Calculator User Guide,* work VMT per employee is not reported for projects in which the commercial use is local-serving (i.e., less than 50,000 square feet) and are considered to be less than significant. Therefore, the 5775 Adams Project's commercial component would not result in a significant work VMT impact.[32]

5775 Adams Project VMT

As part of the 5775 Adams Project design, Project design features would be implemented to reduce the number of single occupancy vehicles trips to the Project Site. For the purposes of this analysis, the following Project design features were accounted for in the VMT evaluation:

- Parking supply less than LAMC-required vehicle parking provision (90 LAMC-required parking spaces vs. 44 space parking supply)
- Bicycle parking per LAMC requirements

[32] The 5775 Adams Project includes 2,300 square feet of retail uses. However, the Traffic Assessment contained in Appendix E conservatively assumed 2,500 square feet of retail uses.

- Unbundled parking charged at a minimum of $100 per month

As shown in Table 4.16-1, the 5775 Adams Project described above is estimated to generate a daily Household VMT of 909 and an average household VMT per capita of 5.9. The overall Household VMT per capita of 5.9 would not exceed the South Los Angeles APC impact threshold of 6.0 and, therefore, the overall Project does not result in a significant VMT impact and no mitigation measures would be required.

Table 4.16-1
VMT Analysis Summary

Project Information	
Land Use	**Size**
Housing / Multi-family	55 du
Housing / Affordable	10 du
Retail / High-Turnover Sit-Down Restaurant	2,500 sf
Project Analysis [a]	
Resident Population	155
Employee Population	10
Project Area Planning Commission	South Los Angeles
Travel Behavior Zone	Compact Infill
Maximum Allowable VMT Reduction	40%
VMT Analysis [b]	
Daily Vehicle Trips	397
Daily VMT	2,276
Household VMT per Capita [c]	5.9
Impact Threshold	6.0
Significant Impact	NO
Work VMT per Employee [d]	N/A
Impact Threshold	11.6
Significant Impact	-

[a] Project Analysis based on the City of Los Angeles VMT Calculator Version 1.2 (November 2019).
[b] Project Design Features include:
1. *Parking supply less than LAMC-required vehicle parking provision: 90 LAMC-required spaces vs. 44 space parking supply.*
2. *Bicycle parking per LAMC requirements.*
3. *Unbundle parking at a minimum of $100 per month.*

(c) Based on home-based production trips only (see Appendix D of Traffic Assessment).
(d) Based on home-based work attraction trips only (see Appendix D of Traffic Assessment.

Cumulative Analysis

Cumulative effects of development projects are determined based on the consistency with the air quality and GHG reduction goals of *2016–2040 Regional Transportation Plan/Sustainable Communities Strategy* (Southern California Association of Governments, Adopted April 2016) (RTP/SCS) in terms of development location, density, and intensity. The RTP/SCS presents a long-term vision for the region's transportation system through Year 2040 and balances the region's future mobility and housing needs with economic, environmental, and public health goals.

As previously detailed, the 5775 Adams Project includes a mix of market rate and affordable multi-family housing units with community serving ground floor commercial uses. The Project Site is located within 0.5 miles of the Metro Expo Line La Cienega/Jefferson Station, and is also well-

served by various local and rapid bus lines. In addition, the 5775 Adams Project would be designed to further reduce single occupancy trips to the Project Site through various TDM strategies including, providing a reduced parking supply, providing bicycle parking, and unbundling parking from residential leases.

Thus, the Project encourages a variety of transportation options and is consistent with the RTP/SCS goal of maximizing mobility and accessibility in the region. The 5775 Adams Project would also contribute to the productivity and use of the regional transportation system by providing housing near transit and encourage active transportation by providing new bicycle parking infrastructure and active street frontages, consistent with RTP/SCS goals. Therefore, the Project is not anticipated to result in a cumulative VMT impact under Threshold T-2.1, and no further evaluation or mitigation measures would be required.

Substantially Inducing Additional Automobile Travel

The intent of Threshold T-2.2 is to assess whether a transportation project would induce substantial VMT, such as the addition of through traffic lanes on existing or new highways, including general purpose lanes, high-occupancy vehicle lanes, peak period lanes, auxiliary lanes, and lanes through grade-separated interchanges.

The 5775 Adams Project does not propose a transportation project that would induce automobile travel. Therefore, the 5775 Adams Project would not result in a significant impact under Threshold T-2.2 and further evaluation is not required.

Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use

Further evaluation is required for projects that propose new access points or modifications along the public right-of-way (i.e., street dedications) under Threshold T-3. A review of Project access points, internal circulation, and parking access would determine if the 5775 Adams Project would substantially increase hazards due to geometric design features, including safety, operational, or capacity impacts. Vehicular access to the 5775 Adams Project would be provided via two driveways providing ingress and egress along an alley north of the Project Site. Pedestrian access to the 5775 Adams Project would be provided along Genesee Avenue and Adams Boulevard.

The proposed driveways for the 5775 Adams Project are located along the alley adjacent to the northern boundary of the Project Site. No additional access points or excessive driveway widening are proposed. No unusual or new obstacles are presented in the design that would be considered hazardous to motorized vehicles, non-motorized vehicles, or pedestrians. The driveway designs do not present significant safety issues regarding traffic/pedestrian conflicts. The driveways will be designed according to LADOT standards and will be reviewed by the City Bureau of Engineering during site plan review.

No exceptional horizontal or vertical curvatures exist along the alley that would create sight distance issues for traffic utilizing the driveway. Parking is not allowed along the alley, further enhancing available sight distance.

Based on the site plan review and design assumptions, the 5775 Adams Project does not present any geometric design hazards as it relates to traffic movement, mobility, or pedestrian accessibility, and the impacts would therefore be less than significant.

Emergency Access

While it is expected that the majority of construction activities for the 5775 Adams Project would be confined to the Project Site, temporary and limited off-site construction activities may occur in adjacent street rights-of-way during certain periods of the day, which could potentially affect emergency access adjacent to the Project Site. Access to the Project Site and surrounding area during construction of the 5775 Adams Project would be maintained in accordance with standard construction management plans that would be implemented to ensure adequate circulation and emergency access during construction. During operation, all ingress/egress associated with the 5775 Adams Project would be designed and constructed in conformance with all applicable City of Los Angeles, Department of Building and Safety, Bureau of Engineering, LADOT, and LAFD standards and requirements for design and construction. Therefore, the 5775 Adams Project's impacts with respect to emergency access would be less than significant.

4.16.3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR. Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the EIR.

4.16.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to transportation impacts. No substantial changes in the environment related to transportation have occurred since certification of the EIR, and no substantial new significant traffic sources have been identified within the vicinity of the 5775 Adams Project that would result in new or more severe significant environmental impacts related to transportation.

4.16.5 Mitigation Measures Addressing Impacts

None required.

4.16.6 Conclusion

Based on the above, no new significant transportation impacts or a substantial increase in previously identified transportation impacts would occur as a result of the 5775 Adams Project. Therefore, the impacts to transportation as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.17 Tribal Cultural Resources

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
TRIBAL CULTURAL RESOURCES: Would the project:					
(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, please, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
(i) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	Less Than Significant with Mitigation	No	No	No	No
(ii) A resource determined by the lead agency in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	Less Than Significant with Mitigation	No	No	No	Yes

4.17.1 Impact Determination in the EIR

AB 52 went into effect on July 1, 2015, and requires that for a project for which a Notice of Preparation (NOP) for a Draft EIR was filed on or after July 1, 2015, the lead agency is required to consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if: (1) the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area; and (2) the tribe requests consultation, prior to the release of a negative declaration, mitigated negative declaration or environmental impact report for a project. The NOP for the West Adams New Community Plan

EIR was released on February 1, 2008, and therefore, the lead agency was not required to comply with the requirements of AB 52.

AB 52 also required an update to Appendix G of the CEQA Guidelines to include questions related to impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. The Final EIR was released in May of 2016, and therefore did not include responses to the updated Appendix G questions related to tribal cultural resources.

Nevertheless, the issues related to tribal cultural resources were addressed within the Cultural Resources section of the Certified EIR. As stated in the Certified EIR, there are no known formal cemeteries within the West Adams CPA and no historical or prehistoric human remains are known to occur. The West Adams CPA is highly disturbed and unmarked cemeteries or graves that may have existed at the surface have likely been disturbed by past development. The Certified EIR determined that the potential to disturb any human remains interred outside of formal cemeteries within the West Adams CPA is considered low, given the level of past human activity. However, it is possible that unknown human remains could be located on sites developed under the Community Plan. Mitigation Measure CR10 would reduce impacts to human remains. Therefore, with implementation of Mitigation Measure CR10, the Certified EIR determined that implementation of the Community Plan would result in a less than significant impact related to human remains.

Mitigation Measures

CR10 Any approval of a Discretionary project or *"Active Change Area Project"* shall ensure that if human remains are unearthed at a project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the City of Los Angeles Public Works Department and County coroner shall be immediately notified. No further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition in accordance with California Health and Safety Code Section 7050.5. If the remains are determined to be those of a Native American, the Native American Heritage Commission (NAHC) in Sacramento shall be contacted before the remains are removed in accordance with Section 21083.2 of the California Public Resources Code.

4.17.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

As discussed previously, the NOP for the West Adams New Community Plan EIR was released on February 1, 2008, and therefore, the lead agency was not required to comply with the requirements of AB 52. AB 52 applies to EIRs, Negative Declarations, and Mitigated Negative Declarations, and would not apply to an Addendum to an EIR. As the Certified EIR predated AB 52 and therefore was not subject to its requirements, the 5775 Adams Project would also not be subject to the AB 52 mandates, including tribal consultation. Therefore, the following analysis is

provided for informational purposes only and for consistency with the updated CEQA Guidelines Appendix G checklist.

The Project Site currently contains a vacant auto repair shop and the remainder of the Site is paved with concrete and asphalt. The 5775 Adams Project would develop residential and retail uses, and associated parking, in place of the existing uses. The Project Site is not located within a Historic Preservation Overlay Zone, nor was the Project Site identified in SurveyLA. Therefore, development of the 5775 Adams Project would not result in any impacts with respect to historic resources.

The 5775 Adams Project would be located in an urbanized area on a Site that has been previously developed. While unlikely, it is possible that unknown tribal cultural resources could exist at the Project Site and could be encountered during excavation for the proposed subterranean parking level. Therefore, the 5775 Adams Project would implement Mitigation Measure CR10, which would minimize impacts in the event any tribal cultural resources are encountered during construction. Further, the City has established a standard condition of approval to address the inadvertent discovery of tribal cultural resources. Should tribal cultural resources be inadvertently encountered, this condition of approval provides for temporarily halting of construction activities near the encounter and the 5775 Adams Project's certified construction monitor notifying the City and Native American tribes that have informed the City that they are traditionally and culturally affiliated with the geographic area of the proposed project. If the City determines that the object or artifact appears to be a tribal cultural resource, the City would provide any affected tribe a reasonable period of time to conduct a site visit and make recommendations regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources. Therefore, the 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

Mitigation Measures

The 5775 Adams Project would implement Mitigation Measure CR10 from the Certified EIR.

4.17.3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

There are no substantial changes to the circumstances under which the 5775 Adams Project would be undertaken that would result in new or more severe significant impacts, and there is no new information of substantial importance that has become available relative to tribal cultural resources. No substantial changes to tribal cultural resources have occurred since certification of the EIR, and no substantial new changes in tribal cultural resources have been identified within the vicinity of the 5775 Adams Project that would result in new or more severe significant environmental impacts.

4.17.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified related to one or more significant effects related to tribal cultural resources not discussed in the EIR, significant effects related to tribal cultural resources previously examined that will be substantially more severe than shown in the EIR, or of mitigation measures previously determined to be infeasible which have now been determined to be feasible.

4.17.5 Mitigation Measures Addressing Impacts

As stated above, the 5775 Adams Project would implement Mitigation Measure CR10 from the Certified EIR. Implementation of this measure would ensure that the 5775 Adams Project's impacts with respect to tribal cultural resources are less than significant. No additional mitigation measures are required.

4.17.6 Conclusion

Based on the above, no new significant tribal cultural resources or a substantial increase in previously identified tribal cultural resources would occur as a result of the 5775 Adams Project. Therefore, the impacts to tribal cultural resources as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.18 Utilities and Service Systems

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
UTILITIES AND SERVICE SYSTEMS: Would the project:					
(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction of which could cause significant environment effects?	Less Than Significant	No	No	No	No
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	Less Than Significant	No	No	No	No
(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less Than Significant	No	No	No	No
(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less Than Significant	No	No	No	No
(e) Comply with federal, state and local management and reduction statutes and regulations related to solid waste?	Less Than Significant	No	No	No	No

4.18.1 Impact Determination in the EIR

As stated in the Certified EIR, the anticipated increase in demand for water supplies within the West Adams CPA represents less than one percent of total anticipated water supplies in the year 2030. Moreover, the impacts to water demand for future water resources are minimized because full implementation of the Community Plan in year 2030 would occur incrementally over the 20-year lifespan of the Community Plan and is continuously planned for by the City. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to water supplies. With respect to water supply treatment and conveyance infrastructure, the Certified EIR concluded that the process by which drinking water is treated is built into the delivery system, and would not need to be enhanced or expanded to

meet the increased needs of the Community Plan buildout. Considering the potential delivery capacity of the Los Angeles Aqueduct alone, the potential delivery capacity of the existing water conveyance infrastructure has the capacity to meet the expected increases in demand due to implementation of the Community Plan. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to water supply treatment and infrastructure.

As stated in the Certified EIR, the evaluation of the effects of the Community Plan on wastewater conveyance was made using the expected demand for wastewater conveyance as a result of the reasonably foreseeable build-out of the West Adams CPA under the implementation of the Community Plan. The Certified EIR stated that the increase in wastewater generated by the Community Plan would be 1.2 percent of the total existing average wastewater flows of the City of Los Angeles. As such the four existing treatment plants would be able to treat wastewater generated under the Community Plan. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to wastewater treatment. With respect to sewer conveyance infrastructure, all development activities that require sewer connection permits are evaluated under the purview of existing capacity of sewer lines in the development site's vicinity at the time of development. By doing so, each new development must adhere to the most current Sewer Design Manual specifications and performance standards. According to the Certified EIR, the cumulative result of requiring new developments to meet rigorous design and performance standards in conjunction with a ready overflow response plan ensures that implementation of the Community Plan would result in a less than significant impact related to wastewater conveyance infrastructure.

As discussed in Section 4.9, Hydrology and Water Quality, of the Certified EIR, implementation of the Community Plan would not result in a substantial increase in impervious surfaces. Accordingly, implementation of the Community Plan would not cause a substantial increase in the peak flow rates or volumes that would exceed the drainage capacity of existing stormwater drainage facilities, and therefore does not warrant the construction of new stormwater drainage facilities or the expansion of existing facilities, and impacts with respect to stormwater drainage infrastructure would be less than significant.

The Certified EIR stated that the Community Plan is expected to comply with Section 66.32 of the LAMC during the demolition phase. Compliance with Section 66.32 of the LAMC would ensure that at least 50 percent of the demolition solid waste generated by the Community Plan would be diverted from the landfills serving the City of Los Angeles. Moreover, the Certified EIR stated that the remaining landfills have the capacity to accommodate construction of developments as a result of the Community Plan. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in less than significant impacts related to solid waste.

As stated in the Certified EIR, the Community Plan would not conflict with the goals, objectives, and policies in the Source Reduction and Recycling Element (SRRE), the City of Los Angeles Solid Waste Management Policy Plan (CiSWMPP), the Curbside Recycling Program, or the Framework Element, which currently govern the solid waste management practices within the West Adams CPA. Additionally, the Community Plan increases the solid waste generated by

10,000 pounds per day or 1.2 percent per year over existing solid waste generation within the West Adams CPA. This level of increase does not disrupt successfully meeting the goals, objectives, and policies contained in any of the solid waste management policy documents of the City. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts related to solid waste.

The analysis contained in the Certified EIR with respect to energy (electricity and natural gas supplies) is summarized above in Section 4.6, Energy. With respect to energy infrastructure, the Certified EIR concluded that there is no need for new facilities or major enhancements to existing facilities to accommodate the implementation of the Community Plan. Therefore, the Certified EIR determined that implementation of the Community Plan would result in less than significant impacts with respect to energy infrastructure.

Mitigation Measures

Impacts with respect to utilities and service systems were determined to be less than significant. Therefore, no mitigation measures were required.

4.18.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

As shown on Table 4.18-1, the 5775 Adams Project is estimated to generate a net total of approximately 10,584 gallons per day (or 0.01 million gallons per day) of wastewater. With a remaining daily capacity of 175 mgd, the Hyperion Treatment Plan (HTP) would have adequate capacity to serve the Project's projected 0.01 mgd generation. Further, while the 5775 Adams Project includes a density bonus for including 10 units reserved for Very Low Income households (and therefore includes 27 additional units above the base density of 38 units, for a total of 65 units), it does not propose any changes to the zoning or land use designation for the Project Site. Therefore, the wastewater generation for the 5775 Adams Project was accounted for within the analysis contained in the Certified EIR. Impacts related to wastewater treatment would be less than significant, and the 5775 Adams Project would be adequately served by the City's wastewater facilities. As part of the 5775 Adams Project's permit process, the City would conduct further detailed gauging and evaluation to identify specific sewer connection points. If additional sewer line capacity is needed to serve the 5775 Adams Project, the Project Applicant would be required to install adequately sized sewer lines. Thus, sewer infrastructure would be adequate to accommodate the 5775 Adams Project. Therefore, impacts related to wastewater service would be less than significant.

Therefore, the 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

Table 4.18-1
5775 Adams Project Estimated Wastewater Generation

Land Use	Size	Rates	Total (gpd)
Multi-Family Residential	65 du	160 gallons / du	10,400
Retail	2,300 sf	80 gallons / 1,000 sf	184
		Total	**10,584**

Note: du = dwelling unit; sf = square feet; gpd = gallons per day
The 5775 Adams Project includes a mix of studio, 1-bedroom, and 2-bedroom units. However, to present a conservative analysis of wastewater generation, all units are assumed to be 2-bedroom units.
Rates: Bureau of Sanitation - Sewage Generation Factor, effective date April 6, 2012.
Table: CAJA Environmental Services, December 2019.

The 2015 Urban Water Management Plan (UWMP) was adopted in June 2016, and projects a demand of 611,800 AFY in 2020 and 644,700 AFY in 2025.[33] The UWMP forecasts water demand by estimating baseline water consumption by use (single-family, multi-family, commercial/government, industrial), then by adjusting for projected changes in socioeconomic variables (including personal income, family size, conservation effects) and projected growth of different uses based on SCAG's 2012 RTP.[34] The 2012 RTP models local and regional population, housing supply and jobs using a model accounting for job availability by wage and sector and demographic trends (including household size, birth and death rates, migration patterns and life expectancy).[35] Neither the UWMP forecasts, nor the 2012 RTP include parcel-level zoning and land use designation as an input. The 5775 Adams Project does not materially alter socioeconomic variables or projected growth by use. Any shortfall in LADWP controlled supplies (groundwater, recycled, conservation, LA aqueduct) is offset with Metropolitan Water District (MWD) purchases to rise to the level of demand. The UWMP demonstrates adequate capacity currently and future capacity to accommodate City growth into which the 5775 Adams Project would easily fit. Further, while the 5775 Adams Project includes a density bonus for including 10 units reserved for Very Low Income households (and therefore includes 27 additional units above the base density of 38 units, for a total of 65 units), it does not propose any changes to the zoning or land use designation for the Project Site. Therefore, the water demand for the 5775 Adams Project was accounted for within the analysis contained in the Certified EIR.

As shown on Table 4.18-2, the 5775 Adams Project would demand an increase of approximately 10,584 gallons of water per day (or 0.01 mgd). This total does not take any credit for any proposed sustainable and water conservation features of the 5775 Adams Project. With the remaining capacity of approximately 50 to 150 mgd, the Los Angeles Aqueduct Filtration Plant (LAAFP) would have adequate capacity to serve the 5775 Adams Project's projected demand for treatment of 0.01 mgd. Therefore, impacts related to water treatment would be less than significant and the 5775 Adams Project would be adequately served by existing treatment facilities.

[33] 2015 Urban Water Management Plan, Los Angeles, pg. ES-23.
[34] 2015 Urban Water Management Plan, Los Angeles, pgs. 1-12.
[35] SCAG, 2008 Regional Transportation Plan Growth Forecast Report, pgs 2-10.

Therefore, the 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

Table 4.18-2
5775 Adams Project Estimated Water Demand

Land Use	Size	Rates	Total (gpd)
Multi-Family Residential	65 du	160 gallons / du	10,400
Retail	2,300 sf	80 gallons / 1,000 sf	184
		Total	**10,584**

Note: du = dwelling unit; sf = square feet; gpd = gallons per day

The 5775 Adams Project includes a mix of studio, 1-bedroom, and 2-bedroom units. However, to present a conservative analysis of wastewater generation, all units are assumed to be 2-bedroom units.

Water consumption is assumed to equal wastewater generation.

Rates: Bureau of Sanitation - Sewage Generation Factor, effective date April 6, 2012. Table : CAJA Environmental Services, December 2019.

Solid waste transported by both public and private haulers is either recycled, reused, or transformed at a waste-to-energy facility, or disposed of at a landfill. Landfills within the County are categorized as either Class III or unclassified landfills. Non-hazardous municipal solid waste is disposed in Class III landfills, while inert waste such as construction waste, yard trimmings, and earth-like waste are disposed of in unclassified landfills.[36] Ten Class III landfills and one unclassified landfill with solid waste facility permits are located within Los Angeles County.[37] Of the ten Class III landfills in Los Angeles County, five Class III landfills are open to the City of Los Angeles.[38] The Class III landfills have an estimated remaining capacity of 167.58 million tons, with 149.77 million tons open to the City. The unclassified landfill serving the County is Azusa Land Reclamation with an estimated 55.71 million tons of remaining capacity.[39]

Pursuant to the requirements of Senate Bill 1374[40], the 5775 Adams Project would implement a construction waste management plan to recycle and/or salvage a minimum of 75 percent of nonhazardous demolition and construction debris. Materials that could be recycled or salvaged include asphalt, glass, and concrete. Debris not recycled could be accepted at the unclassified

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

37 The ten Class III landfills within Los Angeles County include: Antelope Valley, Burbank, Calabasas, Chiquita Canyon, Lancaster, Pebbly Beach, San Clemente, Savage Canyon, Scholl Canyon, and Sunshine Canyon City/County. The total number of Class III landfills within Los Angeles County excludes the Puente Hills Landfill, which closed on October 31, 2013. The unclassified landfill within the Los Angeles County is the Azusa Land Reclamation facility.

38 The five Class III landfills open to the City of Los Angeles include: Antelope Valley, Calabasas, Chiquita Canyon, Lancaster, and Sunshine Canyon City/County. Note that while the Calabasas Landfill is open to the City of Los Angeles, its service area is limited to the cities of Hidden Hills, Agoura Hills, Westlake Village, and Thousand Oaks per Los Angeles County Ordinance No. 91-0003.

39 County of Los Angeles, Department of Public Works; Los Angeles County Integrated Waste Management Plan 2017 Annual Report, April 2019.

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

landfill (Azusa Land Reclamation) within Los Angeles County and within the Class III landfills open to the City.

As shown in Table 4.18-3, after accounting for mandatory recycling, the 5775 Adams Project would result in approximately 33 tons of construction waste. Given the remaining permitted capacity the Azusa Land Reclamation facility, which is approximately 55.71 million tons, as well as the remaining 149.77 million tons of capacity at the Class III landfills open to the City, the landfills serving the Project Site would have sufficient capacity to accommodate the 5775 Adams Project's construction solid waste disposal needs.

Table 4.18-3
5775 Adams Project Construction Waste Generation

Building	Size	Rate	Total (tons)
Non-Residential	2,300 sf	4.02 pounds / sf	5
Residential	58,269 sf	4.38 pounds / sf	128
		Total	**133**
		Total after 75% recycling	**33**

Note: sf = square feet; 1 ton = 2,000 pounds.
Rate: Based on 4.02 pounds of nonresidential construction and 4.38 lbs for residential construction per square foot. (Source: U.S. Environmental Protection Agency Report No. EPA530-98-010. Characterization of Building Related Construction and Demolition Debris in the United States, June 1998, Tables A-1 and A-2, page A-1: http://www.epa.gov/osw/hazard/generation/sqg/cd-rpt.pdf).
Table: CAJA Environmental Services, December 2019.

As shown on Table 4.18-4, the 5775 Adams Project would generate an increase of approximately 807 pounds per day (approximately 0.4 tons per day or 147 tons per year). The estimated solid waste is conservative because the waste generation factors used do not account for recycling or other waste diversion measures such as compliance with Assembly Bill 341, which requires California commercial enterprises and public entities that generate four cubic yards or more per week of waste, and multi-family housing with five or more units, to adopt recycling practices. Likewise, the analysis does not include implementation of the City's Zero Waste LA franchising system, which is expected to result in a reduction of landfill disposal Citywide with a goal of reaching a Citywide recycling rate of 90 percent by the year 2025.[41]

The increase in solid waste disposal would represent an approximate 0.004 percent increase in the City's annual solid waste disposal quantity, based on the 2017 disposal of approximately 3.2 million tons. The increase in solid waste disposal would represent approximately 0.0001 percent of the estimated remaining Class III landfill capacity of 149.77 million tons available to the City of Los Angeles.

[41] The Zero Waste LA Franchise System would divide the City into 11 zones and designate a single trash hauler for each zone. Source: LA Sanitation, "Zero Waste LA—Franchise," www.lacitysan.org/san/faces/ home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-zwlaf;jsessionid=nJABd_CcLHL4DCOkGSCJWv1buV9at yQtoUkP50TwYHe5jczy6OaK!782088041!NONE?_afrLoop=17071741526736871&_afrWindowMode=0&_afrWindowId=null#!%40%40%3F_afrWindowId%3Dnull%26_afrLoop%3D17071741526736871%26_afr WindowMode%3D0%26_adf.ctrl-state%3Dge1mehnju_4

Based on the above, the landfills that serve the Project Site would have sufficient permitted capacity to accommodate the solid waste that would be generated by the construction and operation of the 5775 Adams Project. While the 5775 Adams Project includes a density bonus for including 10 units reserved for Very Low Income households (and therefore includes 27 additional units above the base density of 38 units, for a total of 65 units), it does not propose any changes to the zoning or land use designation for the Project Site. Therefore, the solid waste generation for the 5775 Adams Project was accounted within the analysis contained in the Certified EIR, and impacts would be less than significant.

With respect to energy (electricity and natural gas) infrastructure, there are currently existing electricity and natural gas connections to serve the existing building located on the Project Site. The Certified EIR concluded that there is no need for new facilities or major enhancements to existing facilities to accommodate the implementation of the Community Plan. The 5775 Adams Project proposes residential and retail uses consistent with the existing zoning and land use designation for the Project Site, and consistent with what was analyzed in the Certified EIR for the Project Site. Therefore, the 5775 Adams Project would not require the construction of new electricity or natural gas facilities, and impacts would be less than significant.

With regard to telecommunications, the 5775 Adams Project would require construction of new on-site telecommunications infrastructure to serve the new building and/or relocation of existing telecommunications infrastructure. Construction impacts associated with the installation of telecommunications infrastructure would primarily involve trenching in order to place the lines below surface. When considering impacts resulting from the installation of any required telecommunications infrastructure, all impacts are of a relatively short duration and would cease to occur when installation is complete. Installation of new telecommunications infrastructure would be limited to on-site telecommunications distribution and minor off-site work associated with connections to the public system. Therefore, impacts with respect to telecommunications infrastructure would be less than significant.

Therefore, the 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

Table 4.18-4
5775 Adams Project Estimated Solid Waste Generation

Land Use	Size	Rates	Total (lbs/day)
Multi-Family Residential	65 du	12.23 lbs / du	795
Retail	2,300 sf	5 lbs / 1,000 sf	12
		Total	**807**

Note: du = dwelling unit; sf = square feet; lb = pound.
Rates: CalRecycle Estimated Solid Waste Generation Rates:
http://www.calrecycle.ca.gov/wastechar/wastegenrates/
Table: CAJA Environmental Services, December 2019.

Mitigation Measures

None required.

4.18.3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

The 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR Therefore, there are no new circumstances involving new significant impacts or substantially more severe impacts than what was analyzed in the EIR.

4.18.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to utilities impacts. No substantial changes in the environment related to recreation have occurred since certification of the EIR, and no substantial new significant resources have been identified within the vicinity of the 5775 Adams Project that would result in new or more severe significant environmental impacts related to utilities.

4.18.5 Mitigation Measures Addressing Impacts

Because the EIR determined the Project would have a less than significant impact with respect to utilities and services systems, no mitigation measures were required. Implementation of the 5775 Adams Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

4.18.6 Conclusion

Based on the above, no new significant utility and service system impacts or a substantial increase in previously identified utility impacts would occur as a result of the 5775 Adams Project. Therefore, the impacts to utilities and service systems as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

4.19 Wildfire

Issues (and supporting Information Sources)	Impact Determination in EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	EIR's Mitigation Measures Addressing Impact
WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Less Than Significant	No	No	No	No
(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Less Than Significant	No	No	No	No
(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Less Than Significant	No	No	No	No
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff post-fire slope instability, or drainage change?	Less Than Significant	No	No	No	No

4.19.1 Impact Determination in the EIR

Regarding emergency response plans, the Certified EIR determined that implementation of the new Community Plan would not impair implementation of, or physically interfere with, the Los Angeles County Operational Area Emergency Response Plan, as no new streets would be introduced, nor would the overall land use patterns of the CPA be changed. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in less than significant impacts related to emergency response plans.

The Certified EIR stated that the hilly central western portion of the West Adams CPA includes areas designated as Very High Fire Hazard Severity Zones. New construction in these zones must comply with a variety of requirements from the LAMC (Chapter V, Article 7, *Fire Code*), including provisions for emergency vehicle access, use of approved building materials, design, and brush clearance. Implementation of existing regulations would help minimize wildland fire hazards. Therefore, the Certified EIR concluded that implementation of the Community Plan would result in less than significant impacts related to wildland fire.

4.19.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The Project Site is not located in or near state responsibility areas, nor is the Project Site classified as a Very High Fire Hazard Severity Zone. Therefore, the 5775 Adams Project would result in no impact related to wildfire. Therefore, the 5775 Adams Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

4.19.3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

There are no substantial changes to the circumstances under which the 5775 Adams Project would be undertaken that would result in new or more severe significant impacts, and there is no new information of substantial importance that has become available relative to wildfire. No substantial changes to wildfire have occurred since certification of the EIR, and no substantial new changes in wildfire have been identified within the vicinity of the 5775 Adams Project that would result in new or more severe significant environmental impacts.

4.19.4 Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified related to one or more significant effects related to wildfire not discussed in the EIR, significant effects related to wildfire previously examined that will be substantially more severe than shown in the EIR, or of mitigation measures previously determined to be infeasible which have now been determined to be feasible.

4.19.5 Mitigation Measures Addressing Impacts

Because the EIR determined the Project would have a less than significant impact on wildfire, no mitigation measures were required. Implementation of the 5775 Adams Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

4.19.6 Conclusion

Based on the above, no new significant wildfire impacts or a substantial increase in previously identified wildfire impacts would occur as a result of the 5775 Adams Project. Therefore, the impacts to wildfire as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines, Section 15162.

Appendix A:

AQ and GHG Modeling

5775 Adams - Project

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	65.00	Dwelling Unit	0.32	65,503.00	186
High Turnover (Sit Down Restaurant)	2.50	1000sqft	0.00	2,500.00	0
Enclosed Parking with Elevator	42.00	Space	0.00	15,563.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2024
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

5775 Adams - Project - Los Angeles-South Coast County, Summer

Project Characteristics - Applicant Info

Land Use - Applicant Info

Construction Phase - Applicant Info

Off-road Equipment - Consultant Assumptions

Off-road Equipment - Consultant Assumptions

Off-road Equipment - Consultant Assumptions

Off-road Equipment - Consultant Assumptions

Grading - Applicant Info

Demolition - Applicant Info

Trips and VMT - Applicant Info

Architectural Coating - Per DEIR Mitigation Measure AQ1

Vehicle Trips - Gibson Transportation Consulting, Inc.

Woodstoves - Applicant Info

Energy Use -

Construction Off-road Equipment Mitigation - Assumes DEIR MM AQ1 and SCAQMD Rule 403 control efficiencies

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	10.00
tblArchitecturalCoating	EF_Residential_Exterior	50.00	10.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	10.00
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	46
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 3

5775 Adams - Project - Los Angeles-South Coast County, Summer

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	5.00	26.00
tblConstructionPhase	NumDays	100.00	522.00
tblConstructionPhase	NumDays	10.00	26.00
tblConstructionPhase	NumDays	2.00	77.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	6/22/2022	12/30/2023
tblConstructionPhase	PhaseEndDate	6/8/2022	12/30/2023
tblConstructionPhase	PhaseEndDate	1/14/2022	1/31/2022
tblConstructionPhase	PhaseEndDate	1/19/2022	4/30/2022
tblConstructionPhase	PhaseStartDate	6/16/2022	12/1/2023
tblConstructionPhase	PhaseStartDate	1/20/2022	5/1/2022
tblConstructionPhase	PhaseStartDate	1/18/2022	2/1/2022
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	55.25	0.00
tblFireplaces	NumberNoFireplace	6.50	0.00
tblFireplaces	NumberWood	3.25	0.00
tblGrading	AcresOfGrading	0.00	0.32
tblGrading	MaterialExported	0.00	6,260.00
tblLandUse	LandUseSquareFeet	65,000.00	65,503.00

tblLandUse	LandUseSquareFeet	16,800.00	15,563.00
tblLandUse	LotAcreage	1.71	0.32
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.38	0.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.50	0.50
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	4.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	1.00	8.00
tblOffRoadEquipment	UsageHours	1.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripLength	20.00	65.00
tblTripsAndVMT	HaulingTripLength	20.00	65.00
tblTripsAndVMT	HaulingTripNumber	74.00	125.00

tblTripsAndVMT	HaulingTripNumber	783.00	522.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	43.00	20.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	37.00	80.00
tblVehicleTrips	ST_TR	6.39	4.72
tblVehicleTrips	ST_TR	158.37	90.87
tblVehicleTrips	SU_TR	5.86	4.72
tblVehicleTrips	SU_TR	131.84	90.87
tblVehicleTrips	WD_TR	6.65	4.72
tblVehicleTrips	WD_TR	127.15	90.87
tblWoodstoves	NumberCatalytic	3.25	0.00
tblWoodstoves	NumberNoncatalytic	3.25	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					
2022	1.9925	21.4823	16.4925	0.0494	6.5659	0.8336	7.3995	3.4561	0.7795	4.2356	0.0000	4,954.3255	4,954.3255	0.9629	0.0000	4,978.3980
2023	4.9858	12.1838	14.2834	0.0302	0.7906	0.5331	1.3237	0.2111	0.5036	0.7147	0.0000	2,903.3118	2,903.3118	0.5083	0.0000	2,916.0186
Maximum	**4.9858**	**21.4823**	**16.4925**	**0.0494**	**6.5659**	**0.8336**	**7.3995**	**3.4561**	**0.7795**	**4.2356**	**0.0000**	**4,954.3255**	**4,954.3255**	**0.9629**	**0.0000**	**4,978.3980**

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					
2022	1.9266	24.4317	20.1998	0.0494	2.6921	0.9657	3.6577	1.3886	0.9243	2.3129	0.0000	4,954.3255	4,954.3255	0.9629	0.0000	4,978.3980
2023	4.6464	10.9104	15.5544	0.0302	0.4790	0.4797	0.9587	0.1347	0.4724	0.6071	0.0000	2,903.3118	2,903.3118	0.5083	0.0000	2,916.0186
Maximum	**4.6464**	**24.4317**	**20.1998**	**0.0494**	**2.6921**	**0.9657**	**3.6577**	**1.3886**	**0.9243**	**2.3129**	**0.0000**	**4,954.3255**	**4,954.3255**	**0.9629**	**0.0000**	**4,978.3980**

	ROG	**NOx**	**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	**5.81**	**-4.98**	**-16.18**	**0.00**	**56.89**	**-5.76**	**47.08**	**58.46**	**-8.86**	**41.01**	**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	1.6334	0.0618	5.3649	2.8000e-004		0.0297	0.0297		0.0297	0.0297	0.0000	9.6656	9.6656	9.2900e-003	0.0000	9.8979
Energy	0.0348	0.3062	0.1945	1.9000e-003		0.0240	0.0240		0.0240	0.0240		379.0495	379.0495	7.2700e-003	6.9500e-003	381.3020
Mobile	0.8232	3.4898	11.1044	0.0436	3.7524	0.0321	3.7844	1.0041	0.0298	1.0339		4,445.4161	4,445.4161	0.2058		4,450.5617
Total	**2.4913**	**3.8578**	**16.6638**	**0.0458**	**3.7524**	**0.0858**	**3.8382**	**1.0041**	**0.0835**	**1.0876**	**0.0000**	**4,834.1313**	**4,834.1313**	**0.2224**	**6.9500e-003**	**4,841.7616**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.6334	0.0618	5.3649	2.8000e-004		0.0297	0.0297		0.0297	0.0297	0.0000	9.6656	9.6656	9.2900e-003	0.0000	9.8979
Energy	0.0348	0.3062	0.1945	1.9000e-003		0.0240	0.0240		0.0240	0.0240		379.0495	379.0495	7.2700e-003	6.9500e-003	381.3020
Mobile	0.8232	3.4898	11.1044	0.0436	3.7524	0.0321	3.7844	1.0041	0.0298	1.0339		4,445.4161	4,445.4161	0.2058		4,450.5617
Total	**2.4913**	**3.8578**	**16.6638**	**0.0458**	**3.7524**	**0.0858**	**3.8382**	**1.0041**	**0.0835**	**1.0876**	**0.0000**	**4,834.1313**	**4,834.1313**	**0.2224**	**6.9500e-003**	**4,841.7616**

	ROG	NOx	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	1/1/2022	1/31/2022	6	26	
2	Grading	Grading	2/1/2022	4/30/2022	6	77	
3	Building Construction	Building Construction	5/1/2022	12/30/2023	6	522	
4	Architectural Coating	Architectural Coating	12/1/2023	12/30/2023	6	26	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.32

Acres of Paving: 0

Residential Indoor: 132,644; Residential Outdoor: 44,215; Non-Residential Indoor: 3,750; Non-Residential Outdoor: 1,250; Striped Parking Area: 934 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Demolition	Excavators	1	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Building Construction	Aerial Lifts	1	8.00	63	0.31
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Welders	1	8.00	46	0.45

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	125.00	14.70	6.90	65.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	522.00	14.70	6.90	65.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	54.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	11.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6156	0.0000	0.6156	0.0932	0.0000	0.0932			0.0000			0.0000
Off-Road	1.5630	15.0563	12.7560	0.0231		0.7440	0.7440		0.6965	0.6965		2,223.4543	2,223.4543	0.5598		2,237.4483
Total	**1.5630**	**15.0563**	**12.7560**	**0.0231**	**0.6156**	**0.7440**	**1.3596**	**0.0932**	**0.6965**	**0.7897**		**2,223.4543**	**2,223.4543**	**0.5598**		**2,237.4483**

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1079	2.9173	0.8525	0.0109	0.2730	0.0109	0.2839	0.0748	0.0104	0.0852		1,184.2679	1,184.2679	0.0725		1,186.0808
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	0.0402	0.0266	0.3716	1.1000e-003	0.1118	8.7000e-004	0.1127	0.0296	8.1000e-004	0.0305		109.8712	109.8712	3.0300e-003		109.9470
Total	**0.1480**	**2.9439**	**1.2241**	**0.0120**	**0.3848**	**0.0117**	**0.3965**	**0.1045**	**0.0112**	**0.1157**		**1,294.1391**	**1,294.1391**	**0.0756**		**1,296.0279**

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					0.2401	0.0000	0.2401	0.0364	0.0000	0.0364			0.0000			0.0000
Off-Road	1.4872	15.7394	13.4222	0.0231		0.7769	0.7769		0.7363	0.7363	0.0000	2,223.4543	2,223.4543	0.5598		2,237.4483
Total	**1.4872**	**15.7394**	**13.4222**	**0.0231**	**0.2401**	**0.7769**	**1.0170**	**0.0364**	**0.7363**	**0.7726**	**0.0000**	**2,223.4543**	**2,223.4543**	**0.5598**		**2,237.4483**

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1079	2.9173	0.8525	0.0109	0.1780	0.0109	0.1888	0.0515	0.0104	0.0619		1,184.2679	1,184.2679	0.0725		1,186.0808
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	0.0402	0.0266	0.3716	1.1000e-003	0.0671	8.7000e-004	0.0680	0.0187	8.1000e-004	0.0195		109.8712	109.8712	3.0300e-003		109.9470
Total	**0.1480**	**2.9439**	**1.2241**	**0.0120**	**0.2451**	**0.0117**	**0.2568**	**0.0702**	**0.0112**	**0.0814**		**1,294.1391**	**1,294.1391**	**0.0756**		**1,296.0279**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.0357	0.0000	6.0357	3.3121	0.0000	3.3121			0.0000			0.0000
Off-Road	1.7882	17.3341	14.8074	0.0326		0.8171	0.8171		0.7638	0.7638		3,141.5829	3,141.5829	0.8567		3,163.0005
Total	**1.7882**	**17.3341**	**14.8074**	**0.0326**	**6.0357**	**0.8171**	**6.8528**	**3.3121**	**0.7638**	**4.0759**		**3,141.5829**	**3,141.5829**	**0.8567**		**3,163.0005**

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1521	4.1136	1.2020	0.0154	0.3849	0.0153	0.4003	0.1055	0.0147	0.1201		1,669.9100	1,669.9100	0.1023		1,672.4664
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	0.0522	0.0346	0.4831	1.4300e-003	0.1453	1.1400e-003	0.1465	0.0385	1.0500e-003	0.0396		142.8326	142.8326	3.9400e-003		142.9312
Total	**0.2043**	**4.1482**	**1.6851**	**0.0168**	**0.5303**	**0.0165**	**0.5467**	**0.1440**	**0.0157**	**0.1597**		**1,812.7426**	**1,812.7426**	**0.1062**		**1,815.3975**

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					2.3539	0.0000	2.3539	1.2917	0.0000	1.2917			0.0000			0.0000
Off-Road	1.7223	20.2835	18.5147	0.0326		0.9492	0.9492		0.9086	0.9086	0.0000	3,141.5829	3,141.5829	0.8567		3,163.0004
Total	**1.7223**	**20.2835**	**18.5147**	**0.0326**	**2.3539**	**0.9492**	**3.3031**	**1.2917**	**0.9086**	**2.2003**	**0.0000**	**3,141.5829**	**3,141.5829**	**0.8567**		**3,163.0004**

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1521	4.1136	1.2020	0.0154	0.2510	0.0153	0.2663	0.0726	0.0147	0.0873		1,669.9100	1,669.9100	0.1023		1,672.4664
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	0.0522	0.0346	0.4831	1.4300e-003	0.0872	1.1400e-003	0.0883	0.0243	1.0500e-003	0.0253		142.8326	142.8326	3.9400e-003		142.9312
Total	**0.2043**	**4.1482**	**1.6851**	**0.0168**	**0.3382**	**0.0165**	**0.3546**	**0.0969**	**0.0157**	**0.1126**		**1,812.7426**	**1,812.7426**	**0.1062**		**1,815.3975**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1362	10.3578	9.5297	0.0169		0.4922	0.4922		0.4590	0.4590		1,575.8006	1,575.8006	0.4563		1,587.2075
Total	**1.1362**	**10.3578**	**9.5297**	**0.0169**		**0.4922**	**0.4922**		**0.4590**	**0.4590**		**1,575.8006**	**1,575.8006**	**0.4563**		**1,587.2075**

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0285	0.9233	0.2402	2.5500e-003	0.0640	1.7400e-003	0.0658	0.0184	1.6600e-003	0.0201		272.4859	272.4859	0.0156		272.8768
Worker	0.2168	0.1437	2.0067	5.9500e-003	0.6036	4.7200e-003	0.6083	0.1601	4.3500e-003	0.1644		593.3047	593.3047	0.0164		593.7140
Total	**0.2454**	**1.0670**	**2.2468**	**8.5000e-003**	**0.6676**	**6.4600e-003**	**0.6741**	**0.1785**	**6.0100e-003**	**0.1845**		**865.7905**	**865.7905**	**0.0320**		**866.5909**

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	0.7532	8.5252	10.7249	0.0169		0.4032	0.4032		0.3952	0.3952	0.0000	1,575.8006	1,575.8006	0.4563		1,587.2075
Total	**0.7532**	**8.5252**	**10.7249**	**0.0169**		**0.4032**	**0.4032**		**0.3952**	**0.3952**	**0.0000**	**1,575.8006**	**1,575.8006**	**0.4563**		**1,587.2075**

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0285	0.9233	0.2402	2.5500e-003	0.0430	1.7400e-003	0.0448	0.0133	1.6600e-003	0.0149		272.4859	272.4859	0.0156		272.8768
Worker	0.2168	0.1437	2.0067	5.9500e-003	0.3622	4.7200e-003	0.3669	0.1008	4.3500e-003	0.1052		593.3047	593.3047	0.0164		593.7140
Total	**0.2454**	**1.0670**	**2.2468**	**8.5000e-003**	**0.4053**	**6.4600e-003**	**0.4117**	**0.1141**	**6.0100e-003**	**0.1201**		**865.7905**	**865.7905**	**0.0320**		**866.5909**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0555	9.5894	9.4273	0.0169		0.4324	0.4324		0.4033	0.4033		1,576.1271	1,576.1271	0.4542		1,587.4818
Total	**1.0555**	**9.5894**	**9.4273**	**0.0169**		**0.4324**	**0.4324**		**0.4033**	**0.4033**		**1,576.1271**	**1,576.1271**	**0.4542**		**1,587.4818**

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0212	0.7006	0.2169	2.4600e-003	0.0640	8.1000e-004	0.0648	0.0184	7.7000e-004	0.0192		263.9074	263.9074	0.0139		264.2539
Worker	0.2036	0.1300	1.8480	5.7300e-003	0.6036	4.5900e-003	0.6082	0.1601	4.2300e-003	0.1643		571.5803	571.5803	0.0148		571.9494
Total	**0.2248**	**0.8306**	**2.0648**	**8.1900e-003**	**0.6676**	**5.4000e-003**	**0.6730**	**0.1785**	**5.0000e-003**	**0.1835**		**835.4877**	**835.4877**	**0.0286**		**836.2032**

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	0.7161	8.3160	10.6983	0.0169		0.3789	0.3789		0.3721	0.3721	0.0000	1,576.1271	1,576.1271	0.4542		1,587.4818
Total	**0.7161**	**8.3160**	**10.6983**	**0.0169**		**0.3789**	**0.3789**		**0.3721**	**0.3721**	**0.0000**	**1,576.1271**	**1,576.1271**	**0.4542**		**1,587.4818**

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0212	0.7006	0.2169	2.4600e-003	0.0430	8.1000e-004	0.0439	0.0133	7.7000e-004	0.0141		263.9074	263.9074	0.0139		264.2539
Worker	0.2036	0.1300	1.8480	5.7300e-003	0.3622	4.5900e-003	0.3668	0.1008	4.2300e-003	0.1051		571.5803	571.5803	0.0148		571.9494
Total	**0.2248**	**0.8306**	**2.0648**	**8.1900e-003**	**0.4053**	**5.4000e-003**	**0.4107**	**0.1141**	**5.0000e-003**	**0.1191**		**835.4877**	**835.4877**	**0.0286**		**836.2032**

3.5 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.4085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2556	1.7373	2.4148	3.9600e-003		0.0944	0.0944		0.0944	0.0944		375.2641	375.2641	0.0225		375.8253
Total	**3.6640**	**1.7373**	**2.4148**	**3.9600e-003**		**0.0944**	**0.0944**		**0.0944**	**0.0944**		**375.2641**	**375.2641**	**0.0225**		**375.8253**

3.5 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0415	0.0265	0.3764	1.1700e-003	0.1230	9.4000e-004	0.1239	0.0326	8.6000e-004	0.0335		116.4330	116.4330	3.0100e-003		116.5082
Total	**0.0415**	**0.0265**	**0.3764**	**1.1700e-003**	**0.1230**	**9.4000e-004**	**0.1239**	**0.0326**	**8.6000e-004**	**0.0335**		**116.4330**	**116.4330**	**3.0100e-003**		**116.5082**

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	3.4085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2556	1.7373	2.4148	3.9600e-003		0.0944	0.0944		0.0944	0.0944	0.0000	375.2641	375.2641	0.0225		375.8253
Total	**3.6640**	**1.7373**	**2.4148**	**3.9600e-003**		**0.0944**	**0.0944**		**0.0944**	**0.0944**	**0.0000**	**375.2641**	**375.2641**	**0.0225**		**375.8253**

3.5 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0415	0.0265	0.3764	1.1700e-003	0.0738	9.4000e-004	0.0747	0.0205	8.6000e-004	0.0214		116.4330	116.4330	3.0100e-003		116.5082
Total	**0.0415**	**0.0265**	**0.3764**	**1.1700e-003**	**0.0738**	**9.4000e-004**	**0.0747**	**0.0205**	**8.6000e-004**	**0.0214**		**116.4330**	**116.4330**	**3.0100e-003**		**116.5082**

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	0.8232	3.4898	11.1044	0.0436	3.7524	0.0321	3.7844	1.0041	0.0298	1.0339		4,445.4161	4,445.4161	0.2058		4,450.5617
Unmitigated	0.8232	3.4898	11.1044	0.0436	3.7524	0.0321	3.7844	1.0041	0.0298	1.0339		4,445.4161	4,445.4161	0.2058		4,450.5617

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	306.80	306.80	306.80	1,180,184	1,180,184
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	227.18	227.18	227.18	584,597	584,597
Total	533.98	533.98	533.98	1,764,781	1,764,781

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	40.00	19.00	41.00	100	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	80	0	20

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Enclosed Parking with Elevator	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
High Turnover (Sit Down Restaurant)	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850

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	0.0348	0.3062	0.1945	1.9000e-003		0.0240	0.0240		0.0240	0.0240		379.0495	379.0495	7.2700e-003	6.9500e-003	381.3020
NaturalGas Unmitigated	0.0348	0.3062	0.1945	1.9000e-003		0.0240	0.0240		0.0240	0.0240		379.0495	379.0495	7.2700e-003	6.9500e-003	381.3020

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	1641.37	0.0177	0.1513	0.0644	9.7000e-004		0.0122	0.0122		0.0122	0.0122		193.1027	193.1027	3.7000e-003	3.5400e-003	194.2502
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
High Turnover (Sit Down Restaurant)	1580.55	0.0171	0.1550	0.1302	9.3000e-004		0.0118	0.0118		0.0118	0.0118		185.9468	185.9468	3.5600e-003	3.4100e-003	187.0518
Total		**0.0348**	**0.3062**	**0.1945**	**1.9000e-003**		**0.0240**	**0.0240**		**0.0240**	**0.0240**		**379.0495**	**379.0495**	**7.2600e-003**	**6.9500e-003**	**381.3020**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1.64137	0.0177	0.1513	0.0644	9.7000e-004		0.0122	0.0122		0.0122	0.0122		193.1027	193.1027	3.7000e-003	3.5400e-003	194.2502
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
High Turnover (Sit Down Restaurant)	1.58055	0.0171	0.1550	0.1302	9.3000e-004		0.0118	0.0118		0.0118	0.0118		185.9468	185.9468	3.5600e-003	3.4100e-003	187.0518
Total		**0.0348**	**0.3062**	**0.1945**	**1.9000e-003**		**0.0240**	**0.0240**		**0.0240**	**0.0240**		**379.0495**	**379.0495**	**7.2600e-003**	**6.9500e-003**	**381.3020**

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	1.6334	0.0618	5.3649	2.8000e-004		0.0297	0.0297		0.0297	0.0297	0.0000	9.6656	9.6656	9.2900e-003	0.0000	9.8979
Unmitigated	1.6334	0.0618	5.3649	2.8000e-004		0.0297	0.0297		0.0297	0.0297	0.0000	9.6656	9.6656	9.2900e-003	0.0000	9.8979

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	0.1198					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3520					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	0.1616	0.0618	5.3649	2.8000e-004		0.0297	0.0297		0.0297	0.0297		9.6656	9.6656	9.2900e-003		9.8979
Total	**1.6334**	**0.0618**	**5.3649**	**2.8000e-004**		**0.0297**	**0.0297**		**0.0297**	**0.0297**	**0.0000**	**9.6656**	**9.6656**	**9.2900e-003**	**0.0000**	**9.8979**

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	0.1198					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3520					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	0.1616	0.0618	5.3649	2.8000e-004		0.0297	0.0297		0.0297	0.0297		9.6656	9.6656	9.2900e-003		9.8979
Total	**1.6334**	**0.0618**	**5.3649**	**2.8000e-004**		**0.0297**	**0.0297**		**0.0297**	**0.0297**	**0.0000**	**9.6656**	**9.6656**	**9.2900e-003**	**0.0000**	**9.8979**

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

5775 Adams - Project

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	65.00	Dwelling Unit	0.32	65,503.00	186
High Turnover (Sit Down Restaurant)	2.50	1000sqft	0.00	2,500.00	0
Enclosed Parking with Elevator	42.00	Space	0.00	15,563.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2024
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

5775 Adams - Project - Los Angeles-South Coast County, Winter

Project Characteristics - Applicant Info

Land Use - Applicant Info

Construction Phase - Applicant Info

Off-road Equipment - Consultant Assumptions

Off-road Equipment - Consultant Assumptions

Off-road Equipment - Consultant Assumptions

Off-road Equipment - Consultant Assumptions

Grading - Applicant Info

Demolition - Applicant Info

Trips and VMT - Applicant Info

Architectural Coating - Per DEIR Mitigation Measure AQ1

Vehicle Trips - Gibson Transportation Consulting, Inc.

Woodstoves - Applicant Info

Energy Use -

Construction Off-road Equipment Mitigation - Assumes DEIR MM AQ1 and SCAQMD Rule 403 control efficiencies

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	10.00
tblArchitecturalCoating	EF_Residential_Exterior	50.00	10.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	10.00
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	46
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 3

5775 Adams - Project - Los Angeles-South Coast County, Winter

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	5.00	26.00
tblConstructionPhase	NumDays	100.00	522.00
tblConstructionPhase	NumDays	10.00	26.00
tblConstructionPhase	NumDays	2.00	77.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	6/22/2022	12/30/2023
tblConstructionPhase	PhaseEndDate	6/8/2022	12/30/2023
tblConstructionPhase	PhaseEndDate	1/14/2022	1/31/2022
tblConstructionPhase	PhaseEndDate	1/19/2022	4/30/2022
tblConstructionPhase	PhaseStartDate	6/16/2022	12/1/2023
tblConstructionPhase	PhaseStartDate	1/20/2022	5/1/2022
tblConstructionPhase	PhaseStartDate	1/18/2022	2/1/2022
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	55.25	0.00
tblFireplaces	NumberNoFireplace	6.50	0.00
tblFireplaces	NumberWood	3.25	0.00
tblGrading	AcresOfGrading	0.00	0.32
tblGrading	MaterialExported	0.00	6,260.00
tblLandUse	LandUseSquareFeet	65,000.00	65,503.00

tblLandUse	LandUseSquareFeet	16,800.00	15,563.00
tblLandUse	LotAcreage	1.71	0.32
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.38	0.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.50	0.50
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	4.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	1.00	8.00
tblOffRoadEquipment	UsageHours	1.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripLength	20.00	65.00
tblTripsAndVMT	HaulingTripLength	20.00	65.00
tblTripsAndVMT	HaulingTripNumber	74.00	125.00

tblTripsAndVMT	HaulingTripNumber	783.00	522.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	43.00	20.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	37.00	80.00
tblVehicleTrips	ST_TR	6.39	4.72
tblVehicleTrips	ST_TR	158.37	90.87
tblVehicleTrips	SU_TR	5.86	4.72
tblVehicleTrips	SU_TR	131.84	90.87
tblVehicleTrips	WD_TR	6.65	4.72
tblVehicleTrips	WD_TR	127.15	90.87
tblWoodstoves	NumberCatalytic	3.25	0.00
tblWoodstoves	NumberNoncatalytic	3.25	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					
2022	1.9997	21.6002	16.4694	0.0492	6.5659	0.8337	7.3996	3.4561	0.7795	4.2357	0.0000	4,936.0769	4,936.0769	0.9639	0.0000	4,960.1754
2023	5.0160	12.1973	14.1047	0.0297	0.7906	0.5332	1.3237	0.2111	0.5037	0.7148	0.0000	2,856.0008	2,856.0008	0.5080	0.0000	2,868.7002
Maximum	**5.0160**	**21.6002**	**16.4694**	**0.0492**	**6.5659**	**0.8337**	**7.3996**	**3.4561**	**0.7795**	**4.2357**	**0.0000**	**4,936.0769**	**4,936.0769**	**0.9639**	**0.0000**	**4,960.1754**

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					
2022	1.9338	24.5496	20.1767	0.0492	2.6921	0.9657	3.6578	1.3886	0.9244	2.3130	0.0000	4,936.0769	4,936.0769	0.9639	0.0000	4,960.1754
2023	4.6767	10.9239	15.3758	0.0297	0.4790	0.4797	0.9588	0.1347	0.4725	0.6071	0.0000	2,856.0008	2,856.0008	0.5080	0.0000	2,868.7002
Maximum	**4.6767**	**24.5496**	**20.1767**	**0.0492**	**2.6921**	**0.9657**	**3.6578**	**1.3886**	**0.9244**	**2.3130**	**0.0000**	**4,936.0769**	**4,936.0769**	**0.9639**	**0.0000**	**4,960.1754**

	ROG	**NOx**	**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	**5.78**	**-4.96**	**-16.28**	**0.00**	**56.89**	**-5.76**	**47.08**	**58.46**	**-8.86**	**41.01**	**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	1.6334	0.0618	5.3649	2.8000e-004		0.0297	0.0297		0.0297	0.0297	0.0000	9.6656	9.6656	9.2900e-003	0.0000	9.8979
Energy	0.0348	0.3062	0.1945	1.9000e-003		0.0240	0.0240		0.0240	0.0240		379.0495	379.0495	7.2700e-003	6.9500e-003	381.3020
Mobile	0.7972	3.5719	10.5095	0.0415	3.7524	0.0322	3.7846	1.0041	0.0299	1.0340		4,233.5085	4,233.5085	0.2051		4,238.6368
Total	**2.4654**	**3.9400**	**16.0689**	**0.0437**	**3.7524**	**0.0859**	**3.8383**	**1.0041**	**0.0837**	**1.0878**	**0.0000**	**4,622.2236**	**4,622.2236**	**0.2217**	**6.9500e-003**	**4,629.8367**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.6334	0.0618	5.3649	2.8000e-004		0.0297	0.0297		0.0297	0.0297	0.0000	9.6656	9.6656	9.2900e-003	0.0000	9.8979
Energy	0.0348	0.3062	0.1945	1.9000e-003		0.0240	0.0240		0.0240	0.0240		379.0495	379.0495	7.2700e-003	6.9500e-003	381.3020
Mobile	0.7972	3.5719	10.5095	0.0415	3.7524	0.0322	3.7846	1.0041	0.0299	1.0340		4,233.5085	4,233.5085	0.2051		4,238.6368
Total	**2.4654**	**3.9400**	**16.0689**	**0.0437**	**3.7524**	**0.0859**	**3.8383**	**1.0041**	**0.0837**	**1.0878**	**0.0000**	**4,622.2236**	**4,622.2236**	**0.2217**	**6.9500e-003**	**4,629.8367**

	ROG	NOx	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	1/1/2022	1/31/2022	6	26	
2	Grading	Grading	2/1/2022	4/30/2022	6	77	
3	Building Construction	Building Construction	5/1/2022	12/30/2023	6	522	
4	Architectural Coating	Architectural Coating	12/1/2023	12/30/2023	6	26	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.32

Acres of Paving: 0

Residential Indoor: 132,644; Residential Outdoor: 44,215; Non-Residential Indoor: 3,750; Non-Residential Outdoor: 1,250; Striped Parking Area: 934 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Demolition	Excavators	1	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Building Construction	Aerial Lifts	1	8.00	63	0.31
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Welders	1	8.00	46	0.45

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	125.00	14.70	6.90	65.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	522.00	14.70	6.90	65.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	54.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	11.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6156	0.0000	0.6156	0.0932	0.0000	0.0932			0.0000			0.0000
Off-Road	1.5630	15.0563	12.7560	0.0231		0.7440	0.7440		0.6965	0.6965		2,223.4543	2,223.4543	0.5598		2,237.4483
Total	**1.5630**	**15.0563**	**12.7560**	**0.0231**	**0.6156**	**0.7440**	**1.3596**	**0.0932**	**0.6965**	**0.7897**		**2,223.4543**	**2,223.4543**	**0.5598**		**2,237.4483**

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1088	2.9983	0.8660	0.0108	0.2730	0.0109	0.2839	0.0748	0.0104	0.0853		1,177.2399	1,177.2399	0.0734		1,179.0755
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	0.0448	0.0295	0.3392	1.0400e-003	0.1118	8.7000e-004	0.1127	0.0296	8.1000e-004	0.0305		103.4570	103.4570	2.8500e-003		103.5282
Total	**0.1535**	**3.0277**	**1.2052**	**0.0119**	**0.3848**	**0.0118**	**0.3966**	**0.1045**	**0.0113**	**0.1157**		**1,280.6968**	**1,280.6968**	**0.0763**		**1,282.6037**

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					0.2401	0.0000	0.2401	0.0364	0.0000	0.0364			0.0000			0.0000
Off-Road	1.4872	15.7394	13.4222	0.0231		0.7769	0.7769		0.7363	0.7363	0.0000	2,223.4543	2,223.4543	0.5598		2,237.4483
Total	**1.4872**	**15.7394**	**13.4222**	**0.0231**	**0.2401**	**0.7769**	**1.0170**	**0.0364**	**0.7363**	**0.7726**	**0.0000**	**2,223.4543**	**2,223.4543**	**0.5598**		**2,237.4483**

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1088	2.9983	0.8660	0.0108	0.1780	0.0109	0.1889	0.0515	0.0104	0.0619		1,177.2399	1,177.2399	0.0734		1,179.0755
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	0.0448	0.0295	0.3392	1.0400e-003	0.0671	8.7000e-004	0.0680	0.0187	8.1000e-004	0.0195		103.4570	103.4570	2.8500e-003		103.5282
Total	**0.1535**	**3.0277**	**1.2052**	**0.0119**	**0.2451**	**0.0118**	**0.2568**	**0.0702**	**0.0113**	**0.0814**		**1,280.6968**	**1,280.6968**	**0.0763**		**1,282.6037**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.0357	0.0000	6.0357	3.3121	0.0000	3.3121			0.0000			0.0000
Off-Road	1.7882	17.3341	14.8074	0.0326		0.8171	0.8171		0.7638	0.7638		3,141.5829	3,141.5829	0.8567		3,163.0005
Total	**1.7882**	**17.3341**	**14.8074**	**0.0326**	**6.0357**	**0.8171**	**6.8528**	**3.3121**	**0.7638**	**4.0759**		**3,141.5829**	**3,141.5829**	**0.8567**		**3,163.0005**

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1534	4.2278	1.2211	0.0153	0.3849	0.0154	0.4003	0.1055	0.0147	0.1202		1,659.9999	1,659.9999	0.1035		1,662.5883
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	0.0582	0.0383	0.4409	1.3500e-003	0.1453	1.1400e-003	0.1465	0.0385	1.0500e-003	0.0396		134.4940	134.4940	3.7000e-003		134.5866
Total	**0.2116**	**4.2661**	**1.6620**	**0.0166**	**0.5303**	**0.0165**	**0.5468**	**0.1440**	**0.0158**	**0.1598**		**1,794.4940**	**1,794.4940**	**0.1072**		**1,797.1750**

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					2.3539	0.0000	2.3539	1.2917	0.0000	1.2917			0.0000			0.0000
Off-Road	1.7223	20.2835	18.5147	0.0326		0.9492	0.9492		0.9086	0.9086	0.0000	3,141.5829	3,141.5829	0.8567		3,163.0004
Total	**1.7223**	**20.2835**	**18.5147**	**0.0326**	**2.3539**	**0.9492**	**3.3031**	**1.2917**	**0.9086**	**2.2003**	**0.0000**	**3,141.5829**	**3,141.5829**	**0.8567**		**3,163.0004**

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1534	4.2278	1.2211	0.0153	0.2510	0.0154	0.2663	0.0726	0.0147	0.0873		1,659.9999	1,659.9999	0.1035		1,662.5883
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	0.0582	0.0383	0.4409	1.3500e-003	0.0872	1.1400e-003	0.0883	0.0243	1.0500e-003	0.0253		134.4940	134.4940	3.7000e-003		134.5866
Total	**0.2116**	**4.2661**	**1.6620**	**0.0166**	**0.3382**	**0.0165**	**0.3547**	**0.0969**	**0.0158**	**0.1127**		**1,794.4940**	**1,794.4940**	**0.1072**		**1,797.1750**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1362	10.3578	9.5297	0.0169		0.4922	0.4922		0.4590	0.4590		1,575.8006	1,575.8006	0.4563		1,587.2075
Total	**1.1362**	**10.3578**	**9.5297**	**0.0169**		**0.4922**	**0.4922**		**0.4590**	**0.4590**		**1,575.8006**	**1,575.8006**	**0.4563**		**1,587.2075**

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0300	0.9208	0.2658	2.4800e-003	0.0640	1.7900e-003	0.0658	0.0184	1.7100e-003	0.0202		264.9703	264.9703	0.0167		265.3866
Worker	0.2418	0.1591	1.8316	5.6100e-003	0.6036	4.7200e-003	0.6083	0.1601	4.3500e-003	0.1644		558.6675	558.6675	0.0154		559.0521
Total	**0.2718**	**1.0798**	**2.0973**	**8.0900e-003**	**0.6676**	**6.5100e-003**	**0.6741**	**0.1785**	**6.0600e-003**	**0.1846**		**823.6378**	**823.6378**	**0.0320**		**824.4387**

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	0.7532	8.5252	10.7249	0.0169		0.4032	0.4032		0.3952	0.3952	0.0000	1,575.8006	1,575.8006	0.4563		1,587.2075
Total	**0.7532**	**8.5252**	**10.7249**	**0.0169**		**0.4032**	**0.4032**		**0.3952**	**0.3952**	**0.0000**	**1,575.8006**	**1,575.8006**	**0.4563**		**1,587.2075**

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0300	0.9208	0.2658	2.4800e-003	0.0430	1.7900e-003	0.0448	0.0133	1.7100e-003	0.0150		264.9703	264.9703	0.0167		265.3866
Worker	0.2418	0.1591	1.8316	5.6100e-003	0.3622	4.7200e-003	0.3669	0.1008	4.3500e-003	0.1052		558.6675	558.6675	0.0154		559.0521
Total	**0.2718**	**1.0798**	**2.0973**	**8.0900e-003**	**0.4053**	**6.5100e-003**	**0.4118**	**0.1141**	**6.0600e-003**	**0.1202**		**823.6378**	**823.6378**	**0.0320**		**824.4387**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0555	9.5894	9.4273	0.0169		0.4324	0.4324		0.4033	0.4033		1,576.1271	1,576.1271	0.4542		1,587.4818
Total	**1.0555**	**9.5894**	**9.4273**	**0.0169**		**0.4324**	**0.4324**		**0.4033**	**0.4033**		**1,576.1271**	**1,576.1271**	**0.4542**		**1,587.4818**

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0223	0.6974	0.2362	2.4000e-003	0.0640	8.5000e-004	0.0649	0.0184	8.1000e-004	0.0193		256.7413	256.7413	0.0147		257.1078
Worker	0.2278	0.1439	1.6835	5.4000e-003	0.6036	4.5900e-003	0.6082	0.1601	4.2300e-003	0.1643		538.2291	538.2291	0.0139		538.5754
Total	**0.2501**	**0.8412**	**1.9197**	**7.8000e-003**	**0.6676**	**5.4400e-003**	**0.6731**	**0.1785**	**5.0400e-003**	**0.1836**		**794.9704**	**794.9704**	**0.0285**		**795.6832**

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	0.7161	8.3160	10.6983	0.0169		0.3789	0.3789		0.3721	0.3721	0.0000	1,576.1271	1,576.1271	0.4542		1,587.4818
Total	**0.7161**	**8.3160**	**10.6983**	**0.0169**		**0.3789**	**0.3789**		**0.3721**	**0.3721**	**0.0000**	**1,576.1271**	**1,576.1271**	**0.4542**		**1,587.4818**

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0223	0.6974	0.2362	2.4000e-003	0.0430	8.5000e-004	0.0439	0.0133	8.1000e-004	0.0141		256.7413	256.7413	0.0147		257.1078
Worker	0.2278	0.1439	1.6835	5.4000e-003	0.3622	4.5900e-003	0.3668	0.1008	4.2300e-003	0.1051		538.2291	538.2291	0.0139		538.5754
Total	**0.2501**	**0.8412**	**1.9197**	**7.8000e-003**	**0.4053**	**5.4400e-003**	**0.4107**	**0.1141**	**5.0400e-003**	**0.1192**		**794.9704**	**794.9704**	**0.0285**		**795.6832**

3.5 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.4085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2556	1.7373	2.4148	3.9600e-003		0.0944	0.0944		0.0944	0.0944		375.2641	375.2641	0.0225		375.8253
Total	**3.6640**	**1.7373**	**2.4148**	**3.9600e-003**		**0.0944**	**0.0944**		**0.0944**	**0.0944**		**375.2641**	**375.2641**	**0.0225**		**375.8253**

3.5 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0464	0.0293	0.3429	1.1000e-003	0.1230	9.4000e-004	0.1239	0.0326	8.6000e-004	0.0335		109.6393	109.6393	2.8200e-003		109.7098
Total	**0.0464**	**0.0293**	**0.3429**	**1.1000e-003**	**0.1230**	**9.4000e-004**	**0.1239**	**0.0326**	**8.6000e-004**	**0.0335**		**109.6393**	**109.6393**	**2.8200e-003**		**109.7098**

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	3.4085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2556	1.7373	2.4148	3.9600e-003		0.0944	0.0944		0.0944	0.0944	0.0000	375.2641	375.2641	0.0225		375.8253
Total	**3.6640**	**1.7373**	**2.4148**	**3.9600e-003**		**0.0944**	**0.0944**		**0.0944**	**0.0944**	**0.0000**	**375.2641**	**375.2641**	**0.0225**		**375.8253**

3.5 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0464	0.0293	0.3429	1.1000e-003	0.0738	9.4000e-004	0.0747	0.0205	8.6000e-004	0.0214		109.6393	109.6393	2.8200e-003		109.7098
Total	**0.0464**	**0.0293**	**0.3429**	**1.1000e-003**	**0.0738**	**9.4000e-004**	**0.0747**	**0.0205**	**8.6000e-004**	**0.0214**		**109.6393**	**109.6393**	**2.8200e-003**		**109.7098**

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	0.7972	3.5719	10.5095	0.0415	3.7524	0.0322	3.7846	1.0041	0.0299	1.0340		4,233.5085	4,233.5085	0.2051		4,238.6368
Unmitigated	0.7972	3.5719	10.5095	0.0415	3.7524	0.0322	3.7846	1.0041	0.0299	1.0340		4,233.5085	4,233.5085	0.2051		4,238.6368

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	306.80	306.80	306.80	1,180,184	1,180,184
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	227.18	227.18	227.18	584,597	584,597
Total	533.98	533.98	533.98	1,764,781	1,764,781

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	40.00	19.00	41.00	100	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	80	0	20

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Enclosed Parking with Elevator	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
High Turnover (Sit Down Restaurant)	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850

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	0.0348	0.3062	0.1945	1.9000e-003		0.0240	0.0240		0.0240	0.0240		379.0495	379.0495	7.2700e-003	6.9500e-003	381.3020
NaturalGas Unmitigated	0.0348	0.3062	0.1945	1.9000e-003		0.0240	0.0240		0.0240	0.0240		379.0495	379.0495	7.2700e-003	6.9500e-003	381.3020

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	1641.37	0.0177	0.1513	0.0644	9.7000e-004		0.0122	0.0122		0.0122	0.0122		193.1027	193.1027	3.7000e-003	3.5400e-003	194.2502
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
High Turnover (Sit Down Restaurant)	1580.55	0.0171	0.1550	0.1302	9.3000e-004		0.0118	0.0118		0.0118	0.0118		185.9468	185.9468	3.5600e-003	3.4100e-003	187.0518
Total		**0.0348**	**0.3062**	**0.1945**	**1.9000e-003**		**0.0240**	**0.0240**		**0.0240**	**0.0240**		**379.0495**	**379.0495**	**7.2600e-003**	**6.9500e-003**	**381.3020**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1.64137	0.0177	0.1513	0.0644	9.7000e-004		0.0122	0.0122		0.0122	0.0122		193.1027	193.1027	3.7000e-003	3.5400e-003	194.2502
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
High Turnover (Sit Down Restaurant)	1.58055	0.0171	0.1550	0.1302	9.3000e-004		0.0118	0.0118		0.0118	0.0118		185.9468	185.9468	3.5600e-003	3.4100e-003	187.0518
Total		**0.0348**	**0.3062**	**0.1945**	**1.9000e-003**		**0.0240**	**0.0240**		**0.0240**	**0.0240**		**379.0495**	**379.0495**	**7.2600e-003**	**6.9500e-003**	**381.3020**

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	1.6334	0.0618	5.3649	2.8000e-004		0.0297	0.0297		0.0297	0.0297	0.0000	9.6656	9.6656	9.2900e-003	0.0000	9.8979
Unmitigated	1.6334	0.0618	5.3649	2.8000e-004		0.0297	0.0297		0.0297	0.0297	0.0000	9.6656	9.6656	9.2900e-003	0.0000	9.8979

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	0.1198					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3520					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	0.1616	0.0618	5.3649	2.8000e-004		0.0297	0.0297		0.0297	0.0297		9.6656	9.6656	9.2900e-003		9.8979
Total	**1.6334**	**0.0618**	**5.3649**	**2.8000e-004**		**0.0297**	**0.0297**		**0.0297**	**0.0297**	**0.0000**	**9.6656**	**9.6656**	**9.2900e-003**	**0.0000**	**9.8979**

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	0.1198					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3520					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	0.1616	0.0618	5.3649	2.8000e-004		0.0297	0.0297		0.0297	0.0297		9.6656	9.6656	9.2900e-003		9.8979
Total	**1.6334**	**0.0618**	**5.3649**	**2.8000e-004**		**0.0297**	**0.0297**		**0.0297**	**0.0297**	**0.0000**	**9.6656**	**9.6656**	**9.2900e-003**	**0.0000**	**9.8979**

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

5775 Adams - Project

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	65.00	Dwelling Unit	0.32	65,503.00	186
High Turnover (Sit Down Restaurant)	2.50	1000sqft	0.00	2,500.00	0
Enclosed Parking with Elevator	42.00	Space	0.00	15,563.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2024
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

Project Characteristics - Applicant Info

Land Use - Applicant Info

Construction Phase - Applicant Info

Off-road Equipment - Consultant Assumptions

Off-road Equipment - Consultant Assumptions

Off-road Equipment - Consultant Assumptions

Off-road Equipment - Consultant Assumptions

Grading - Applicant Info

Demolition - Applicant Info

Trips and VMT - Applicant Info

Architectural Coating - Per DEIR Mitigation Measure AQ1

Vehicle Trips - Gibson Transportation Consulting, Inc.

Woodstoves - Applicant Info

Energy Use -

Construction Off-road Equipment Mitigation - Assumes DEIR MM AQ1 and SCAQMD Rule 403 control efficiencies

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	10.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	10.00
tblArchitecturalCoating	EF_Residential_Exterior	50.00	10.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	10.00
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	46
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 3

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	5.00	26.00
tblConstructionPhase	NumDays	100.00	522.00
tblConstructionPhase	NumDays	10.00	26.00
tblConstructionPhase	NumDays	2.00	77.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	6/22/2022	12/30/2023
tblConstructionPhase	PhaseEndDate	6/8/2022	12/30/2023
tblConstructionPhase	PhaseEndDate	1/14/2022	1/31/2022
tblConstructionPhase	PhaseEndDate	1/19/2022	4/30/2022
tblConstructionPhase	PhaseStartDate	6/16/2022	12/1/2023
tblConstructionPhase	PhaseStartDate	1/20/2022	5/1/2022
tblConstructionPhase	PhaseStartDate	1/18/2022	2/1/2022
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	55.25	0.00
tblFireplaces	NumberNoFireplace	6.50	0.00
tblFireplaces	NumberWood	3.25	0.00
tblGrading	AcresOfGrading	0.00	0.32
tblGrading	MaterialExported	0.00	6,260.00
tblLandUse	LandUseSquareFeet	65,000.00	65,503.00

tblLandUse	LandUseSquareFeet	16,800.00	15,563.00
tblLandUse	LotAcreage	1.71	0.32
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.38	0.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.50	0.50
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	4.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	1.00	8.00
tblOffRoadEquipment	UsageHours	1.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripLength	20.00	65.00
tblTripsAndVMT	HaulingTripLength	20.00	65.00
tblTripsAndVMT	HaulingTripNumber	74.00	125.00

tblTripsAndVMT	HaulingTripNumber	783.00	522.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	43.00	20.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	37.00	80.00
tblVehicleTrips	ST_TR	6.39	4.72
tblVehicleTrips	ST_TR	158.37	90.87
tblVehicleTrips	SU_TR	5.86	4.72
tblVehicleTrips	SU_TR	131.84	90.87
tblVehicleTrips	WD_TR	6.65	4.72
tblVehicleTrips	WD_TR	127.15	90.87
tblWoodstoves	NumberCatalytic	3.25	0.00
tblWoodstoves	NumberNoncatalytic	3.25	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2442	2.2736	2.0403	4.9900e-003	0.3341	0.0943	0.4284	0.1539	0.0880	0.2420	0.0000	443.9309	443.9309	0.0876	0.0000	446.1215
2023	0.2482	1.6525	1.8120	3.9400e-003	0.1037	0.0695	0.1732	0.0278	0.0649	0.0927	0.0000	343.1541	343.1541	0.0686	0.0000	344.8687
Maximum	**0.2482**	**2.2736**	**2.0403**	**4.9900e-003**	**0.3341**	**0.0943**	**0.4284**	**0.1539**	**0.0880**	**0.2420**	**0.0000**	**443.9309**	**443.9309**	**0.0876**	**0.0000**	**446.1215**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2005	2.2036	2.3172	4.9900e-003	0.1515	0.0905	0.2420	0.0666	0.0874	0.1540	0.0000	443.9305	443.9305	0.0876	0.0000	446.1211
2023	0.1952	1.4538	2.0103	3.9400e-003	0.0631	0.0612	0.1243	0.0178	0.0601	0.0779	0.0000	343.1539	343.1539	0.0686	0.0000	344.8684
Maximum	**0.2005**	**2.2036**	**2.3172**	**4.9900e-003**	**0.1515**	**0.0905**	**0.2420**	**0.0666**	**0.0874**	**0.1540**	**0.0000**	**443.9305**	**443.9305**	**0.0876**	**0.0000**	**446.1211**

	ROG	**NOx**	**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	**19.64**	**6.84**	**-12.33**	**0.00**	**50.98**	**7.42**	**39.12**	**53.56**	**3.58**	**30.71**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2022	3-31-2022	0.8598	0.9408
2	4-1-2022	6-30-2022	0.6366	0.6158
3	7-1-2022	9-30-2022	0.5049	0.4176
4	10-1-2022	12-31-2022	0.5065	0.4191
5	1-1-2023	3-31-2023	0.4527	0.3905
6	4-1-2023	6-30-2023	0.4563	0.3934
7	7-1-2023	9-30-2023	0.4613	0.3977
		Highest	0.8598	0.9408

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2888	7.7300e-003	0.6706	4.0000e-005		3.7200e-003	3.7200e-003		3.7200e-003	3.7200e-003	0.0000	1.0961	1.0961	1.0500e-003	0.0000	1.1224
Energy	6.3400e-003	0.0559	0.0355	3.5000e-004		4.3800e-003	4.3800e-003		4.3800e-003	4.3800e-003	0.0000	318.3758	318.3758	7.2400e-003	2.4000e-003	319.2719
Mobile	0.1418	0.6612	1.9418	7.6600e-003	0.6698	5.8400e-003	0.6756	0.1795	5.4300e-003	0.1849	0.0000	708.7584	708.7584	0.0338	0.0000	709.6020
Waste						0.0000	0.0000		0.0000	0.0000	12.1084	0.0000	12.1084	0.7156	0.0000	29.9981
Water						0.0000	0.0000		0.0000	0.0000	1.5843	53.0370	54.6213	0.1640	4.1000e-003	59.9430
Total	**0.4369**	**0.7249**	**2.6480**	**8.0500e-003**	**0.6698**	**0.0139**	**0.6837**	**0.1795**	**0.0135**	**0.1930**	**13.6927**	**1,081.2672**	**1,094.9600**	**0.9216**	**6.5000e-003**	**1,119.9373**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2888	7.7300e-003	0.6706	4.0000e-005		3.7200e-003	3.7200e-003		3.7200e-003	3.7200e-003	0.0000	1.0961	1.0961	1.0500e-003	0.0000	1.1224
Energy	6.3400e-003	0.0559	0.0355	3.5000e-004		4.3800e-003	4.3800e-003		4.3800e-003	4.3800e-003	0.0000	318.3758	318.3758	7.2400e-003	2.4000e-003	319.2719
Mobile	0.1418	0.6612	1.9418	7.6600e-003	0.6698	5.8400e-003	0.6756	0.1795	5.4300e-003	0.1849	0.0000	708.7584	708.7584	0.0338	0.0000	709.6020
Waste						0.0000	0.0000		0.0000	0.0000	12.1084	0.0000	12.1084	0.7156	0.0000	29.9981
Water						0.0000	0.0000		0.0000	0.0000	1.5843	53.0370	54.6213	0.1640	4.1000e-003	59.9430
Total	**0.4369**	**0.7249**	**2.6480**	**8.0500e-003**	**0.6698**	**0.0139**	**0.6837**	**0.1795**	**0.0135**	**0.1930**	**13.6927**	**1,081.2672**	**1,094.9600**	**0.9216**	**6.5000e-003**	**1,119.9373**

	ROG	NOx	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	1/1/2022	1/31/2022	6	26	
2	Grading	Grading	2/1/2022	4/30/2022	6	77	
3	Building Construction	Building Construction	5/1/2022	12/30/2023	6	522	
4	Architectural Coating	Architectural Coating	12/1/2023	12/30/2023	6	26	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.32

Acres of Paving: 0

Residential Indoor: 132,644; Residential Outdoor: 44,215; Non-Residential Indoor: 3,750; Non-Residential Outdoor: 1,250; Striped Parking Area: 934 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Demolition	Excavators	1	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Building Construction	Aerial Lifts	1	8.00	63	0.31
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Welders	1	8.00	46	0.45

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	125.00	14.70	6.90	65.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	522.00	14.70	6.90	65.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	54.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	11.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					8.0000e-003	0.0000	8.0000e-003	1.2100e-003	0.0000	1.2100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0203	0.1957	0.1658	3.0000e-004		9.6700e-003	9.6700e-003		9.0500e-003	9.0500e-003	0.0000	26.2221	26.2221	6.6000e-003	0.0000	26.3871
Total	**0.0203**	**0.1957**	**0.1658**	**3.0000e-004**	**8.0000e-003**	**9.6700e-003**	**0.0177**	**1.2100e-003**	**9.0500e-003**	**0.0103**	**0.0000**	**26.2221**	**26.2221**	**6.6000e-003**	**0.0000**	**26.3871**

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.4100e-003	0.0397	0.0111	1.4000e-004	3.4900e-003	1.4000e-004	3.6300e-003	9.6000e-004	1.4000e-004	1.0900e-003	0.0000	13.9317	13.9317	8.6000e-004	0.0000	13.9532
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.9000e-004	4.5300e-003	1.0000e-005	1.4200e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2404	1.2404	3.0000e-005	0.0000	1.2413
Total	**1.9300e-003**	**0.0401**	**0.0157**	**1.5000e-004**	**4.9100e-003**	**1.5000e-004**	**5.0700e-003**	**1.3400e-003**	**1.5000e-004**	**1.4800e-003**	**0.0000**	**15.1721**	**15.1721**	**8.9000e-004**	**0.0000**	**15.1945**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.1200e-003	0.0000	3.1200e-003	4.7000e-004	0.0000	4.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0193	0.2046	0.1745	3.0000e-004		0.0101	0.0101		9.5700e-003	9.5700e-003	0.0000	26.2221	26.2221	6.6000e-003	0.0000	26.3871
Total	**0.0193**	**0.2046**	**0.1745**	**3.0000e-004**	**3.1200e-003**	**0.0101**	**0.0132**	**4.7000e-004**	**9.5700e-003**	**0.0100**	**0.0000**	**26.2221**	**26.2221**	**6.6000e-003**	**0.0000**	**26.3871**

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.4100e-003	0.0397	0.0111	1.4000e-004	2.2800e-003	1.4000e-004	2.4200e-003	6.6000e-004	1.4000e-004	8.0000e-004	0.0000	13.9317	13.9317	8.6000e-004	0.0000	13.9532
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.9000e-004	4.5300e-003	1.0000e-005	8.6000e-004	1.0000e-005	8.7000e-004	2.4000e-004	1.0000e-005	2.5000e-004	0.0000	1.2404	1.2404	3.0000e-005	0.0000	1.2413
Total	**1.9300e-003**	**0.0401**	**0.0157**	**1.5000e-004**	**3.1400e-003**	**1.5000e-004**	**3.2900e-003**	**9.0000e-004**	**1.5000e-004**	**1.0500e-003**	**0.0000**	**15.1721**	**15.1721**	**8.9000e-004**	**0.0000**	**15.1945**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2324	0.0000	0.2324	0.1275	0.0000	0.1275	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0688	0.6674	0.5701	1.2500e-003		0.0315	0.0315		0.0294	0.0294	0.0000	109.7249	109.7249	0.0299	0.0000	110.4729
Total	**0.0688**	**0.6674**	**0.5701**	**1.2500e-003**	**0.2324**	**0.0315**	**0.2638**	**0.1275**	**0.0294**	**0.1569**	**0.0000**	**109.7249**	**109.7249**	**0.0299**	**0.0000**	**110.4729**

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.8800e-003	0.1658	0.0465	5.9000e-004	0.0146	5.9000e-004	0.0152	4.0000e-003	5.7000e-004	4.5600e-003	0.0000	58.1789	58.1789	3.5900e-003	0.0000	58.2687
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0200e-003	1.5100e-003	0.0174	5.0000e-005	5.4800e-003	4.0000e-005	5.5300e-003	1.4600e-003	4.0000e-005	1.5000e-003	0.0000	4.7755	4.7755	1.3000e-004	0.0000	4.7788
Total	**7.9000e-003**	**0.1673**	**0.0640**	**6.4000e-004**	**0.0201**	**6.3000e-004**	**0.0207**	**5.4600e-003**	**6.1000e-004**	**6.0600e-003**	**0.0000**	**62.9545**	**62.9545**	**3.7200e-003**	**0.0000**	**63.0475**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0906	0.0000	0.0906	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0663	0.7809	0.7128	1.2500e-003		0.0365	0.0365		0.0350	0.0350	0.0000	109.7247	109.7247	0.0299	0.0000	110.4728
Total	**0.0663**	**0.7809**	**0.7128**	**1.2500e-003**	**0.0906**	**0.0365**	**0.1272**	**0.0497**	**0.0350**	**0.0847**	**0.0000**	**109.7247**	**109.7247**	**0.0299**	**0.0000**	**110.4728**

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.8800e-003	0.1658	0.0465	5.9000e-004	9.5200e-003	5.9000e-004	0.0101	2.7600e-003	5.7000e-004	3.3300e-003	0.0000	58.1789	58.1789	3.5900e-003	0.0000	58.2687
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0200e-003	1.5100e-003	0.0174	5.0000e-005	3.3000e-003	4.0000e-005	3.3400e-003	9.2000e-004	4.0000e-005	9.6000e-004	0.0000	4.7755	4.7755	1.3000e-004	0.0000	4.7788
Total	**7.9000e-003**	**0.1673**	**0.0640**	**6.4000e-004**	**0.0128**	**6.3000e-004**	**0.0135**	**3.6800e-003**	**6.1000e-004**	**4.2900e-003**	**0.0000**	**62.9545**	**62.9545**	**3.7200e-003**	**0.0000**	**63.0475**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1193	1.0876	1.0006	1.7700e-003		0.0517	0.0517		0.0482	0.0482	0.0000	150.1019	150.1019	0.0435	0.0000	151.1885
Total	**0.1193**	**1.0876**	**1.0006**	**1.7700e-003**		**0.0517**	**0.0517**		**0.0482**	**0.0482**	**0.0000**	**150.1019**	**150.1019**	**0.0435**	**0.0000**	**151.1885**

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0600e-003	0.0985	0.0266	2.6000e-004	6.6100e-003	1.8000e-004	6.8000e-003	1.9100e-003	1.8000e-004	2.0900e-003	0.0000	25.6548	25.6548	1.5300e-003	0.0000	25.6931
Worker	0.0229	0.0172	0.1976	6.0000e-004	0.0621	5.0000e-004	0.0626	0.0165	4.6000e-004	0.0170	0.0000	54.1006	54.1006	1.4900e-003	0.0000	54.1378
Total	**0.0259**	**0.1156**	**0.2241**	**8.6000e-004**	**0.0687**	**6.8000e-004**	**0.0694**	**0.0184**	**6.4000e-004**	**0.0191**	**0.0000**	**79.7554**	**79.7554**	**3.0200e-003**	**0.0000**	**79.8309**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0791	0.8952	1.1261	1.7700e-003		0.0423	0.0423		0.0415	0.0415	0.0000	150.1018	150.1018	0.0435	0.0000	151.1883
Total	**0.0791**	**0.8952**	**1.1261**	**1.7700e-003**		**0.0423**	**0.0423**		**0.0415**	**0.0415**	**0.0000**	**150.1018**	**150.1018**	**0.0435**	**0.0000**	**151.1883**

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0600e-003	0.0985	0.0266	2.6000e-004	4.4600e-003	1.8000e-004	4.6500e-003	1.3800e-003	1.8000e-004	1.5600e-003	0.0000	25.6548	25.6548	1.5300e-003	0.0000	25.6931
Worker	0.0229	0.0172	0.1976	6.0000e-004	0.0374	5.0000e-004	0.0379	0.0104	4.6000e-004	0.0109	0.0000	54.1006	54.1006	1.4900e-003	0.0000	54.1378
Total	**0.0259**	**0.1156**	**0.2241**	**8.6000e-004**	**0.0418**	**6.8000e-004**	**0.0425**	**0.0118**	**6.4000e-004**	**0.0124**	**0.0000**	**79.7554**	**79.7554**	**3.0200e-003**	**0.0000**	**79.8309**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1647	1.4960	1.4707	2.6300e-003		0.0675	0.0675		0.0629	0.0629	0.0000	223.0548	223.0548	0.0643	0.0000	224.6617
Total	**0.1647**	**1.4960**	**1.4707**	**2.6300e-003**		**0.0675**	**0.0675**		**0.0629**	**0.0629**	**0.0000**	**223.0548**	**223.0548**	**0.0643**	**0.0000**	**224.6617**

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3800e-003	0.1105	0.0354	3.8000e-004	9.8300e-003	1.3000e-004	9.9600e-003	2.8400e-003	1.2000e-004	2.9600e-003	0.0000	36.9225	36.9225	2.0100e-003	0.0000	36.9728
Worker	0.0320	0.0231	0.2699	8.6000e-004	0.0923	7.2000e-004	0.0930	0.0245	6.6000e-004	0.0252	0.0000	77.4367	77.4367	1.9900e-003	0.0000	77.4866
Total	**0.0353**	**0.1336**	**0.3053**	**1.2400e-003**	**0.1021**	**8.5000e-004**	**0.1030**	**0.0274**	**7.8000e-004**	**0.0281**	**0.0000**	**114.3592**	**114.3592**	**4.0000e-003**	**0.0000**	**114.4593**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1117	1.2973	1.6689	2.6300e-003		0.0591	0.0591		0.0581	0.0581	0.0000	223.0545	223.0545	0.0643	0.0000	224.6615
Total	**0.1117**	**1.2973**	**1.6689**	**2.6300e-003**		**0.0591**	**0.0591**		**0.0581**	**0.0581**	**0.0000**	**223.0545**	**223.0545**	**0.0643**	**0.0000**	**224.6615**

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3800e-003	0.1105	0.0354	3.8000e-004	6.6300e-003	1.3000e-004	6.7600e-003	2.0500e-003	1.2000e-004	2.1700e-003	0.0000	36.9225	36.9225	2.0100e-003	0.0000	36.9728
Worker	0.0320	0.0231	0.2699	8.6000e-004	0.0555	7.2000e-004	0.0562	0.0155	6.6000e-004	0.0161	0.0000	77.4367	77.4367	1.9900e-003	0.0000	77.4866
Total	**0.0353**	**0.1336**	**0.3053**	**1.2400e-003**	**0.0621**	**8.5000e-004**	**0.0630**	**0.0175**	**7.8000e-004**	**0.0183**	**0.0000**	**114.3592**	**114.3592**	**4.0000e-003**	**0.0000**	**114.4593**

3.5 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0443					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3200e-003	0.0226	0.0314	5.0000e-005		1.2300e-003	1.2300e-003		1.2300e-003	1.2300e-003	0.0000	4.4256	4.4256	2.6000e-004	0.0000	4.4323
Total	**0.0476**	**0.0226**	**0.0314**	**5.0000e-005**		**1.2300e-003**	**1.2300e-003**		**1.2300e-003**	**1.2300e-003**	**0.0000**	**4.4256**	**4.4256**	**2.6000e-004**	**0.0000**	**4.4323**

3.5 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	3.9000e-004	4.5800e-003	1.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.3000e-004	0.0000	1.3145	1.3145	3.0000e-005	0.0000	1.3154
Total	**5.4000e-004**	**3.9000e-004**	**4.5800e-003**	**1.0000e-005**	**1.5700e-003**	**1.0000e-005**	**1.5800e-003**	**4.2000e-004**	**1.0000e-005**	**4.3000e-004**	**0.0000**	**1.3145**	**1.3145**	**3.0000e-005**	**0.0000**	**1.3154**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0443					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3200e-003	0.0226	0.0314	5.0000e-005		1.2300e-003	1.2300e-003		1.2300e-003	1.2300e-003	0.0000	4.4256	4.4256	2.6000e-004	0.0000	4.4323
Total	**0.0476**	**0.0226**	**0.0314**	**5.0000e-005**		**1.2300e-003**	**1.2300e-003**		**1.2300e-003**	**1.2300e-003**	**0.0000**	**4.4256**	**4.4256**	**2.6000e-004**	**0.0000**	**4.4323**

3.5 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	3.9000e-004	4.5800e-003	1.0000e-005	9.4000e-004	1.0000e-005	9.5000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	1.3145	1.3145	3.0000e-005	0.0000	1.3154
Total	**5.4000e-004**	**3.9000e-004**	**4.5800e-003**	**1.0000e-005**	**9.4000e-004**	**1.0000e-005**	**9.5000e-004**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**1.3145**	**1.3145**	**3.0000e-005**	**0.0000**	**1.3154**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1418	0.6612	1.9418	7.6600e-003	0.6698	5.8400e-003	0.6756	0.1795	5.4300e-003	0.1849	0.0000	708.7584	708.7584	0.0338	0.0000	709.6020
Unmitigated	0.1418	0.6612	1.9418	7.6600e-003	0.6698	5.8400e-003	0.6756	0.1795	5.4300e-003	0.1849	0.0000	708.7584	708.7584	0.0338	0.0000	709.6020

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	306.80	306.80	306.80	1,180,184	1,180,184
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	227.18	227.18	227.18	584,597	584,597
Total	533.98	533.98	533.98	1,764,781	1,764,781

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	40.00	19.00	41.00	100	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	80	0	20

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
Enclosed Parking with Elevator	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850
High Turnover (Sit Down Restaurant)	0.545348	0.044620	0.206559	0.118451	0.015002	0.006253	0.020617	0.031756	0.002560	0.002071	0.005217	0.000696	0.000850

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	255.6199	255.6199	6.0400e-003	1.2500e-003	256.1431
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	255.6199	255.6199	6.0400e-003	1.2500e-003	256.1431
NaturalGas Mitigated	6.3400e-003	0.0559	0.0355	3.5000e-004		4.3800e-003	4.3800e-003		4.3800e-003	4.3800e-003	0.0000	62.7559	62.7559	1.2000e-003	1.1500e-003	63.1288
NaturalGas Unmitigated	6.3400e-003	0.0559	0.0355	3.5000e-004		4.3800e-003	4.3800e-003		4.3800e-003	4.3800e-003	0.0000	62.7559	62.7559	1.2000e-003	1.1500e-003	63.1288

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	599101	3.2300e-003	0.0276	0.0118	1.8000e-004		2.2300e-003	2.2300e-003		2.2300e-003	2.2300e-003	0.0000	31.9703	31.9703	6.1000e-004	5.9000e-004	32.1603
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	0.0000
High Turnover (Sit Down Restaurant)	576900	3.1100e-003	0.0283	0.0238	1.7000e-004		2.1500e-003	2.1500e-003		2.1500e-003	2.1500e-003	0.0000	30.7856	30.7856	5.9000e-004	5.6000e-004	30.9685
Total		**6.3400e-003**	**0.0559**	**0.0355**	**3.5000e-004**		**4.3800e-003**	**4.3800e-003**		**4.3800e-003**	**4.3800e-003**	**0.0000**	**62.7559**	**62.7559**	**1.2000e-003**	**1.1500e-003**	**63.1288**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	599101	3.2300e-003	0.0276	0.0118	1.8000e-004		2.2300e-003	2.2300e-003		2.2300e-003	2.2300e-003	0.0000	31.9703	31.9703	6.1000e-004	5.9000e-004	32.1603
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	0.0000
High Turnover (Sit Down Restaurant)	576900	3.1100e-003	0.0283	0.0238	1.7000e-004		2.1500e-003	2.1500e-003		2.1500e-003	2.1500e-003	0.0000	30.7856	30.7856	5.9000e-004	5.6000e-004	30.9685
Total		**6.3400e-003**	**0.0559**	**0.0355**	**3.5000e-004**		**4.3800e-003**	**4.3800e-003**		**4.3800e-003**	**4.3800e-003**	**0.0000**	**62.7559**	**62.7559**	**1.2000e-003**	**1.1500e-003**	**63.1288**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	257405	143.3648	3.3900e-003	7.0000e-004	143.6582
Enclosed Parking with Elevator	91199.2	50.7944	1.2000e-003	2.5000e-004	50.8984
High Turnover (Sit Down Restaurant)	110350	61.4607	1.4500e-003	3.0000e-004	61.5865
Total		**255.6200**	**6.0400e-003**	**1.2500e-003**	**256.1431**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	257405	143.3648	3.3900e-003	7.0000e-004	143.6582
Enclosed Parking with Elevator	91199.2	50.7944	1.2000e-003	2.5000e-004	50.8984
High Turnover (Sit Down Restaurant)	110350	61.4607	1.4500e-003	3.0000e-004	61.5865
Total		**255.6200**	**6.0400e-003**	**1.2500e-003**	**256.1431**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2888	7.7300e-003	0.6706	4.0000e-005		3.7200e-003	3.7200e-003		3.7200e-003	3.7200e-003	0.0000	1.0961	1.0961	1.0500e-003	0.0000	1.1224
Unmitigated	0.2888	7.7300e-003	0.6706	4.0000e-005		3.7200e-003	3.7200e-003		3.7200e-003	3.7200e-003	0.0000	1.0961	1.0961	1.0500e-003	0.0000	1.1224

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0219					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2467					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0202	7.7300e-003	0.6706	4.0000e-005		3.7200e-003	3.7200e-003		3.7200e-003	3.7200e-003	0.0000	1.0961	1.0961	1.0500e-003	0.0000	1.1224
Total	**0.2888**	**7.7300e-003**	**0.6706**	**4.0000e-005**		**3.7200e-003**	**3.7200e-003**		**3.7200e-003**	**3.7200e-003**	**0.0000**	**1.0961**	**1.0961**	**1.0500e-003**	**0.0000**	**1.1224**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0219					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2467					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0202	7.7300e-003	0.6706	4.0000e-005		3.7200e-003	3.7200e-003		3.7200e-003	3.7200e-003	0.0000	1.0961	1.0961	1.0500e-003	0.0000	1.1224
Total	**0.2888**	**7.7300e-003**	**0.6706**	**4.0000e-005**		**3.7200e-003**	**3.7200e-003**		**3.7200e-003**	**3.7200e-003**	**0.0000**	**1.0961**	**1.0961**	**1.0500e-003**	**0.0000**	**1.1224**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	54.6213	0.1640	4.1000e-003	59.9430
Unmitigated	54.6213	0.1640	4.1000e-003	59.9430

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.23501 / 2.6699	48.5776	0.1391	3.4900e-003	53.0953
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0.758834 / 0.0484362	6.0437	0.0249	6.1000e-004	6.8477
Total		**54.6213**	**0.1640**	**4.1000e-003**	**59.9430**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.23501 / 2.6699	48.5776	0.1391	3.4900e-003	53.0953
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0.758834 / 0.0484362	6.0437	0.0249	6.1000e-004	6.8477
Total		**54.6213**	**0.1640**	**4.1000e-003**	**59.9430**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	12.1084	0.7156	0.0000	29.9981
Unmitigated	12.1084	0.7156	0.0000	29.9981

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	29.9	6.0694	0.3587	0.0000	15.0368
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	29.75	6.0390	0.3569	0.0000	14.9613
Total		**12.1084**	**0.7156**	**0.0000**	**29.9981**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	29.9	6.0694	0.3587	0.0000	15.0368
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	29.75	6.0390	0.3569	0.0000	14.9613
Total		**12.1084**	**0.7156**	**0.0000**	**29.9981**

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

Appendix B:

Geotechnical Investigation

Geotechnologies, Inc.
Consulting Geotechnical Engineers

439 Western Avenue
Glendale, California 91201-2837
818.240.9600 • Fax 818.240.9675

November 19, 2019
File Number 21887

Kalonymus Development Partners, LLC
2436 Penmar, Unit B
Venice, California 90291

Attention: Max Zeff

Subject: Geotechnical Engineering Investigation
Proposed Mixed-Use Structure
5775 Adams Boulevard, Los Angeles, California

Dear Mr. Zeff:

This letter transmits the Geotechnical Engineering Investigation for the subject site prepared by Geotechnologies, Inc. This report provides geotechnical recommendations for the development of the site, including earthwork, seismic design, retaining walls, excavations and foundation design. Engineering for the proposed project should not begin until approval of the geotechnical investigation is granted by the local building official. Significant changes in the geotechnical recommendations may result due to the building department review process.

The validity of the recommendations presented herein is dependent upon review of the geotechnical aspects of the project during construction by this firm. The subsurface conditions described herein have been projected from limited subsurface exploration and laboratory testing. The exploration and testing presented in this report should in no way be construed to reflect any variations which may occur between the exploration locations or which may result from changes in subsurface conditions.

Should you have any questions please contact this office.

Respectfully submitted,
GEOTECHNOLOGIES, INC.

EDWARD F. HILL
G.E. 2126

EFH:km

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GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED MIXED-USE STRUCTURE
5775 ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

INTRODUCTION

This report presents the results of the geotechnical engineering investigation performed on the subject site. The purpose of this investigation was to identify the distribution and engineering properties of the geologic materials underlying the site, and to provide geotechnical recommendations for the design of the proposed development.

This investigation included three exploratory excavations, collection of representative samples, laboratory testing, engineering analysis, review of published geologic data, review of available geotechnical engineering information and the preparation of this report. The exploratory excavation locations are shown on the enclosed Plot Plan. The results of the exploration and the laboratory testing are presented in the Appendix of this report.

PROPOSED DEVELOPMENT

Information concerning the proposed development was furnished by the client. Based on review of the architectural plans prepared by DFH architects, dated November 1st, 2019, the proposed development consists of a seven-story mixed-use structure built over a single subterranean parking level extending approximately 10 feet below grade. The proposed structure will provide retail space and an at-grade parking garage on the first floor with residential apartment units on the upper six floors. The ground level of the proposed structure will have a finished floor elevation of 87.9 feet, and the finished floor elevation of the subterranean parking garage will be 77.9 feet. Other site improvements including outdoor walkways, driveways, and landscaping are anticipated as part of the proposed development.

Column loads for the proposed structure are estimated to be between 500 and 800 kips. Wall loads are estimated to be between 4 and 8 kips per lineal foot. Grading will consist of excavations of up to 13 feet for the proposed subterranean level and foundation elements. The enclosed Plot Plan shows the area of proposed development and its location relative to surrounding structures.

Any changes in the design of the project or location of any structure, as outlined in this report, should be reviewed by this office. The recommendations contained in this report should not be considered valid until reviewed and modified or reaffirmed, in writing, subsequent to such review.

SITE CONDITIONS

The site is located at 5775 Adams Boulevard, in the City of Los Angeles, California. The site encompasses an area of approximately 14,000 square feet and is bounded by an asphalt-paved alleyway to the north, an at-grade two-story building to the east, Adams Boulevard to the south, and Genesee Avenue to the west. The site is shown relative to nearby topographic features in the enclosed Vicinity Map.

The site is currently occupied with the remnants of a previous auto-repair establishment. A single story building resides along the northern property line surrounded by asphalt and concrete paved driveways. The site also contains equipment associated with environmental remediation currently taking place onsite. This equipment includes above-ground PVC piping of various sizes running along the western portion of the site which feed into large tanks located near the northwestern corner of the site. Several monitoring wells are scattered throughout the site as well.

The site gradually descends towards the southwest. The topographic relief across the site is approximately 2 feet ranging from an elevation of 89.5 feet at the northeast corner to an elevation 87.5 feet at the southeast corner. Vegetation on site is limited, consisting of a few

mature trees, bushes and shrubs contained in planter areas. Drainage occurs by sheet flow along the existing contours towards the adjacent city streets. The surrounding developments primarily consist of single to multi-story residential and commercial structures.

RESEARCH

The following environmental report was provided to our office for review:

BJJ Services Co., Inc., Closure Report, January 29, 1996, Ken's Auto Repair, 5787 W. Adams, Los Angeles, California, Project No. 95047.

Based on review of that report, it is the understanding of this office that the subject site was previously a part of a commercial auto-repair establishment. This report documents the cleaning and removal of five underground storage tanks (UST). The tanks, which contained gasoline and waste oil, were removed from the site on January 9th, 1996. The locations of the five USTs were illustrated within the enclosed report. No information was provided regarding the backfilling of the UST excavations. Furthermore, the depths of the excavations are unknown, and no certification of the backfill material was made available. The drawing of the locations of the tanks from that report is included herein.

GEOTECHNICAL EXPLORATION

FIELD EXPLORATION

The site was explored on October 11 and 16, 2019 by excavating three exploratory borings. The borings were drilled to depths ranging from 40 to 70 feet below existing grade, with the aid of a truck-mounted drilling machine using 8-inch diameter hollowstem augers. The exploration locations are shown on the Plot Plan and the geologic materials encountered are logged on Plates A-1 through A-3.

The locations of the borings were determined by measurements relative to hardscape features on site. The elevations of the borings were approximated by way of interpolation between the topographic contours shown on the Plot Plan. The boring locations and elevations should be considered accurate only to the degree implied by the method used.

Geologic Materials

The geologic materials underlying the site consist of existing fill and native alluvial soils. Fill materials were encountered in the exploratory borings to depths ranging from 1.5 to 5 feet below the existing grade. The fill consists of sandy silt and silty sand which is yellowish brown to gray in color, moist, firm, medium dense, and fine to medium grained with varying amounts of gravel and debris fragments intermixed.

The fill is underlain by native alluvial soils, consisting of interlayered mixtures of clay, silt and sand. The native alluvial soils encountered during exploration ranged from yellowish to dark to grayish brown or dark gray in color, moist to wet, medium dense to very dense, firm to very stiff, and fine to coarse grained, with occasional gravels. The upper strata of the underlying alluvium were predominantly fine grained silts and clays of relatively soft to firm consistency. The alluvium transitioned to more dense and granular sediments with well-graded sand and gravels being identified at depths of 25 to 30 feet. Hydrocarbon odors were detected in the borings within the existing fill and native soils. These alluvial sediments derive from deposition of the nearby Ballona Creek, and are typical to this area of Los Angeles County.

The distribution of geologic materials in the vicinity of the site is shown on the enclosed Local Geologic Map (Dibblee, 1991). More detailed descriptions of the geologic materials encountered may be obtained from individual logs of the subsurface excavations.

Groundwater

Groundwater was encountered during exploration at depths of 21 to 24.5 feet below the existing grade. The historic high groundwater level was identified by review of the Seismic Hazard Zone Report for the Hollywood 7.5-Minute Quadrangle (CDMG 1998, Revised 2006). This report indicates that the historically highest groundwater level within the vicinity of the site is approximately 15 feet below the ground surface. The lowest ground surface elevation onsite is approximately 87.5 feet. For design purposes, it is recommended that the historically highest groundwater level of 15 feet below the ground surface (elevation 72.5 feet) be utilized.

Fluctuations in the level of groundwater may occur due to variations in rainfall, temperature, and other factors not evident at the time of the measurements reported herein. Fluctuations also may occur across the site. High groundwater levels can result in changed conditions.

Caving

Caving could not be directly observed during exploration due to the type of excavation equipment utilized. Based on the experience of this firm, large diameter excavations, excavations that encounter granular, cohesionless soils and excavations below the groundwater table will most likely experience caving.

SEISMIC EVALUATION

REGIONAL GEOLOGIC SETTING

The subject property is located in the Los Angeles Basin. The Los Angeles Basin is located at the northern end of the Peninsular Ranges Geomorphic Province. The basin is bounded by the east and southeast by the Santa Ana Mountains and San Joaquin Hills, to the northwest by the Santa Monica Mountains. Over 22 million years ago the Los Angeles basin was a deep marine

basin formed by tectonic forces between the North American and Pacific plates. Since that time, over 5 miles of marine and non-marine sedimentary rock as well as intrusive and extrusive igneous rocks have filled the basin. During the last 2 million years, defined by the Pleistocene and Holocene epochs, the Los Angeles basin and surrounding mountain ranges have been uplifted to form the present day landscape. Erosion of the surrounding mountains has resulted in deposition of unconsolidated sediments in low-lying areas by rivers such as the Los Angeles River. Areas that have experienced subtle uplift have been eroded with gullies.

REGIONAL FAULTING

Based on criteria established by the California Division of Mines and Geology (CDMG) now called California Geologic Survey (CGS), faults may be categorized as active, potentially active, or inactive. Active faults are those which show evidence of surface displacement within the last 11,000 years (Holocene-age). Potentially-active faults are those that show evidence of most recent surface displacement within the last 1.6 million years (Quaternary-age). Faults showing no evidence of surface displacement within the last 1.6 million years are considered inactive for most purposes, with the exception of design of some critical structures.

Buried thrust faults are faults without a surface expression but are a significant source of seismic activity. They are typically broadly defined based on the analysis of seismic wave recordings of hundreds of small and large earthquakes in the southern California area. Due to the buried nature of these thrust faults, their existence is usually not known until they produce an earthquake. The risk for surface rupture potential of these buried thrust faults is inferred to be low (Leighton, 1990). However, the seismic risk of these buried structures in terms of recurrence and maximum potential magnitude is not well established. Therefore, the potential for surface rupture on these surface-verging splays at magnitudes higher than 6.0 cannot be precluded.

SEISMIC HAZARDS AND DESIGN CONSIDERATIONS

The primary geologic hazard at the site is moderate to strong ground motion (acceleration) caused by an earthquake on any of the local or regional faults. The potential for other earthquake-induced hazards was also evaluated including surface rupture, liquefaction, dynamic settlement, inundation and landsliding.

Surface Rupture

In 1972, the Alquist-Priolo Special Studies Zones Act (now known as the Alquist-Priolo Earthquake Fault Zoning Act) was passed into law. The Act defines "active" and "potentially active" faults utilizing the same aging criteria as that used by California Geological Survey (CGS). However, established state policy has been to zone only those faults which have direct evidence of movement within the last 11,000 years. It is this recency of fault movement that the CGS considers as a characteristic for faults that have a relatively high potential for ground rupture in the future.

CGS policy is to delineate a boundary from 200 to 500 feet wide on each side of the known fault trace based on the location precision, the complexity, or the regional significance of the fault. If a site lies within an Earthquake Fault Zone, a geologic fault rupture investigation must be performed that demonstrates that the proposed building site is not threatened by surface displacement from the fault before development permits may be issued.

Based on research of available literature, no known active or potentially active faults underlie the subject site. Review of the Earthquake Zones of Required Investigation for the Hollywood Quadrangle indicates that the subject site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest Earthquake Fault Zone relative to the site is the Newport-Inglewood Fault Zone which is located approximately 3,000 feet southwest of the site. Based on these conditions, the potential for surface rupture at the subject site is considered low.

Liquefaction

Liquefaction is a phenomenon in which saturated silty to cohesionless soils below the groundwater table are subject to a temporary loss of strength due to the buildup of excess pore pressure during cyclic loading conditions such as those induced by an earthquake. Liquefaction-related effects include loss of bearing strength, amplified ground oscillations, lateral spreading, and flow failures.

According to the State of California Seismic Hazards Zone Map for the Hollywood Quadrangle (CDMG, 1999), the site is located within a liquefiable area. This determination is based on groundwater depth records, soil type and distance to a fault capable of producing a substantial earthquake.

A site-specific liquefaction analysis was performed following the Recommended Procedures for Implementation of CDMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California (Martin and Lew, 1999). Recommendations provided in CGS Special Publication 117A (CGS, 2008) and in EERI Monograph (MNO-12) (Idriss and Boulanger, 2008) were also incorporated into the analysis.

Groundwater was encountered during exploration at depths ranging from approximately 21 to 24.5 feet below the existing grade. According to the Seismic Hazard Zone Report of the Hollywood 7.5-Minute Quadrangle (CDMG, 1998, Revised 2006), the historic high groundwater level for the subject site is approximately 15 feet below the ground surface. The historically highest groundwater level was conservatively utilized for the enclosed liquefaction analysis.

Section 11.8.3 of ASCE 7-16 indicates that the potential for liquefaction shall be evaluated utilizing a site-modified peak ground acceleration (PGA_M) corresponding to the Maximum Considered Earthquake (MCE_G). The OSHPD Seismic Design Maps Tool yielded a site modified peak ground acceleration (PGA_M) of 0.947g. The USGS Probabilistic Seismic Hazard Analysis Deaggregation program (USGS, 2014) was utilized to determine the magnitude of the

Maximum Considered Earthquake (MCE_G). The deaggregation program yielded a mean magnitude (M_w) of 6.7 for the site. Therefore, the liquefaction potential evaluations were performed using a magnitude 6.7 earthquake and a peak ground acceleration of 0.947g.

The enclosed "Liquefaction Potential" analysis is based Standard Penetration Test (SPT) performed within Boring B1. Standard Penetration Test data were collected at 5-foot intervals. Samples of the collected materials were conveyed to the laboratory for testing and analysis. The percent passing a Number 200 sieve, Atterberg Limits, and the plasticity index (PI) of representative samples of the soils encountered in the exploratory boring are presented on the enclosed E-Plates and F-Plates.

Based on CGS Special Publication 117A (CDMG, 2008) the vast majority of liquefaction hazards are associated with sandy soils and silty soils of low plasticity. Furthermore, soils having a PI greater than 18 exhibit clay-like behavior, and the liquefaction potential of these soils are considered to be low. The results of Atterberg Limits testing (shown on Plate F) indicate that the fine-grained soil layers identified at depths of 13 to 22 feet have PI values greater than 18. Therefore, these soils would not be considered susceptible to liquefaction

The results of the site-specific liquefaction analysis indicate that the soils underlying the site would not be prone to liquefaction during the ground motion from the Maximum Considered Earthquake.

Dynamic Dry Settlement

Seismically-induced settlement or compaction of dry or moist, cohesionless soils can be an effect related to earthquake ground motion. Such settlements are typically most damaging when the settlements are differential in nature across the length of structures.

Some seismically-induced settlement of the proposed structures should be expected as a result of strong ground-shaking, however, due to the uniform nature of the underlying geologic materials, excessive differential settlements are not expected to occur.

Tsunamis, Seiches and Flooding

Tsunamis are large ocean waves generated by sudden water displacement caused by a submarine earthquake, landslide, or volcanic eruption. Review of the County of Los Angeles Flood and Inundation Hazards Map, (Leighton, 1990), and the Safety Element of the Los Angeles City General Plan (Exhibit G, 1996) indicates the site is not located within mapped tsunami inundation boundaries.

Seiches are oscillations generated in enclosed bodies of water which can be caused by ground shaking associated with an earthquake. Review of the County of Los Angeles Flood and Inundation Hazards Map, (Leighton, 1990), and the Safety Element of the Los Angeles City General Plan (Exhibit G, 1996) indicates the site lies within the mapped inundation boundaries of the Lower Franklin Reservoir. A determination of whether a higher site elevation would remove the site from the potential inundation zones is beyond the scope of this investigation.

Landsliding

The topography onsite as well as in the immediate vicinity of the site is relatively level with very minor elevation changes. The County of Los Angeles Landslide Inventory Map (Leighton, 1990) and the Safety Element of the Los Angeles City General Plan (Exhibit C, 1996) indicate that the site is not located in an area highly susceptible to landslides. Additionally, the Seismic Hazards Zone Map of the Hollywood Quadrangle shows that the site is not located within an Earthquake-Induced Landslide Zone (CDMG, 1999). Based on these considerations, the potential of landslides negatively affecting the proposed development is considered to be low.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the exploration, laboratory testing, and research, it is the finding of Geotechnologies, Inc. that construction of the proposed mixed-use structure is considered feasible from a geotechnical engineering standpoint provided the advice and recommendations presented herein are followed and implemented during construction.

Fill materials were observed during exploration to depths ranging from 1.5 to 5 feet below the existing grade. The fill is underlain by native alluvial soils materials consisting of interlayered mixtures of sand, silt and clay with occasional gravels intermixed. The upper portions of the alluvium were primarily fine grained silts and clays of relatively soft to firm consistency which became coarser with sands and gravelly sands.

The existing fill is not suitable for support of new foundations, floor slabs or additional fill. Excavation for the proposed subterranean level is anticipated to remove the existing fill materials and expose the underlying native alluvial soils. The proposed structure may be supported on a system of conventional foundations bearing in the native soils at the level of the proposed excavation.

The subject site was previously used as part of a commercial auto-repair establishment. A prior environmental report provided to our office indicates that cleaning and removal of five underground storage tanks (UST) were performed within the site. The locations of the five underground storage tanks are illustrated on the drawing by BJJ Services, Co., enclosed herein. Subsequent to the removal of the underground storage tanks, no information was provided regarding the backfilling of the excavations. The depths of the excavations are unknown and no certification of the backfill material was made available. If any existing fill materials are encountered subsequent the excavations for the proposed subterranean level, the fill shall be completely removed and recompacted as newly placed controlled fill.

Hydrocarbon odors were detected in the borings excavated by this office. The proper treatment and disposal of onsite contaminants is not the responsibility of the geotechnical engineer. A qualified environmental consultant should be consulted during grading in order to recommend appropriate measures to properly address contaminants.

Groundwater was encountered during exploration at depths ranging from 21 to 24.5 feet below the existing grade. Based on data provided by the Seismic Hazard Zone Report of the Hollywood Quadrangle, the historically highest groundwater level in the vicinity of the site is on the order of 15 feet below the ground surface (CDMG 1998, Revised 2006). It is recommended that a historically highest groundwater elevation of 72.5 feet be utilized for design purposes, which corresponds to 15 feet below the approximately lowest ground surface elevation onsite.

It is the understanding of this firm that the subterranean parking level of the proposed structure will extend 10 feet below the existing grade with a finished floor elevation of 77.9 feet. Thus, the recommendations provided herein are based on the understanding that the bottom of the basement floor will not extend below the historically high groundwater level. Should any changes in the proposed development result in the basement floor extending below approximately 15 feet below the ground surface (elevation of 72.5 feet), this office should be notified and appropriate recommendations will be developed.

Due to the depth of the proposed excavations and the proximity of the property lines and existing structures, it is recommended that shoring be utilized to maintain a stable excavation. Shoring and excavation recommendations are provided in the “Temporary Excavations” and “Shoring” sections of this report.

Foundations for small outlying structures, such as property line walls, planters, and trash enclosures which will not be tied-in to the proposed mixed-use structure may be supported on conventional foundations bearing in native geologic materials or newly compacted fill.

The validity of the conclusions and design recommendations presented herein is dependent upon review of the geotechnical aspects of the proposed construction by this firm. The subsurface conditions described herein have been projected from excavations on the site as indicated and should in no way be construed to reflect any variations which may occur between these excavations or which may result from changes in subsurface conditions. Any changes in the design, as outlined in this report, should be reviewed by this office. The recommendations contained herein should not be considered valid until reviewed and modified or reaffirmed subsequent to such review.

FILL SOILS

The depth of fill encountered during exploration ranged from 1.5 to 5 feet below the existing grade. The existing fill soils are not suitable for the support of new foundations, floor slabs or additional fill. USTs have been removed on this site. The depths of the excavations are unknown and no certification of the backfill material was made available. If any existing fill materials are encountered subsequent the excavations for the proposed subterranean level, the fill shall be completely removed and recompacted as newly placed controlled fill.

EXPANSIVE SOILS

The onsite geologic materials tested by this firm are in the moderate to high expansion range. The Expansion Index was found to range from 81 to 114 for representative samples of the onsite soils. Recommended reinforcing is provided in the "Foundation Design" and "Slabs-on-Grade" sections of this report.

WATER-SOLUBLE SULFATES

The Portland cement portion of concrete is subject to attack when exposed to water-soluble sulfates. Usually the two most common sources of exposure are from soil and marine environments.

The sources of natural sulfate minerals in soils include the sulfates of calcium, magnesium, sodium, and potassium. When these minerals interact and dissolve in subsurface water, a sulfate concentration is created, which will react with exposed concrete. Over time sulfate attack will destroy improperly proportioned concrete well before the end of its intended service life.

The water-soluble sulfate content of the onsite geologic materials was tested by California Test 417. The water-soluble sulfate content was determined to be less than 0.1% percentage by weight for the soils tested. Based on American Concrete Institute (ACI) Standard 318-08, the sulfate exposure is considered to be negligible for geologic materials with less than 0.1% and Type I cement may be utilized for concrete foundations in contact with the site soils.

GRADING GUIDELINES

The following guidelines may be utilized for the site grading which will be required as part of the proposed development.

Site Preparation

- A thorough search should be made for possible underground utilities and/or structures. Any existing or abandoned utilities or structures located within the footprint of the proposed grading should be removed or relocated as appropriate.

- All vegetation, existing fill, and soft or disturbed geologic materials should be removed from the areas to receive controlled fill. All existing fill materials and any disturbed geologic materials resulting from grading operations shall be completely removed and properly recompacted prior to foundation excavation.

- Any vegetation or associated root system located within the footprint of the proposed structures should be removed during grading.

- Subsequent to the indicated removals, the exposed grade shall be scarified to a depth of six inches, moistened to optimum moisture content, and recompacted in excess of the minimum required comparative density.

- The excavated areas shall be observed by the geotechnical engineer prior to placing compacted fill.

Compaction

In the most recent revision of the Los Angeles Building Code, the Department of Building and Safety requires a minimum relative compaction of 90 percent of the maximum dry density, with the exception for cohesionless soils having less than 15 percent finer than 0.005 millimeters, which shall be compacted to a minimum of 95 percent of the maximum dry density. The onsite materials encountered during exploration and tested by this firm would be subject to 90 percent relative compaction.

All fill, consisting of soil approved by a representative of this firm, should be mechanically compacted in layers not more than 8 inches thick. All fill shall be compacted to at least 90 percent of the maximum laboratory density for the materials used. Once a layer has been adequately compacted, the next loose lift may be placed.

Fill materials shall be moisture conditioned to within 3 percent of optimum moisture content and sufficiently blended prior to placement as controlled fill. Materials larger than six inches in maximum dimension shall not be used in the fill. The maximum dry density shall be determined by the laboratory operated by Geotechnologies, Inc. using test method described in the most recent revision of ASTM D 1557.

Field observation and testing shall be performed by a representative of the geotechnical engineer during grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort shall be made with adjustment of the moisture content, as necessary, until a minimum of 90 percent is obtained.

Acceptable Materials

The excavated onsite materials are considered satisfactory for reuse in the controlled fills as long as any debris and/or organic matter is removed. Any imported materials shall be observed and tested by the representative of the geotechnical engineer prior to use in fill areas. Imported materials should contain sufficient fines so as to be relatively impermeable and result in a stable subgrade when compacted. Any required import materials should consist of geologic materials with an expansion index of less than 50. The water-soluble sulfate content of the import materials should be less than 0.1% percentage by weight.

Imported materials should be free from chemical or organic substances which could affect the proposed development. A competent professional should be retained in order to test imported materials and address environmental issues and organic substances which might affect the proposed development.

Utility Trench Backfill

Utility trenches should be backfilled with controlled fill. The utility should be bedded with clean sands at least one foot over the crown. The remainder of the backfill may be onsite soil compacted to 90 of the laboratory maximum density. Utility trench backfill should be tested by representatives of this firm in accordance with the most recent revision of ASTM D-1557.

Wet Soils

At the time of exploration the soils which will be exposed during grading were well above optimum moisture content. It is anticipated that the excavated material to be placed as compacted fill and the materials to be exposed at the bottom of excavated planes will require drying and aeration prior to recompaction.

Pumping (yielding or vertical deflection) of the high-moisture content soils at the bottom of the excavations may occur during operation of heavy equipment. Where pumping is encountered, angular minimum ¾-inch gravel should be placed and worked into the subgrade. The exact thickness of the gravel would be a trial and error procedure, and would be determined in the field. It would likely be on the order of 1 to 2 feet thick.

The gravel will help to densify the subgrade as well as function as a stabilization material upon which heavy equipment may operate. It is not recommended that rubber tire construction equipment attempt to operate directly on the pumping subgrade soils prior to placing the gravel. Direct operation of rubber tire equipment on the soft subgrade soils will likely result in excessive disturbance to the soils, which in turn will result in a delay to the construction schedule since those disturbed soils would then have to be removed and properly recompacted. Extreme care should be utilized to place gravel as the subgrade becomes exposed.

Shrinkage

Shrinkage results when a volume of soil removed at one density is compacted to a higher density. A shrinkage factor between 10 and 20 percent should be anticipated when excavating and recompacting the existing fill and underlying native geologic materials on the site to an average comparative compaction of 92 percent.

Weather Related Grading Considerations

When rain is forecast all fill that has been spread and awaits compaction shall be properly compacted prior to stopping work for the day or prior to stopping due to inclement weather. These fills, once compacted, shall have the surface sloped to drain to an area where water can be removed.

Temporary drainage devices should be installed to collect and transfer excess water to the street in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Drainage should not be allowed to flow uncontrolled over any descending slope.

Work may start again, after a period of rainfall, once the site has been reviewed by a representative of this office. Any soils saturated by the rain shall be removed and aerated so that the moisture content will fall within three percent of the optimum moisture content.

Surface materials previously compacted before the rain shall be scarified, brought to the proper moisture content and recompacted prior to placing additional fill, if considered necessary by a representative of this firm.

Abandoned Seepage Pits

No abandoned seepage pits were encountered during exploration and none are known to exist on the site. However, should such a structure be encountered during grading, options to permanently abandon seepage pits include complete removal and backfill of the excavation with compacted fill, or drilling out the loose materials and backfilling to within a few feet of grade with slurry, followed by a compacted fill cap.

If the subsurface structures are to be removed by grading, the entire structure should be demolished. The resulting void may be refilled with compacted soil. Concrete and brick generated during the seepage pit removal may be reused in the fill as long as all fragments are less than 6 inches in longest dimension and the debris comprises less than 15 percent of the fill by volume. All grading should comply with the recommendations of this report.

Where the seepage pit structure is to be left in place, the seepage pits should cleaned of all soil and debris. This may be accomplished by drilling. The pits should be filled with minimum 1½

sack concrete slurry to within 5 feet of the bottom of the proposed foundations. In order to provide a more uniform foundation condition, the remainder of the void should be filled with controlled fill.

Geotechnical Observations and Testing During Grading

Geotechnical observations and testing during grading are considered to be a continuation of the geotechnical investigation. It is critical that the geotechnical aspects of the project be reviewed by representatives of Geotechnologies, Inc. during the construction process. Compliance with the design concepts, specifications or recommendations during construction requires review by this firm during the course of construction. Any fill which is placed should be observed, tested, and verified if used for engineered purposes. Please advise this office at least twenty-four hours prior to any required site visit.

FOUNDATION DESIGN

Conventional

The proposed structure may be supported on a system of conventional foundations bearing in the underlying native alluvial soils. Continuous foundations may be designed for a bearing capacity of 2,500 pounds per square foot, and should be a minimum of 12 inches in width, 18 inches in depth below the lowest adjacent grade and 18 inches into the undisturbed native alluvial soils.

Column foundations may be designed for a bearing capacity of 3,000 pounds per square foot, and should be a minimum of 24 inches in width, 18 inches in depth below the lowest adjacent grade and 18 inches into the undisturbed native alluvial soils.

The bearing capacity increase for each additional foot of width is 50 pounds per square foot. The bearing capacity increase for each additional foot of depth is 200 pounds per square foot. The maximum recommended bearing capacity is 5,000 pounds per square foot.

The bearing capacities indicated above are for the total of dead and frequently applied live loads, and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces.

Miscellaneous Foundations

Foundations for small outlying structures, such as property line walls, planters, and trash enclosures, which will not be tied-in to the proposed buildings may be supported on conventional foundations bearing in native soils or properly compacted fill. These footings may be designed for a bearing value of 2,000 pounds per square foot, and should be a minimum of 12 inches in width, 18 inches in depth below the lowest adjacent grade and 18 inches into the recommended bearing material. No bearing value increases are recommended.

Lateral Design

Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure. An allowable coefficient of friction of 0.25 may be used with the dead load forces.

Passive geologic pressure for the sides of foundations poured against undisturbed or recompacted soil may be computed as an equivalent fluid having a density of 150 pounds per cubic foot with a maximum earth pressure of 1,500 pounds per square foot.

Foundation Reinforcement

All continuous foundations should be reinforced with a minimum of four #4 steel bars. Two should be placed near the top of the foundation, and two should be placed near the bottom.

Foundation Settlement

Settlement of the conventional foundation system is expected to occur on initial application of loading. The maximum settlement is not expected to exceed 1 inch and occur below the heaviest loaded structural elements. Differential settlement is not expected to exceed 0.5-inch.

Foundation Observations

It is critical that all foundation excavations are observed by a representative of this firm to verify penetration into the recommended bearing materials. The observation should be performed prior to the placement of reinforcement. Foundations should be deepened to extend into satisfactory geologic materials, if necessary. Foundation excavations should be cleaned of all loose soils prior to placing steel and concrete. Any required foundation backfill should be mechanically compacted, flooding is not permitted.

RETAINING WALL DESIGN

Retaining walls on the order of 13 feet in height are anticipated for the proposed subterranean parking level. Foundations for these walls may be designed in accordance with the "Foundation Design" section above.

Cantilevered retaining walls supporting a level backslope may be designed utilizing a triangular distribution of active earth pressure, while restrained retaining walls may be designed utilizing a triangular distribution of at-rest earth pressure.

It is recommended the walls be designed to resist the greater of the at-rest pressure or the active pressure plus the seismic pressure as discussed in the "Dynamic (Seismic) Earth Pressure" section below. Design wall pressures are provided in the following table.

RETAINING WALL LATERAL PRESSURES		
Height of Retaining Wall (feet)	Cantilevered Retaining Wall Active Earth Pressure (pcf)	Restrained Retaining Wall At-Rest Earth Pressure (pcf)
Up to 13	30	68

Additional earth pressures should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures. The lateral earth pressures recommended above for retaining walls assume that a permanent drainage system will be installed so that external water pressure will not be developed against the walls.

Dynamic (Seismic) Earth Pressure

Retaining walls exceeding 6 feet in height shall be designed to resist the additional earth pressure caused by seismic ground shaking. A triangular pressure distribution should be utilized for the additional seismic loads, with an equivalent fluid pressure of 26 pounds per cubic foot. When using the code based loading equations, the seismic earth pressure should be combined with the lateral active earth pressure for analyses of restrained basement walls under seismic loading condition.

Surcharge from Adjacent Structures

As indicated herein, additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures for retaining walls and shoring design.

The following surcharge equation provided in the LADBS Information Bulletin Document No. P/BC 2008-83, may be utilized to determine the surcharge loads on basement walls and shoring system for existing structures located within the 1:1 (h:v) surcharge influence zone of the excavation and basement.

Resultant lateral force: $R = (0.3*P*h^2)/(x^2+h^2)$

Location of lateral resultant: $d = x*[(x^2/h^2+1)*\tan^{-1}(h/x)-(x/h)]$

where:

R	=	resultant lateral force measured in pounds per foot of wall width.
P	=	resultant surcharge loads of continuous or isolated footings measured in pounds per foot of length parallel to the wall.
x	=	distance of resultant load from back face of wall measured in feet.
h	=	depth below point of application of surcharge loading to top of wall footing measured in feet.
d	=	depth of lateral resultant below point of application of surcharge loading measured in feet.
$\tan^{-1}(h/x)$	=	the angle in radians whose tangent is equal to h/x.

The structural engineer and shoring engineer may use this equation to determine the surcharge loads based on the loading of the adjacent structures located within the surcharge influence zone.

Waterproofing

Moisture effecting retaining walls is one of the most common post construction complaints. Poorly applied or omitted waterproofing can lead to efflorescence or standing water inside the building. Efflorescence is a process in which a powdery substance is produced on the surface of the concrete by the evaporation of water. The white powder usually consists of soluble salts such as gypsum, calcite, or common salt. Efflorescence is common to retaining walls and does not affect their strength or integrity.

It is recommended that retaining walls be waterproofed. Waterproofing design and inspection of its installation is not the responsibility of the geotechnical engineer. A qualified waterproofing

consultant should be retained in order to recommend a product or method which would provide protection to below grade walls.

Retaining Wall Drainage

All retaining walls shall be provided with a subdrain in order to minimize the potential for future hydrostatic pressure buildup behind the proposed retaining walls. Subdrains may consist of four-inch diameter perforated pipes, placed with perforations facing down. The pipe shall be encased in at least one-foot of gravel around the pipe and filter fabrics. The gravel may consist of three-quarter inch to one inch crushed rocks.

As an alternative, the use of gravel pockets and weepholes is an acceptable drainage method. Weepholes shall be a minimum of 2 inches in diameter, placed at 8 feet on center along the base of the wall. Gravel pockets shall be a minimum of 1 cubic foot in dimension, and may consist of three-quarter inch to once inch crushed rocks, wrapped in filter fabric.

Certain types of subdrain pipe are not acceptable to the various municipal agencies, it is recommended that prior to purchasing subdrainage pipe, the type and brand is cleared with the proper municipal agencies. Subdrainage pipes should outlet to an acceptable location.

Where retaining walls are to be constructed adjacent to property lines, the placement of a standard pipe and gravel drainage system becomes difficult due to the insufficiency of space. Under these circumstances, the use of a flat drainage product is acceptable. Some municipalities do not allow the use of flat-drainage products. The use of such a product should be researched with the building official. As an alternative, omission of one-half of a block at the back of the wall on eight foot centers is an acceptable method of draining the walls. The resulting void should be filled with gravel. A collector is placed within the gravel which directs collected waters through the wall to a sump or standard pipe and gravel system constructed under the slab. This method should be approved by the retaining wall designer prior to implementation.

Retaining Wall Backfill

Any required backfill should be mechanically compacted in layers not more than 8 inches thick, to at least 90 percent of the maximum density obtainable by the most recent revision of ASTM D 1557. Flooding should not be permitted. Proper compaction of the backfill will be necessary to reduce settlement of overlying walks and paving. Some settlement of required backfill should be anticipated, and any utilities supported therein should be designed to accept differential settlement, particularly at the points of entry to the structure.

Sump Pump Design

The purpose of the recommended retaining wall back-drainage system is to relieve hydrostatic pressure. Should the proposed retaining walls be equipped with drainage just above the historically high groundwater level, then the only water which would affect the proposed retaining walls would be irrigation waters and precipitation. Additionally, the grading of the site should permit drainage directed towards the adjacent city streets with the proposed structure being designed with adequate non-erosive drainage devices.

Based on these considerations, the retaining wall backdrainage system placed above the historic high groundwater level would not be expected to experience an appreciable flow of water, and in particular, no groundwater will affect it. However, for the purposes of design, a minimum flow of 10 gallons per minute may be assumed.

TEMPORARY EXCAVATIONS

Excavations of up to 15 feet in vertical height may be required for construction of the proposed subterranean parking level and foundation elements. The excavations are expected to expose fill and native soils, which are suitable for vertical excavations up to 5 feet where not surcharged by

adjacent traffic or structures. Excavations which will be surcharged by adjacent traffic or structures should be shored.

Due to the depth of the proposed subterranean level, and the proximity of the property lines and existing structures, it is recommended shoring be utilized in order to provide a stable excavation. Drilled, cast-in-place soldier piles are recommended for shoring. Shoring recommendations are provided in the following section.

Where sufficient space is available, temporary non-surcharged embankments could be cut at a uniform 1:1 (h:v) slope gradient. A uniform sloped excavation is sloped from bottom to top and does not have a vertical component. Sloped excavations with vertical cuts at the toe of the slope are not recommended.

Where sloped embankments are utilized, the tops of the slopes should be barricaded to prevent vehicles and storage loads near the top of slope within a horizontal distance equal to the depth of the excavation. If the temporary construction embankments are to be maintained during the rainy season, berms are suggested along the tops of the slopes where necessary to prevent runoff water from entering the excavation and eroding the slope faces. Water should not be allowed to pond on top of the excavation nor to flow towards it.

Excavation Observations

It is critical that the soils exposed in the cut slopes are observed by a representative of Geotechnologies, Inc. during excavation so that modifications of the slopes can be made if variations in the geologic material conditions occur. Many building officials require that temporary excavations should be made during the continuous observations of the geotechnical engineer. All excavations should be stabilized within 30 days of initial excavation.

SHORING DESIGN

The following information on the design and installation of the shoring is as complete as possible at this time. It is suggested that Geotechnologies, Inc. review the final shoring plans and specifications prior to bidding or negotiating with a shoring contractor.

One method of shoring would consist of steel soldier piles, placed in drilled holes and backfilled with concrete. Another method of shoring consists of steel soldier piles vibrated into place. Either of these methods is acceptable to Geotechnologies, Inc. The soldier piles may be designed as cantilevered or laterally braced utilizing drilled tied-back anchors or raker braces.

Soldier Piles – Drilled and Poured Installation Method

Drilled cast-in-place soldier piles should be placed no closer than 2 diameters on center. The minimum diameter of the piles is 18 inches. Structural concrete should be used for the soldier piles below the excavation; lean-mix concrete may be employed above that level. As an alternative, lean-mix concrete may be used throughout the pile where the reinforcing consists of a wideflange section. The slurry must be of sufficient strength to impart the lateral bearing pressure developed by the wideflange section to the earth materials. For design purposes, an allowable passive value for the geologic materials below the bottom plane of excavation may be assumed to be 500 pounds per square foot per foot. To develop the full lateral value, provisions should be implemented to assure firm contact between the soldier piles and the undisturbed geologic materials.

The frictional resistance between the soldier piles and retained earth material may be used to resist the vertical component of the anchor load. The coefficient of friction may be taken as 0.30 based on uniform contact between the steel beam and lean-mix concrete and retained earth. The portion of soldier piles below the plane of excavation may also be employed to resist the downward loads. The downward capacity may be determined using a frictional resistance of 500

pounds per square foot. The minimum depth of embedment for shoring piles is 5 feet below the bottom of the footing excavation, or 7 feet below the bottom of excavated plane, whichever is deeper.

Casing may be required should caving be experienced in the saturated geologic materials. If casing is used, extreme care should be employed so that the pile is not pulled apart as the casing is withdrawn. At no time should the distance between the surface of the concrete and the bottom of the casing be less than 5 feet.

In the event that shallow groundwater is encountered during development, piles placed below the water level will require the use of a tremie to place the concrete into the bottom of the hole. A tremie shall consist of a water-tight tube having a diameter of not less than 10 inches with a hopper at the top. The tube shall be equipped with a device that will close the discharge end and prevent water from entering the tube while it is being charged with concrete. The tremie shall be supported so as to permit free movement of the discharge end over the entire top surface of the work and to permit rapid lowering when necessary to retard or stop the flow of concrete. The discharge end shall be closed at the start of the work to prevent water entering the tube and shall be entirely sealed at all times, except when the concrete is being placed. The tremie tube shall be kept full of concrete. The flow shall be continuous until the work is completed and the resulting concrete seal shall be monolithic and homogeneous. The tip of the tremie tube shall always be kept about five feet below the surface of the concrete and definite steps and safeguards should be taken to insure that the tip of the tremie tube is never raised above the surface of the concrete.

A special concrete mix should be used for concrete to be placed below water. The design shall provide for concrete with a strength of 1,000 psi over the initial job specification. An admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. The slump shall be commensurate to any research report for the admixture, provided that it shall also be the minimum for a reasonable consistency for placing when water is present.

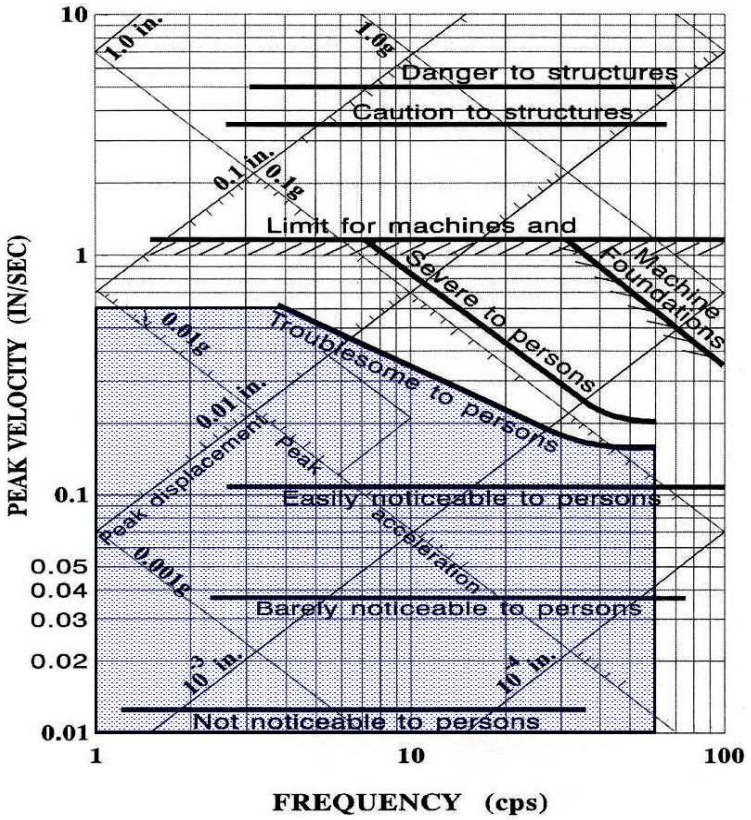
Soldier Piles – Vibration Method of Installation

The vibration method of shoring pile installation is acceptable to this firm from a geotechnical standpoint provided the recommendations presented herein are implemented. When using the vibration method of installing the soldier beams, the minimum embedment depth shall be 10 feet below the lowest excavated plane.

If predrilling is required, it is recommended that the diameter of the predrilled holes should not exceed 75 percent of the depth of the web of the I-beam. The depth of the predrilled holes should not exceed the planned excavation depth. In addition, when predrilling, the auger shall be backspun out of the pilot holes, leaving the soils in place. All shoring (predrilling, installation of shoring piles, tieback installation and testing, and lagging) shall be performed under the continuous inspections by a deputy grading inspector of this firm.

The allowable level of vibration that results from the installation of the piles should not exceed a threshold where occupants of the nearby structures are disturbed, despite higher vibration tolerances that a building may endure without deformation. There is a relationship between particle velocity and vibration frequency that will occur due to the installation. A range of tolerable particle peak velocity and frequency of vibration is attached an "Allowable Amplitude of Vertical Vibrations". The shaded area on the graph is considered within acceptable limits to avoid damage to nearby structures. The acceptable limits should be measured at the neighboring structures.

The vibrations should be monitored with a seismograph during pile installation to detect the magnitude of vibration and oscillation experienced by the adjacent structure. The results should be recorded and provided to the owner. If, during installation, the vibrations exceed the range shown on the graph below, the shoring contractor should modify the installation procedure to reduce the values to the acceptable range.



Given Velocity = 0.2 inch/sec.
Frequency = 10 cps
Then from Graph, Displacement = 0.003 inches
Acceleration = 0.03g
Motion is easy noticeable or troublesome to persons

NOTE: Shaded area considered below threshold for structure damage

REFERENCE: Department of Defense, 1997, Soil Dynamics and Special Design Aspects, MIL-HDBK-1007/3

Lagging

At this time, it is anticipated that most or all of the excavation will require continuous lagging. Soldier piles and anchors should be designed for the full anticipated pressures. Due to arching in the soils, the pressure on the lagging will be less. It is recommended that the lagging be designed for the full design pressure but be limited to a maximum of 400 pounds per square foot. It is recommended that a representative of this firm observe the installation of lagging to insure uniform support of the excavated embankment.

Lateral Pressures

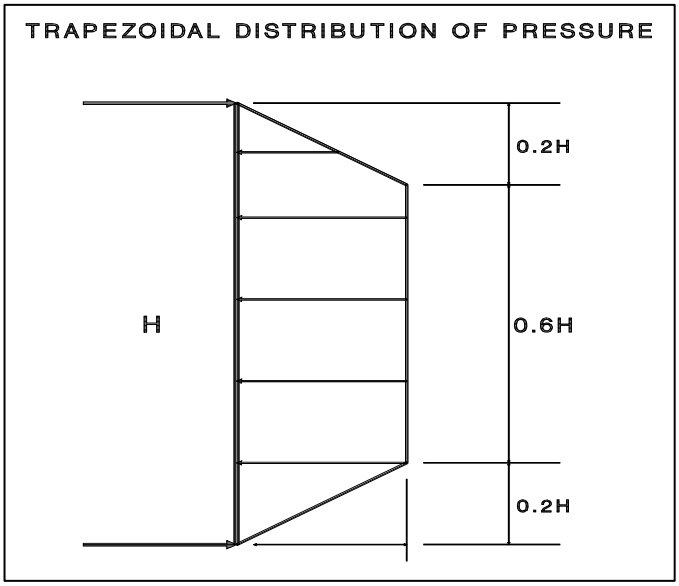
Cantilevered shoring supporting a level backslope may be designed utilizing a triangular distribution of pressure as indicated in the following table:

CANTILEVERED SHORING DESIGN	
HEIGHT OF SHORING "H" (feet)	EQUIVALENT FLUID PRESSURE (pounds per cubic foot)
Up to 15	28

* Based on triangular distribution of pressure

Where a combination of sloped embankment and shoring is utilized, the pressure will be greater and must be determined for each combination. Additional active pressure should be applied where the shoring will be surcharged by adjacent traffic or structures.

A trapezoidal distribution of lateral earth pressure would be appropriate where shoring is to be restrained at the top by bracing or tie backs, with the trapezoidal distribution as shown in the diagram below.



Restrained shoring supporting a level backslope may be designed utilizing a trapezoidal distribution of pressure as indicated in the following table:

RESTRAINED SHORING DESIGN	
HEIGHT OF SHORING "H" (feet)	DESIGN SHORING FOR (Where H is the height of the wall)
Up to 15	18H

* Based on trapezoidal distribution of pressure

Where a combination of sloped embankment and shoring is utilized, the pressure will be greater and must be determined for each combination. Additional active pressure should be applied where the shoring will be surcharged by adjacent traffic or structures.

Tied-Back Anchors

Tied-back anchors may be used to resist lateral loads. Friction anchors are recommended. For design purposes, it may be assumed that the active wedge adjacent to the shoring is defined by a

plane drawn 35 degrees with the vertical through the bottom plane of the excavation. Friction anchors should extend a minimum of 20 feet beyond the potentially active wedge.

Drilled friction anchors may be designed for a skin friction of 600 pounds per square foot. Pressure grouted anchor may be designed for a skin friction of 2,000 pounds per square foot. Where belled anchors are utilized, the capacity of belled anchors may be designed by assuming the diameter of the bonded zone is equivalent to the diameter of the bell. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads.

Depending on the techniques utilized, and the experience of the contractor performing the installation, it is anticipated that a skin friction of 2,000 pounds per square foot could be utilized for post-grouted anchors. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads.

Anchors should be placed at least 6 feet on center to be considered isolated. It is recommended that at least 3 of the initial anchors have their capacities tested to 200 percent of their design capacities for a 24-hour period to verify their design capacity.

The total deflection during this test should not exceed 12 inches. The anchor deflection should not exceed 0.75 inches during the 24 hour period measured after the 200 percent load has been applied. All anchors should be tested to at least 150 percent of design load. The total deflection during this test should not exceed 12 inches.

The rate of creep under the 150 percent test load should not exceed 0.1 inch over a 15 minute period in order for the anchor to be approved for the design loading. After a satisfactory test, each anchor should be locked-off at the design load. This should be verified by rechecking the load in the anchor. The load should be within 10 percent of the design load. Where satisfactory tests are not attained, the anchor diameter and/or length should be increased or additional anchors installed until satisfactory test results are obtained. The installation and testing of the

anchors should be observed by the geotechnical engineer. Minor caving during drilling of the anchors should be anticipated.

Anchor Installation

Tied-back anchors may be installed between 20 and 40 degrees below the horizontal. Caving of the anchor shafts, particularly within sand deposits, should be anticipated and the following provisions should be implemented in order to minimize such caving. The anchor shafts should be filled with concrete by pumping from the tip out, and the concrete should extend from the tip of the anchor to the active wedge. In order to minimize the chances of caving, it is recommended that the portion of the anchor shaft within the active wedge be backfilled with sand before testing the anchor. This portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill should be placed by pumping; the sand may contain a small amount of cement to facilitate pumping.

Raker Brace Foundations

Rakers are a type of internal bracing in which inclined members provide lateral support for shoring systems and may be utilized to brace soldier piles in lieu of tieback anchors. When designing raker brace foundations, it is recommended the foundation parameters provided in the "Foundation Design" section of this report be incorporated into the design. However, due to the potential inclination of the foundation's base, the design parameters may need to be broken down into horizontal and vertical components. The horizontal component of the raker load should be resisted by a combination of passive resistance and friction at the base of the foundation. The vertical component of the raker load may be resisted by the allowable bearing pressures.

An allowable bearing capacity of 3,000 pounds per square foot may be used for the design of raker foundations. This bearing pressure is based on minimum dimensions of 4 feet in width and

4 feet in length as well as 4 feet in depth with the inclination of the foundation's base taken to be on the order of 40 degrees.

Care should be employed in the positioning of raker foundations so that they do not interfere with the foundations for the proposed structure.

Deflection

It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized that some deflection will occur. It is estimated that the deflection could be on the order of one inch at the top of the shored embankment. If greater deflection occurs during construction, additional bracing may be necessary to minimize settlement of adjacent buildings and utilities in adjacent street and alleys. If desired to reduce the deflection, a greater active pressure could be used in the shoring design. Where internal bracing is used, the rakers should be tightly wedged to minimize deflection. The proper installation of the raker braces and the wedging will be critical to the performance of the shoring.

The City of Los Angeles Department of Building and Safety requires limiting shoring deflection to 0.5-inch at the top of the shored embankment where a structure is within a 1:1 plane projected up from the base of the excavation. A maximum deflection of 1-inch has been allowed provided if there are no structures within a 1:1 plane drawn upward from the base of the excavation.

Monitoring

Because of the depth of the excavation, some means of monitoring the performance of the shoring system is suggested. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all soldier piles and the lateral movement along the entire lengths of selected soldier piles. Also, some means of periodically checking the load on selected anchors will be necessary, where applicable.

Some movement of the shored embankments should be anticipated as a result of the relatively deep excavation. It is recommended that photographs of existing structures on the adjacent properties should be made prior to, and during construction to record any movement or change due to vibration for use in the event of a dispute. In addition, adjacent structures should be monitored during shoring installation by the contractor for any changes.

Shoring Observations

It is critical that the installation of shoring is observed by a representative of Geotechnologies, Inc. Many building officials require that shoring installation should be performed during continuous observation of a representative of the geotechnical engineer. The observations insure that the recommendations of the geotechnical report are implemented and so that modifications of the recommendations can be made if variations in the geologic material or groundwater conditions warrant. The observations will allow for a report to be prepared on the installation of shoring for the use of the local building official, where necessary.

SLABS ON GRADE

Concrete floor slabs should be a minimum of 5 inches in thickness. Slabs-on-grade should be cast over properly compacted fill. Any geologic materials loosened or over-excavated should be wasted from the site or properly compacted to 90 percent of the maximum dry density.

Outdoor concrete flatwork should be a minimum of 4 inches in thickness. Outdoor concrete flatwork should be cast over undisturbed natural geologic materials or properly compacted fill. Any geologic materials loosened or over-excavated should be wasted from the site or properly compacted to percent of the maximum dry density.

Design of Slabs That Receive Moisture-Sensitive Floor Coverings

Geotechnologies, Inc. does not practice in the field of moisture vapor transmission evaluation and mitigation. Therefore, it is recommended that a qualified consultant be engaged to evaluate the general and specific moisture vapor transmission paths and any impact on the proposed construction. The qualified consultant should provide recommendations for mitigation of potential adverse impacts of moisture vapor transmission on various components of the structure.

All concrete slabs-on-grade should be supported on vapor retarder. The design of the slab and the installation of the vapor retarder should comply with the most recent revisions of ASTM E 1643 and ASTM E 1745. The vapor retarder should comply with ASTM E 1745 Class A requirements. Vapor barrier is not required for exposed concrete slabs such as garage slab-on-grade.

Where a vapor retarder is used, a low-slump concrete should be used to minimize possible curling of the slabs. The barrier can be covered with a layer of trimmable, compactible, granular fill, where it is thought to be beneficial. See ACI 302.2R-32, Chapter 7 for information on the placement of vapor retarders and the use of a fill layer.

Where dampness would be objectionable, it is recommended that the floor slabs should be waterproofed. A qualified waterproofing consultant should be retained in order to recommend a product or method which would provide protection for concrete slabs-on-grade.

Concrete Crack Control

The recommendations presented in this report are intended to reduce the potential for cracking of concrete slabs-on-grade due to settlement. However even where these recommendations have been implemented, foundations, stucco walls and concrete slabs-on-grade may display some cracking due to minor soil movement and/or concrete shrinkage. The occurrence of concrete

cracking may be reduced and/or controlled by limiting the slump of the concrete used, proper concrete placement and curing, and by placement of crack control joints at reasonable intervals, in particular, where re-entrant slab corners occur.

For standard control of concrete cracking, a maximum crack control joint spacing of 12 feet should not be exceeded. Lesser spacing would provide greater crack control. Joints at curves and angle points are recommended. The crack control joints should be installed as soon as practical following concrete placement. Crack control joints should extend a minimum depth of one-fourth the slab thickness. Construction joints should be designed by a structural engineer.

Complete removal of the existing fill soils beneath outdoor flatwork such as walkways or patio areas, is not required, however, due to the rigid nature of concrete, some cracking, a shorter design life and increased maintenance costs should be anticipated. In order to provide uniform support beneath the flatwork it is recommended that a minimum of 12 inches of the exposed subgrade beneath the flatwork be scarified and recompacted to 90 percent relative compaction.

Slab Reinforcing

Concrete floor slabs should be reinforced with a minimum of #4 steel bars on 16-inch centers each way. Outdoor flatwork should be reinforced with a minimum of #3 steel bars on 18-inch centers each way.

PAVEMENTS

Prior to placing paving, the existing grade should be scarified to a minimum depth of 12 inches, moistened as required to obtain optimum moisture content, and recompacted to 90 percent of the maximum density as determined by the most recent revision of ASTM D 1557. The client should be aware that removal of all existing fill in the area of new paving is not required; however, pavement constructed over uncompacted fill or disturbed native soils will most likely have a shorter design life and increased maintenance costs.

The following pavement sections are recommended based upon estimated traffic indices.

RECOMMENDED PAVEMENT SECTIONS		
Vehicular Service	Asphalt Concrete Thickness (Inches)	Thickness of Aggregate Base Course (Inches)
Passenger Cars	3	4
Moderate Trucks	4	6
Heavy Trucks & Fire Lane	6	9

Aggregate base should be compacted to a minimum of 95 percent of the most recent revision of ASTM D 1557 laboratory maximum dry density. Base materials should consist of Crushed Aggregate Base which conforms with Section 200-2.2 of the most recent edition of "Standard Specifications for Public Works Construction", (Green Book). Crushed Misc. Base is addressed in Section 200-2.4.

Where rigid concrete paving will be utilized for support of passenger cars and moderate to heavy trucks, it is recommended that the concrete be at least 6 inches in thickness underlain by a minimum of 4 inches of compacted aggregate base. For standard crack control, maximum expansion joint spacing of 12 feet should not be exceeded. Lesser spacing would provide greater crack control. Joints at curves and angle points are recommended. The concrete pavement should be reinforced with a minimum of #3 steel bars on 18-inch centers each way.

SITE DRAINAGE

Proper surface drainage is critical to the future performance of the project. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the designed engineering properties. Proper site drainage should be maintained at all times.

All site drainage, with the exception of any required to disposed of onsite by stormwater regulations, should be collected and transferred to the street in non-erosive drainage devices. The proposed structure should be provided with roof drainage. Discharge from downspouts, roof drains and scuppers should not be permitted on unprotected soils within five feet of the building perimeter. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Drainage should not be allowed to flow uncontrolled over any descending slope. Planters which are located within a distance equal to the depth of a retaining wall should be sealed to prevent moisture adversely affecting the wall. Planters which are located within five feet of a foundation should be sealed to prevent moisture affecting the earth materials supporting the foundation.

STORMWATER DISPOSAL

Recently regulatory agencies have been requiring the disposal of a certain amount of stormwater generated on a site by infiltration into the site soils. Increasing the moisture content of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the designed engineering properties. This means that any overlying structure, including buildings, pavements and concrete flatwork, could sustain damage due to saturation of the subgrade soils. Structures serviced by subterranean levels could be adversely impacted by stormwater disposal by increasing the design fluid pressures on retaining walls and causing leaks in the walls. Proper site drainage is critical to the performance of any structure in the built environment.

Given the presence of contaminated soils onsite, stormwater infiltration may mobilize contaminants within the soil to the groundwater. Additionally, the upper site soils are predominantly comprised of fine-grained silts and clays with moderate to high expansion potential. The exposure to water by way of stormwater infiltration would not be prudent from an engineering standpoint as this could cause an increase in moisture and subsequent swelling

placing added pressure on the bottom of the proposed structure. Based on these considerations, onsite stormwater infiltration is not recommended for this development.

DESIGN REVIEW

Engineering of the proposed project should not begin until approval of the geotechnical report by the Building Official is obtained in writing. Significant changes in the geotechnical recommendations may result during the building department review process.

It is recommended that the geotechnical aspects of the project be reviewed by this firm during the design process. This review provides assistance to the design team by providing specific recommendations for particular cases, as well as review of the proposed construction to evaluate whether the intent of the recommendations presented herein are satisfied.

CONSTRUCTION MONITORING

Geotechnical observations and testing during construction are considered to be a continuation of the geotechnical investigation. It is critical that this firm review the geotechnical aspects of the project during the construction process. Compliance with the design concepts, specifications or recommendations during construction requires review by this firm during the course of construction. All foundations should be observed by a representative of this firm prior to placing concrete or steel. Any fill which is placed should be observed, tested, and verified if used for engineered purposes. Please advise Geotechnologies, Inc. at least twenty-four hours prior to any required site visit.

If conditions encountered during construction appear to differ from those disclosed herein, notify Geotechnologies, Inc. immediately so the need for modifications may be considered in a timely manner. It is the responsibility of the contractor to ensure that all excavations and trenches are properly sloped or shored. All temporary excavations should be cut and maintained in accordance with applicable OSHA rules and regulations.

EXCAVATION CHARACTERISTICS

The exploration performed for this investigation is limited to the geotechnical excavations described. Direct exploration of the entire site would not be economically feasible. The owner, design team and contractor must understand that differing excavation and drilling conditions may be encountered based on boulders, gravel, oversize materials, groundwater and many other conditions. Fill materials, especially when they were placed without benefit of modern grading codes, regularly contain materials which could impede efficient grading and drilling. Southern California sedimentary bedrock is known to contain variable layers which reflect differences in depositional environment. Such layers may include abundant gravel, cobbles and boulders. Similarly bedrock can contain concretions. Concretions are typically lenticular and follow the bedding. They are formed by mineral deposits. Concretions can be very hard. Excavation and drilling in these areas may require full size equipment and coring capability. The contractor should be familiar with the site and the geologic materials in the vicinity.

CLOSURE AND LIMITATIONS

The purpose of this report is to aid in the design and completion of the described project. Implementation of the advice presented in this report is intended to reduce certain risks associated with construction projects. The professional opinions and geotechnical advice contained in this report are sought because of special skill in engineering and geology and were prepared in accordance with generally accepted geotechnical engineering practice. Geotechnologies, Inc. has a duty to exercise the ordinary skill and competence of members of the engineering profession. Those who hire Geotechnologies, Inc. are not justified in expecting infallibility, but can expect reasonable professional care and competence.

The recommendations of this report pertain only to the site investigated and are based upon the assumption that the geologic conditions do not deviate from those disclosed in the investigation. If any variations are encountered during construction, or if the proposed construction will differ

from that anticipated herein, Geotechnologies, Inc. should be notified so that supplemental recommendations can be prepared.

This report is issued with the understanding that it is the responsibility of the owner, or the owner's representatives, to ensure that the information and recommendations contained herein are brought to the attention of the project architect and engineer and are incorporated into the plans. The owner is also responsible to see that the contractor and subcontractors carry out the geotechnical recommendations during construction.

The findings of this report are valid as of the date of this report. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside control of this firm. Therefore, this report is subject to review and should not be relied upon after a period of three years.

Geotechnical observations and testing during construction is considered to be a continuation of the geotechnical investigation. It is, therefore, most prudent to employ the consultant performing the initial investigative work to provide observation and testing services during construction. This practice enables the project to flow smoothly from the planning stages through to completion.

Should another geotechnical firm be selected to provide the testing and observation services during construction, that firm should prepare a letter indicating their assumption of the responsibilities of geotechnical engineer of record. A copy of the letter should be provided to the regulatory agency for review. The letter should acknowledge the concurrence of the new geotechnical engineer with the recommendations presented in this report.

EXCLUSIONS

Geotechnologies, Inc. does not practice in the fields of methane gas, radon gas, environmental engineering, waterproofing, dewatering organic substances or the presence of corrosive soils or wetlands which could affect the proposed development including mold and toxic mold. Nothing in this report is intended to address these issues and/or their potential effect on the proposed development. A competent professional consultant should be retained in order to address environmental issues, waterproofing, organic substances and wetlands which might effect the proposed development.

GEOTECHNICAL TESTING

Classification and Sampling

The soil is continuously logged by a representative of this firm and classified by visual examination in accordance with the Unified Soil Classification system. The field classification is verified in the laboratory, also in accordance with the Unified Soil Classification System. Laboratory classification may include visual examination, Atterberg Limit Tests and grain size distribution. The final classification is shown on the excavation logs.

Samples of the geologic materials encountered in the exploratory excavations were collected and transported to the laboratory. Undisturbed samples of soil are obtained at frequent intervals. Unless noted on the excavation logs as an SPT sample, samples acquired while utilizing a hollow-stem auger drill rig are obtained by driving a thin-walled, California Modified Sampler with successive 30-inch drops of a 140-pound hammer. The soil is retained in brass rings of 2.50 inches outside diameter and 1.00 inch in height. The central portion of the samples are stored in close fitting, waterproof containers for transportation to the laboratory. Samples noted on the excavation logs as SPT samples are obtained in general accordance with the most recent revision of ASTM D 1586. Samples are retained for 30 days after the date of the geotechnical report.

Moisture and Density Relationships

The field moisture content and dry unit weight are determined for each of the undisturbed soil samples, and the moisture content is determined for SPT samples in general accordance with the most recent revision of ASTM D 4959 or ASTM D 4643. This information is useful in providing a gross picture of the soil consistency between exploration locations and any local variations. The dry unit weight is determined in pounds per cubic foot and shown on the "Excavation Logs", A-Plates. The field moisture content is determined as a percentage of the dry unit weight.

Direct Shear Testing

Shear tests are performed in general accordance with the most recent revision of ASTM D 3080 with a strain controlled, direct shear machine manufactured by Soil Test, Inc. or a Direct Shear Apparatus manufactured by GeoMatic, Inc. The rate of deformation is approximately 0.025 inches per minute. Each sample is sheared under varying confining pressures in order to determine the Mohr-Coulomb shear strength parameters of the cohesion intercept and the angle of internal friction. Samples are generally tested in an artificially saturated condition. Depending upon the sample location and future site conditions, samples may be tested at field moisture content. The results are plotted on the "Shear Test Diagram," B-Plates.

The most recent revision of ASTM 3080 limits the particle size to 10 percent of the diameter of the direct shear test specimen. The sheared sample is inspected by the laboratory technician running the test. The inspection is performed by splitting the sample along the sheared plane and observing the soils exposed on both sides. Where oversize particles are observed in the shear plane, the results are discarded and the test run again with a fresh sample.

Consolidation Testing

Settlement predictions of the soil's behavior under load are made on the basis of the consolidation tests in general accordance with the most recent revision of ASTM D 2435. The consolidation apparatus is designed to receive a single one-inch high ring. Loads are applied in several increments in a geometric progression, and the resulting deformations are recorded at selected time intervals. Porous stones are placed in contact with the top and bottom of each specimen to permit addition and release of pore fluid. Samples are generally tested at increased moisture content to determine the effects of water on the bearing soil. The normal pressure at which the water is added is noted on the drawing. Results are plotted on the "Consolidation Test," C-Plates.

Expansion Index Testing

The expansion tests performed on the remolded samples are in accordance with the Expansion Index testing procedures, as described in the most recent revision of ASTM D 4829. The soil sample is compacted into a metal ring at a saturation degree of 50 percent. The ring sample is then placed in a consolidometer, under a vertical confining pressure of 1 lbf/square inch and inundated with distilled water. The deformation of the specimen is recorded for a period of 24 hour or until the rate of deformation becomes less than 0.0002 inches/hour, whichever occurs first. The expansion index, EI, is determined by dividing the difference between final and initial height of the ring sample by the initial height, and multiplied by 1,000. Results are presented in Plate D of this report.

Laboratory Compaction Characteristics

The maximum dry unit weight and optimum moisture content of a soil are determined in general accordance with the most recent revision of ASTM D 1557. A soil at a selected moisture content is placed in five layers into a mold of given dimensions, with each layer compacted by 25 blows

of a 10 pound hammer dropped from a distance of 18 inches subjecting the soil to a total compactive effort of about 56,000 pounds per cubic foot. The resulting dry unit weight is determined. The procedure is repeated for a sufficient number of moisture contents to establish a relationship between the dry unit weight and the water content of the soil. The data when plotted represent a curvilinear relationship known as the compaction curve. The values of optimum moisture content and modified maximum dry unit weight are determined from the compaction curve. Results are presented in Plate D of this report.

Grain Size Distribution

These tests cover the quantitative determination of the distribution of particle sizes in soils. Sieve analysis is used to determine the grain size distribution of the soil larger than the Number 200 sieve. The most recent revision of ASTM D 422-63 is used to determine particle sizes smaller than the Number 200 sieve. The grain size distributions are plotted in Plate E of this report.

Atterberg Limits

The most recent revision of ASTM D 4318 is used to determine the liquid limits, plastic limits, and plasticity index of a soil. These test methods are used to characterize the fine grained fractions of the soil. Results from Atterberg Limits tests are presented in Plate F of this report.

REFERENCES

BJJ Services Co., Inc., January 29, 1996, Closure Report, Ken's Auto Repair, 5787 W. Adams, Los Angeles, California, Project No. 95047

California Department of Conservation, Division of Mines and Geology, 1998 (Revised 2006), Seismic Hazard Zone Report of the Hollywood 7.5-Minute Quadrangle, Los Angeles County, California., C.D.M.G. Seismic Hazard Zone Report 026, map scale 1:24,000.

California Department of Conservation, Division of Mines and Geology, 1999, Seismic Hazard Zones Map, Hollywood 7.5-minute Quadrangle, CDMG Seismic Hazard Zone Mapping Act of 1990.

California Geological Survey, 2008, Guidelines for Evaluation and Mitigation of Seismic Hazards in California, Special Publication 117A.

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Department of City Planning Los Angeles, California, 1996, Safety Element of the Los Angeles City General Plan.

Dibblee, T.W. Jr. 1991, Geologic Map of the Hollywood and Burbank (South ½) Quadrangles, DMG Map #DF-30, map scale 1: 24,000.

Leighton and Associates, Inc., 1990, Technical Appendix to the Safety Element of the Los Angeles County General Plan: Hazard Reduction in Los Angeles County.

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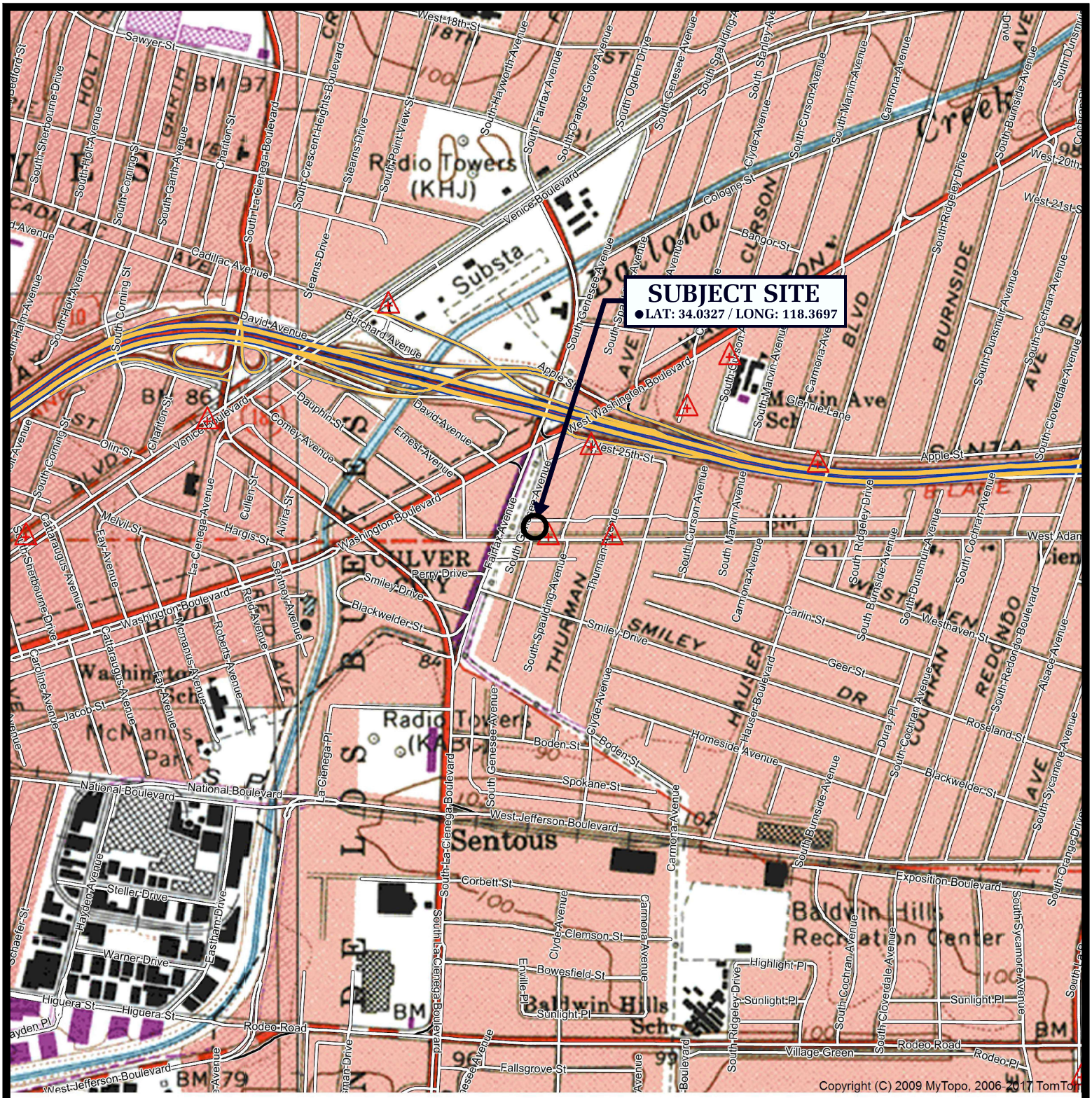
United States Geological Survey, 2014, U.S.G.S. Interactive Deaggregation Program, http://eqintacr.usgs.gov/geaggint/2014/index.php.

Yerkes, R.F., et al. 1965, Geology of the Los Angeles, Basin, California- An Introduction, U.S. Geological Survey Professional Paper 420-A.



SCALE 1:12000

0.0 0.1 0.2 0.3 0.4 0.5 0.6

MILES

0 1000 2000 3000

FFFT

REFERENCE: U.S.G.S. TOPOGRAPHIC MAPS, 7.5 MINUTE SERIES, HOLLYWOOD, CA QUADRANGLE

VICINITY MAP

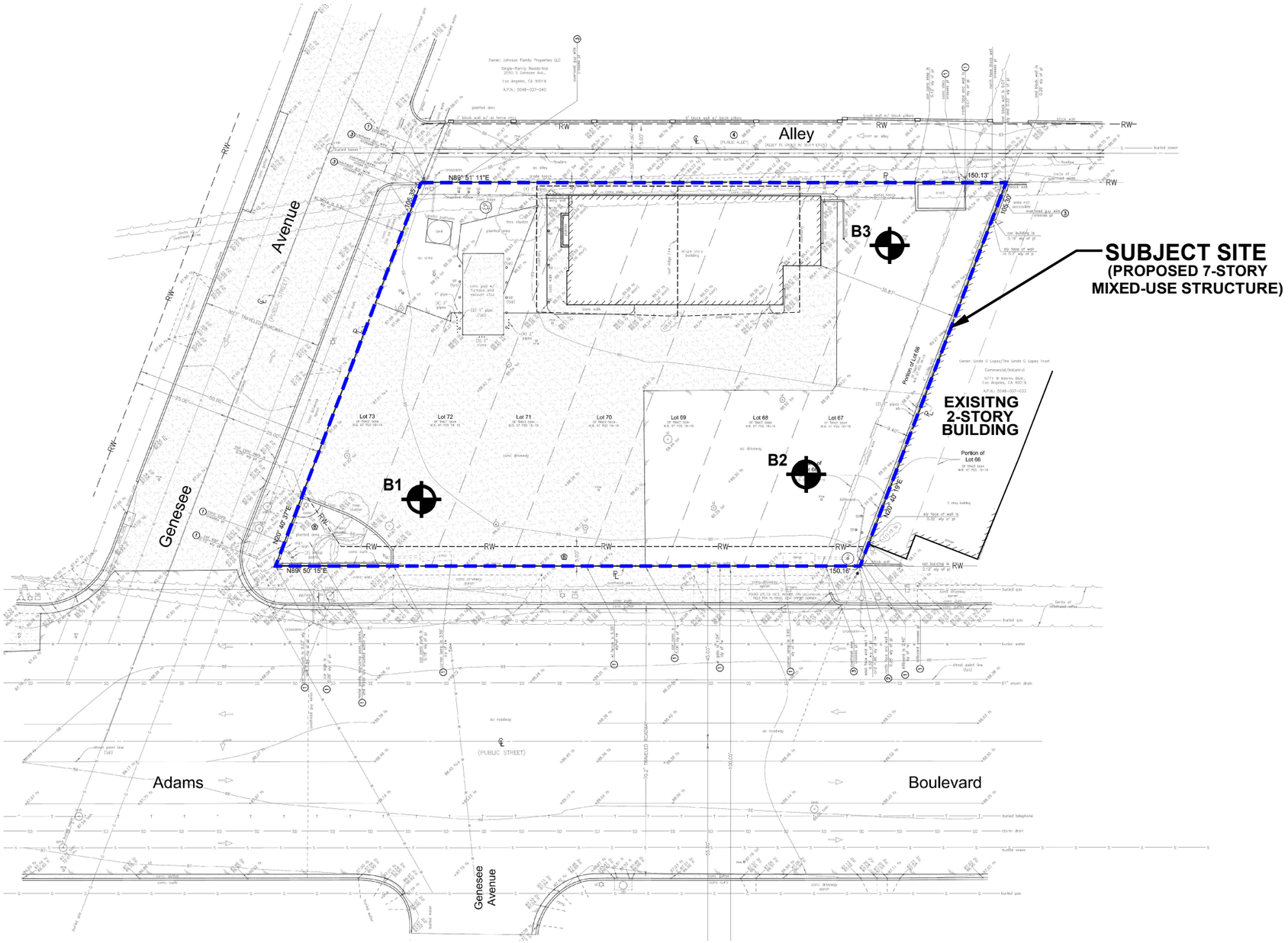
Geotechnologies, Inc.

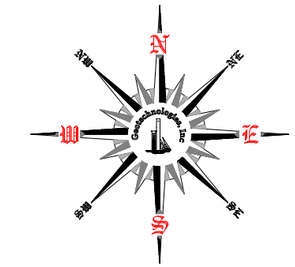
Consulting Geotechnical Engineers

KALONYMUS DEVELOPMENT PARTNERS, LLC

5775 W. ADAMS BLVD., LOS ANGELES

FILE NO. 21887





SCALE IN FEET

0 30 60

LEGEND

B2 — LOCATION & NUMBER OF BORING

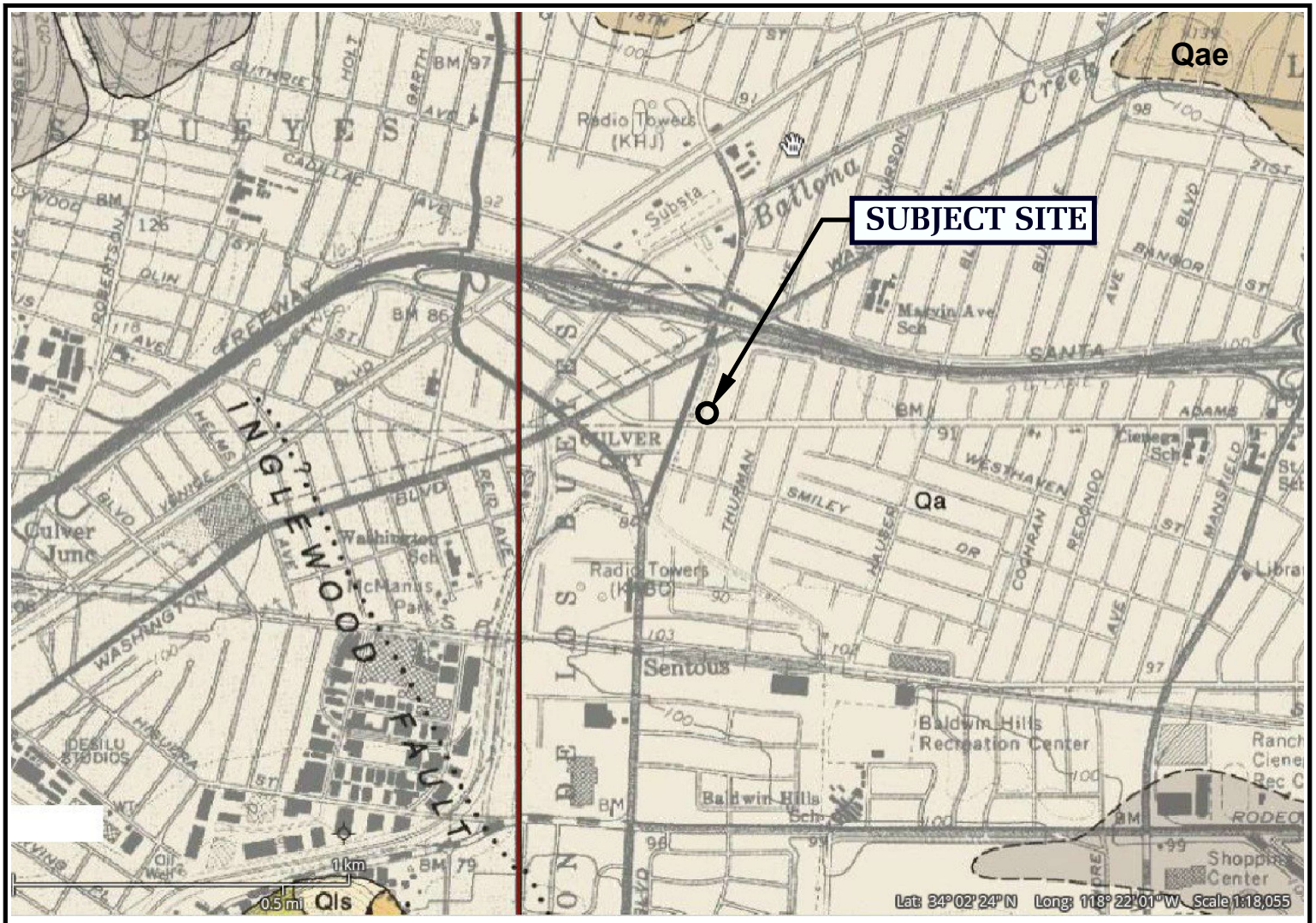
REFERENCE: ALTA/NSPS LAND TITLE SURVEY PROVIDED BY HAHN & ASSOCIATES, INC.
DATED APRIL 19, 2019

PLOT PLAN

Geotechnologies, Inc.
Consulting Geotechnical Engineers

KALONYMUS DEVELOPMENT PARTNERS, LLC
5775 W. ADAMS BLVD., LOS ANGELES

FILE No. 21887	DRAWN BY: TC
DATE: November 2019	



LEGEND

Qa: Surficial Sediments - alluvium: gravel, sand and clay

Qae: Older Surficial Sediments - similar to Qa, but slightly elevated and dissected

Folds - arrow on axial trace of fold indicates direction of plunge

Fault - dashed where indefinite or inferred, dotted where concealed, queried where existence is doubtful

REFERENCE: DIBBLEE, T.W., (1991) GEOLOGIC MAP OF THE HOLLYWOOD AND BURBANK (SOUTH HALF) QUADRANGLES (#DF-30)

LOCAL GEOLOGIC MAP - DIBBLEE

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Consulting Geotechnical Engineers

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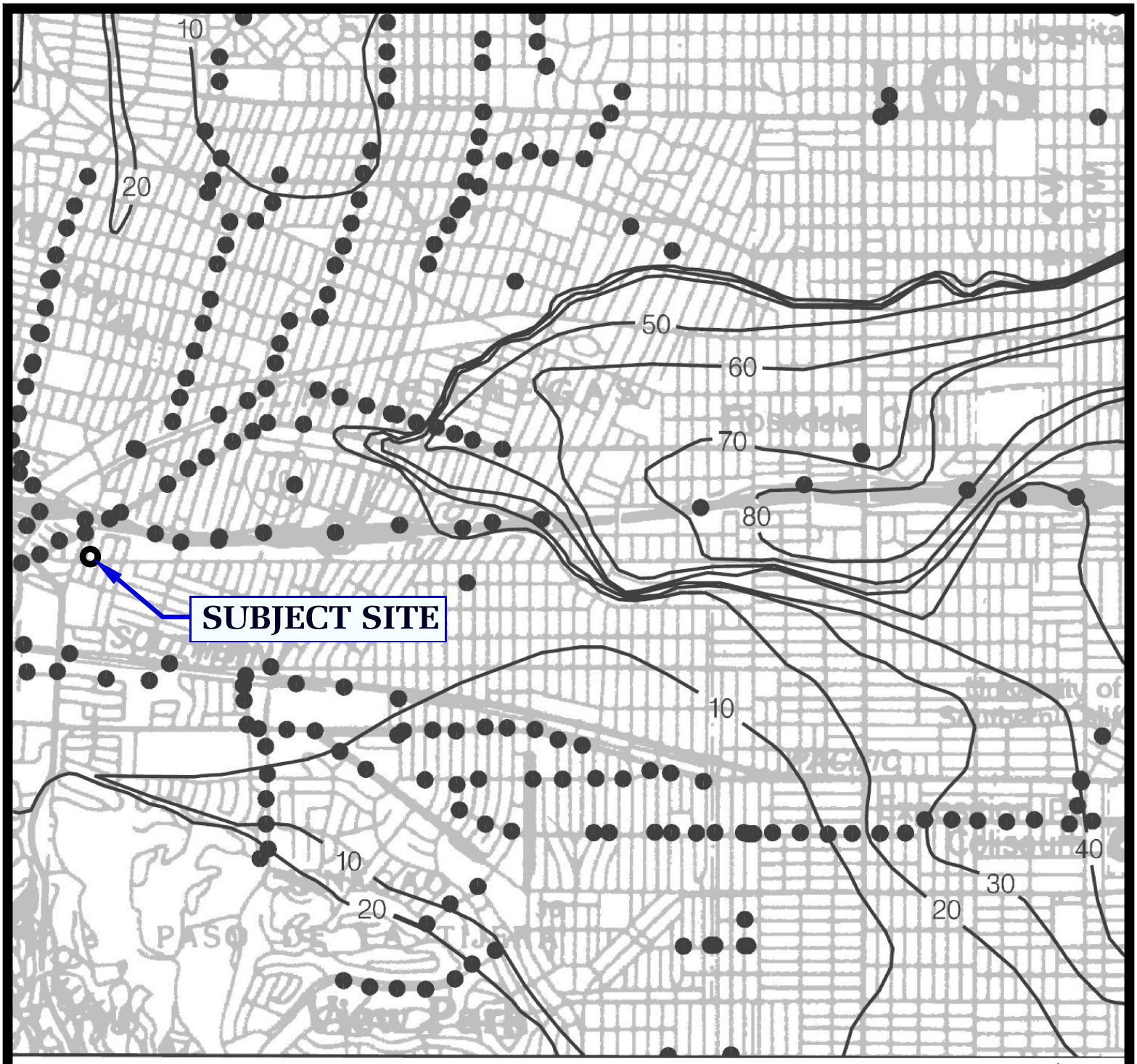
FILE NO. 21887



20 Depth to groundwater in feet

REFERENCE: CDMG, SEISMIC HAZARD ZONE REPORT, 026
HOLLYWOOD 7.5 - MINUTE QUADRANGLE, LOS ANGELES COUNTY, CALIFORNIA (1998, REVISED 2006)

HISTORICALLY HIGHEST GROUNDWATER LEVELS

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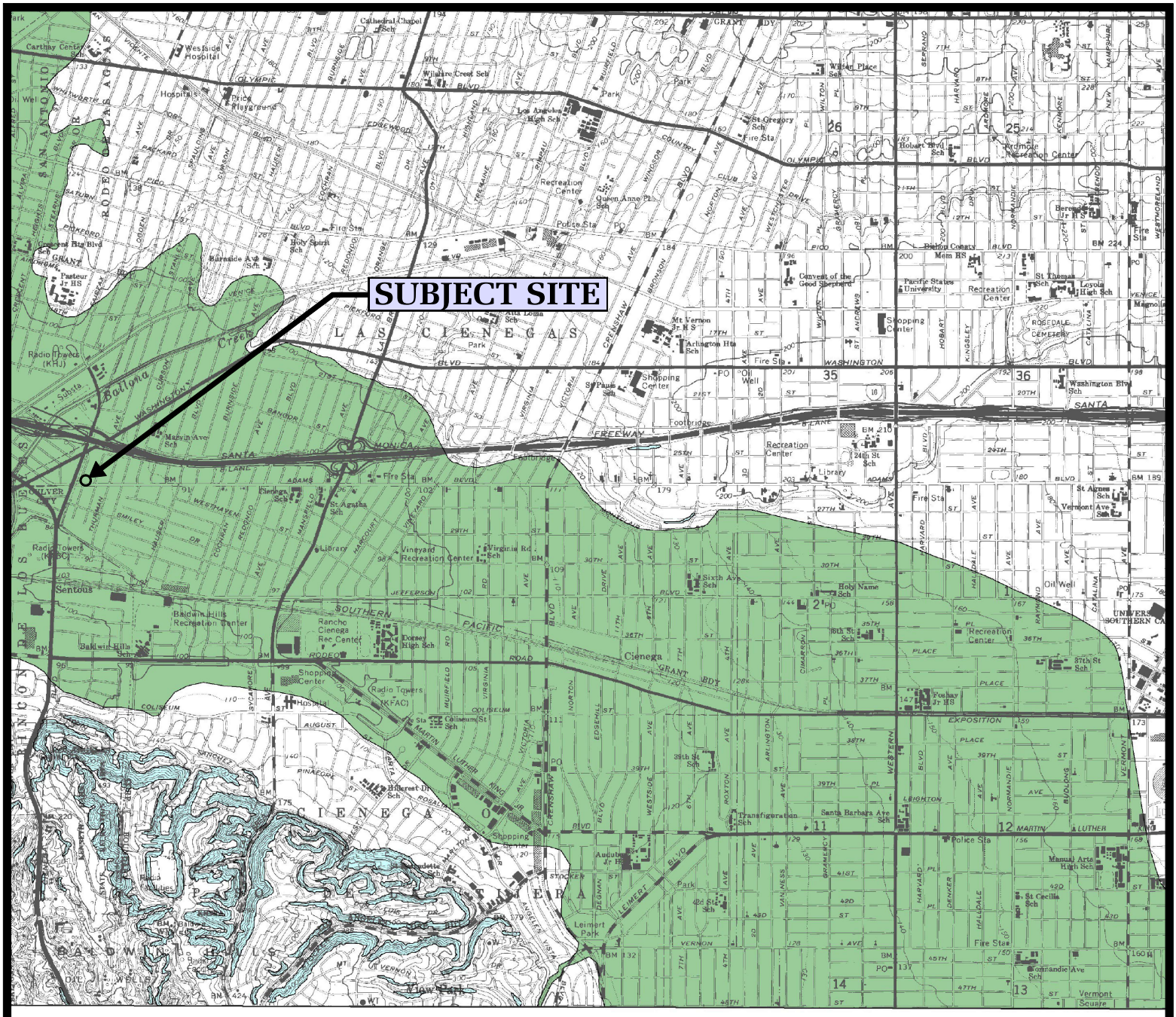

LIQUEFACTION AREA

REFERENCE: SEISMIC HAZARD ZONES, HOLLYWOOD QUADRANGLE OFFICIAL MAP (CDMG, 1999)

SEISMIC HAZARD ZONE MAP

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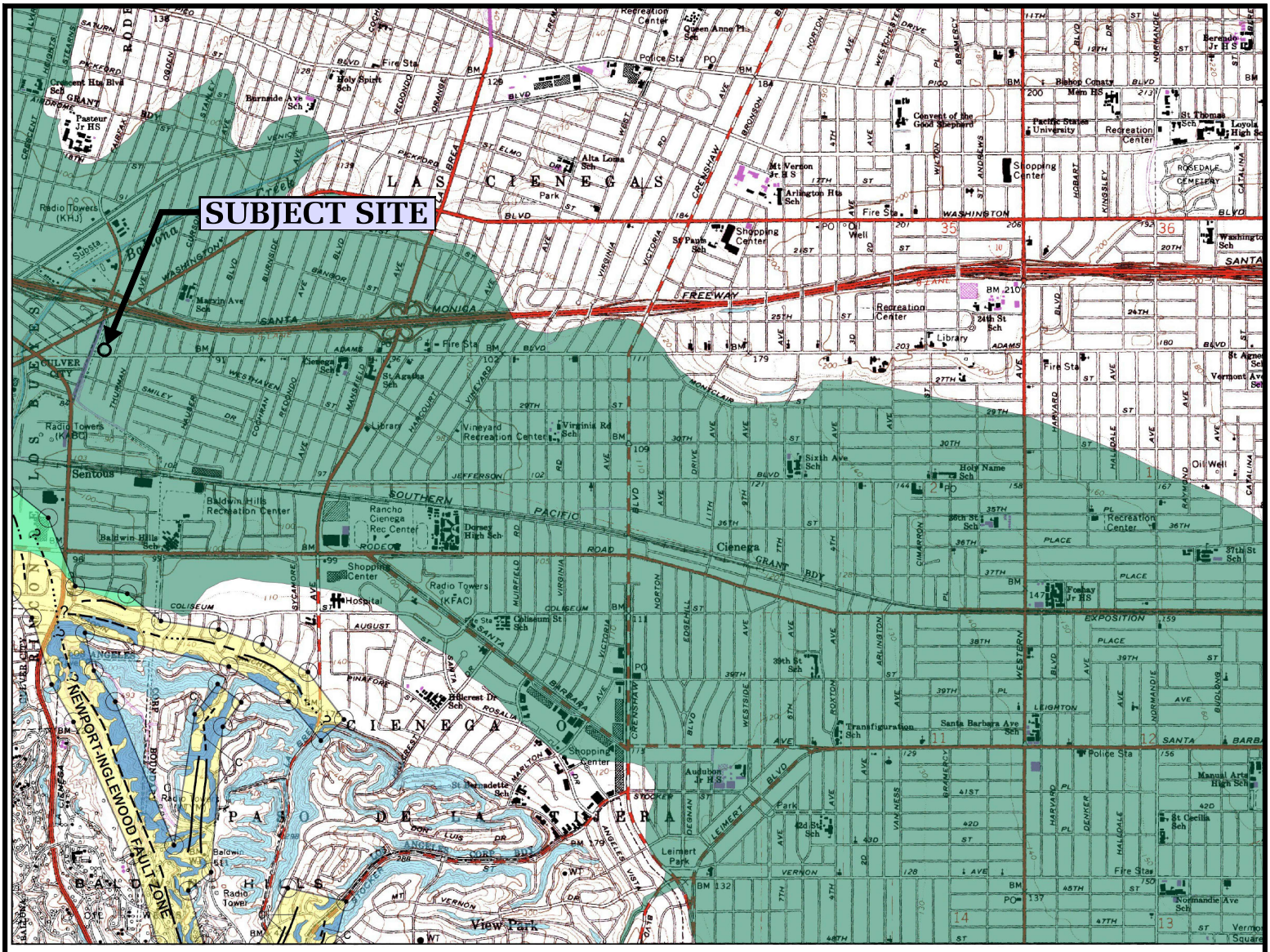
FILE NO. 21887



Alquist-Priolo Earthquake Fault Zone

REFERENCE: Earthquake Zones of Required Investigation
Hollywood Quadrangle, CGS (1999, Revised 2014)

EARTHQUAKE FAULT ZONE

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KALONYMUS DEVELOPMENT PARTNERS, LLC
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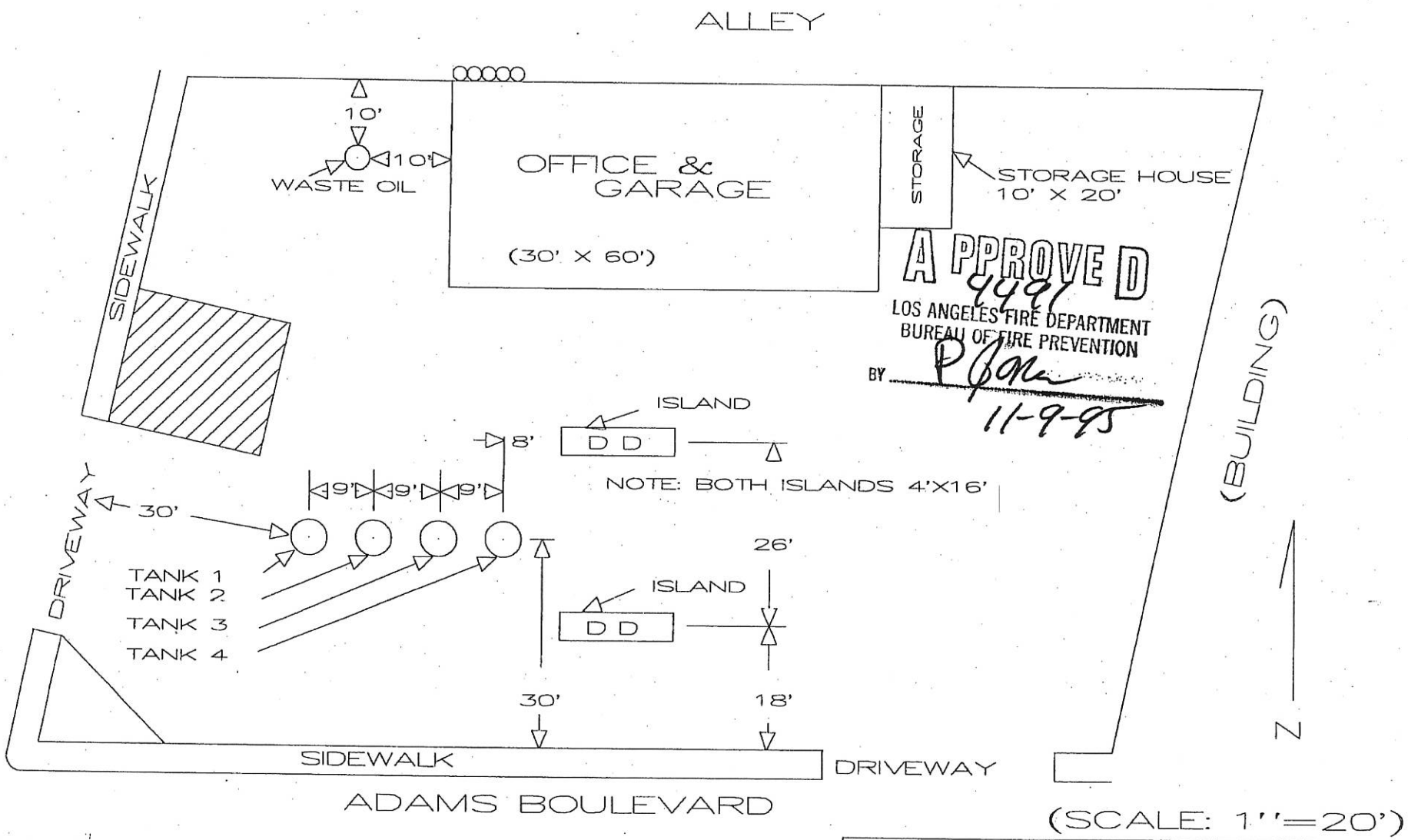


(SCALE: 1''=20')

DR. BY BJJ SERVICES CO, INC.
8105 IMPERIAL HWY STE. 4
DOWNEY CA. 90242
(310)869-0784

KEN'S AUTO REPAIR
5787 W. ADAMS
L.A. CA. 90016

BORING LOG NUMBER 1

Kalonymus Development Partners, LLC **Date: 10/11/19** **Elevation: 87.9'***

File No. 21887 **Method: 8-inch diameter Hollow Stem Auger**

sm/km *Reference: Land title survey by Hahn & Associates, Inc. Updated 04/19/219

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Concrete Slab for Parking
				0 --		4-inch Concrete over 4-inch Base
				1 --		FILL: Sandy Silt, gray, moist, firm, hydrocarbon odor
				2 --		
2.5	15	30.9	83.6	3 --		
				4 --		
5	7	43.4	SPT	5 --	SM/CL	ALLUVIUM: Silty Sand to Silty Clay, gray
				6 --		
				7 --		
7.5	19	7.2	114.6	8 --	SP/ML	Sand to Sandy Silt, gray, moist, stiff, medium dense, fine grained
				9 --		
10	6	8.8	SPT	10 --	SC/SP	Clayey Sand to Sand, dark gray, moist, firm, fine grained , hydrocarbn odor
				11 --		
				12 --		
12.5	26	38.0	82.2	13 --	CL	Silty Clay, dark brown, moist, firm, hydrocarbon odor
				14 --		
15	5	37.5	SPT	15 --		mottled dark olive brown
				16 --		
				17 --		
17.5	21	30.5	90.2	18 --		
				19 --		
20	7	4.2	134.1	20 --		
				21 --		
				22 --		
22.5	78	12.6	114.3	23 --	SP	Sand, grayish brown, moist, medium dense, fine grained, hydrocarbon odor
				24 --		
25	28	14.1	SPT	25 --		

BORING LOG NUMBER 1

Kalonymus Development Partners, LLC

File No. 21887

sm/km

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				26		
				27		
27.5	80	10.3	122.9			
				28		wet, dense, fine to medium grained
				29		
30	50	40.4	SPT	30		
				31		minor gravel, hydrocarbon odor
				32		
32.5	100/8"	7.3	132.7			
				33		
				34		
35	50/6"	8.5	SPT	35		
				36		very dense
				37		
37.5	100/8"	3.1	133.4			
				38		
				39		
40	50/6"	6.9	SPT	40		
				41	SW	gravelly Sand, fine to coarse grained, hydrocarbon odor
				42		
42.5	100/9"	8.6	124.7			
				43		
				44		
45	50/6"	6.5	SPT	45		
				46		
				47		
47.5	40 50/4"	10.2	123.6			
				48		
				49		
50	77	5.0	SPT	50		

BORING LOG NUMBER 1

Kalonymus Development Partners, LLC

File No. 21887

sm/km

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				51		
				52		
52.5	45 50/4"	9.5	115.6	53		hydrocarbon odor
				54		
55	16 50/5"	8.6	SPT	55		
				56		
				57		
57.5	20 50/5"	10.7	130.4	58		light brown
				59		
60	40 50/3"	5.6	SPT	60		
				61		
				62		
62.5	38 50/5"	12.9	122.7	63		yellowish brown, wet, very dense, fine to coarse grained, pockets of clay intermixed, some silt
				64		
65	59	28.6	SPT	65	ML	Clayey Silt, yellowish brown, wet, very stiff
				66		
				67		
67.5	18 30/44"	24.5	101.2	68	ML	Sandy Silt, mottled yellowish brown, wet, stiff, some clay
				69		
70	82	25.5	SPT	70		Total Depth 70 feet Water at 21 feet Fill to 5 feet
				71		
				72		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
				73		
				74		Used 8-inch diameter Hollow-Stem Auger 140-lb. Automatic Hammer, 30-inch drop Modified California Sampler used unless otherwise noted
				75		
						SPT=Standard Penetration Test

BORING LOG NUMBER 2

Kalonymus Development Partners, LLC **Date: 10/16/19** **Elevation: 88.4'***

File No. 21887 **Method: 8-inch diameter Hollow Stem Auger**

sm/km *Reference: Land title survey by Hahn & Associates, INC. Updated 04/19/2019

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Asphalt Paved Parking Lot
				0 --		2-inch Asphalt, No Base
				- 1 --		FILL: Silty Sand, yellowish brown, moist, medium dense, fine to medium grained, some gravel up to 1-inch.
				- 2 --	CL	ALLUVIUM: Silty Clay, dark gray to black, moist, firm, hydrocarbon odor, minor fine grained sand intermixed
				- 3 --	SM	Silty Sand, gray, moist, medium dense, fine grained
				- 4 --		
5	21	29.1	90.3	- 5 --	CL	Silty Clay, mottled gray to dark grayish brown, moist, stiff, hydrocarbon odor
				- 6 --		
				- 7 --		
				- 8 --		
				- 9 --		
10	34	17.8	110.2	- 10 --		Sandy Clay, dark brown to grayish brown with slight mottling, moist, stiff, hydrocarbon odor
				- 11 --		
				- 12 --		
				- 13 --		
				- 14 --		
15	37	23.8	103.0	- 15 --	SC/SP	Clayey Sand to Sand, mottled grayish brown to gray, moist, medium dense, fine grained, hydrocarbon odor
				- 16 --		
				- 17 --		
				- 18 --		
				- 19 --		
20	19	29.2	93.0	- 20 --	CL	Silty Clay, mottled very dark grayish brown, moist, stiff, strong hydrocarbon odor
				- 21 --		
				- 22 --		
				- 23 --		
				- 24 --	SM/SP	Silty Sand to Sand, gray, very moist, medium dense, fine to medium grained, trace amount of clay, hydrocarbon odor
25	45	9.7	116.7	- 25 --		
				-		

BORING LOG NUMBER 2

Kalonymus Development Partners, LLC

File No. 21887

sm/km

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				26		
				27		
				28	SW	Sand, wet, dense, fine to coarse grained, few gravels
				29		
30	27 50/5"	6.4	131.2	30		
				31		
				32		
				33		
				34		
35	27 50/6"	10.0	120.3	35		primarily medium to coarse grained, minor clay intermixed, slight hydrocarbon odor
				36		
				37		
				38		
				39		
40	73	No Recovery		40		Total Depth 40 feet Water at 24 feet Fill to 1½ feet
				41		
				42		
				43		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
				44		
				45		Used 8-inch diameter Hollow-Stem Auger 140-lb. Automatic Hammer, 30-inch drop Modified California Sampler used unless otherwise noted
				46		
				47		
				48		
				49		
				50		

BORING LOG NUMBER 3

Kalonymus Development Partners, LLC **Date: 10/16/19** **Elevation: 89.4'***

File No. 21887 **Method: 8-inch diameter Hollow Stem Auger**

sm/km *Reference: Land title survey by Hahn & Associates, INC. Updated 04/19/2019

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description Surface Conditions: Asphalt Paved Parking Lot
				0 --		2-inch Asphalt, No Base
				1 --		FILL: Silty Sand, yellowish brown, moist, medium dense, fine to coarse grained, gravel up to 1½-inch, some debris fragments
				2 --	CL	Sandy to Silty Clay, dark yellowish brown to dark brown, moist, firm
				3 --		
				4 --		
5	40	29.1	92.2	5 --		
				6 --		
				7 --		
				8 --		
				9 --		
10	37	17.7	113.0	10 --		dark grayish brown, slight increase in sand, slight hydrocarbon odor
				11 --		
				12 --		
				13 --		
				14 --		
15	27	20.7	105.5	15 --	CL/SC	Sandy Clay to Clayey Sand, gray, moist, firm, medium dense, hydrocarbon odor
				16 --		
				17 --		
				18 --		
				19 --		
20	16	28.9	93.3	20 --	CL	Silty Clay, brown to dark brown, with slight mottling, moist, firm, hydrocarbon odor
				21 --		
				22 --		
				23 --		
				24 --		
25	34	28.8	98.3	25 --	CL	Sandy to Silty Clay, mottled gray to brown, wet, stiff

BORING LOG NUMBER 3

Kalonymus Development Partners, LLC

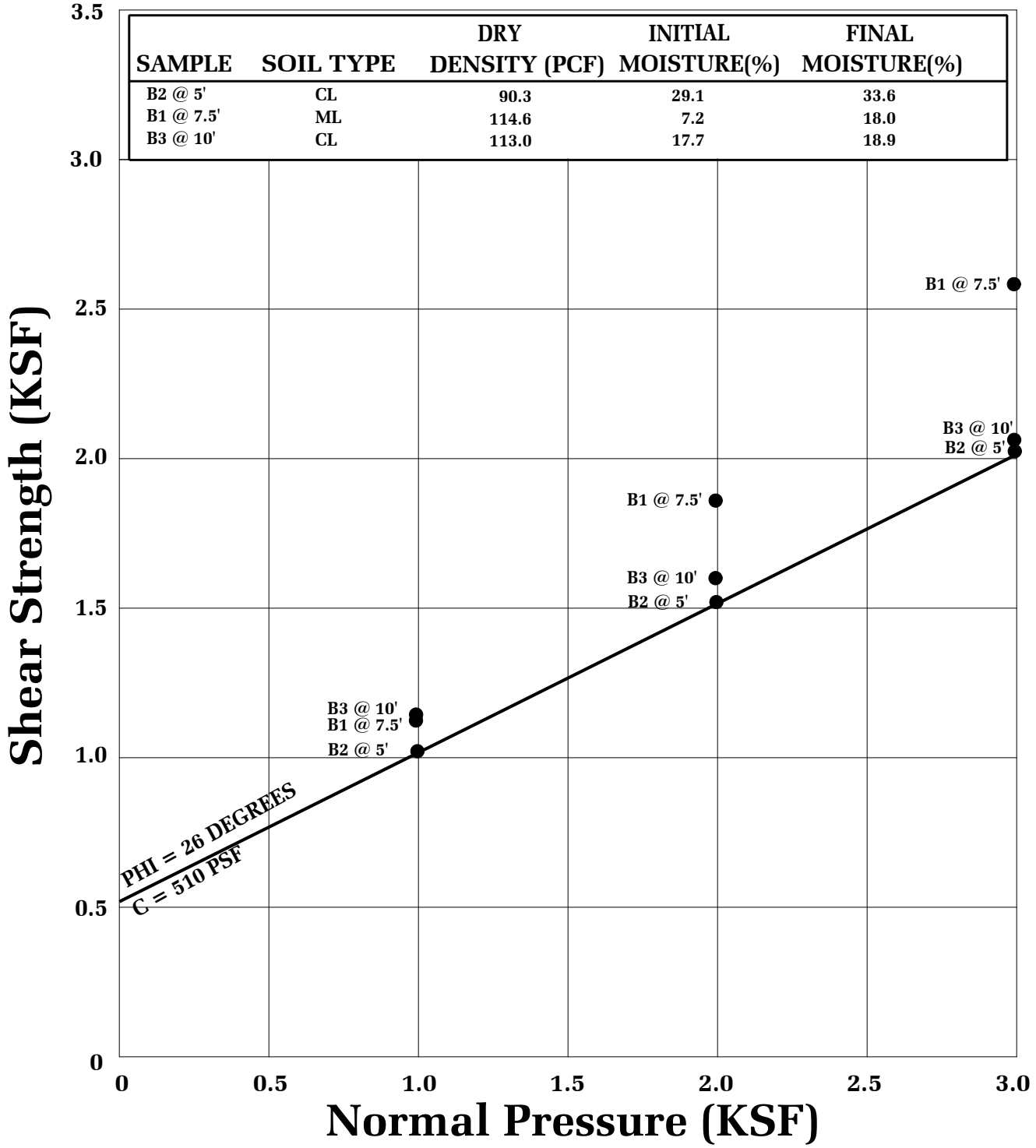
File No. 21887

sm/km

Sample Depth ft.	Blows per ft.	Moisture content %	Dry Density p.c.f.	Depth in feet	USCS Class.	Description
				26		
				27		
				28		
				29		
30	35	9.6	122.4	30	SW	Sand, gray, wet, medium dense, medium to coarse grained, minor clay intermixed
				31		
				32		
				33		
				34		
35	32 50/5"	11.4	126.2	35		brown to grayish brown, increase in clay, few gravel
				36		
				37		
				38		increase in gravels
				39		
40	30 50/5"	6.6	127.7	40		Total Depth 40 feet Water at 24½ feet Fill to 2 feet
				41		
				42		
				43		NOTE: The stratification lines represent the approximate boundary between earth types; the transition may be gradual.
				44		
				45		Used 8-inch diameter Hollow-Stem Auger 140-lb. Automatic Hammer, 30-inch drop Modified California Sampler used unless otherwise noted
				46		
				47		
				48		
				49		
				50		

ALLUVIUM

SAMPLE	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE(%)	FINAL MOISTURE(%)
B2 @ 5'	CL	90.3	29.1	33.6
B1 @ 7.5'	ML	114.6	7.2	18.0
B3 @ 10'	CL	113.0	17.7	18.9



● Direct Shear, Saturated

SHEAR TEST DIAGRAM

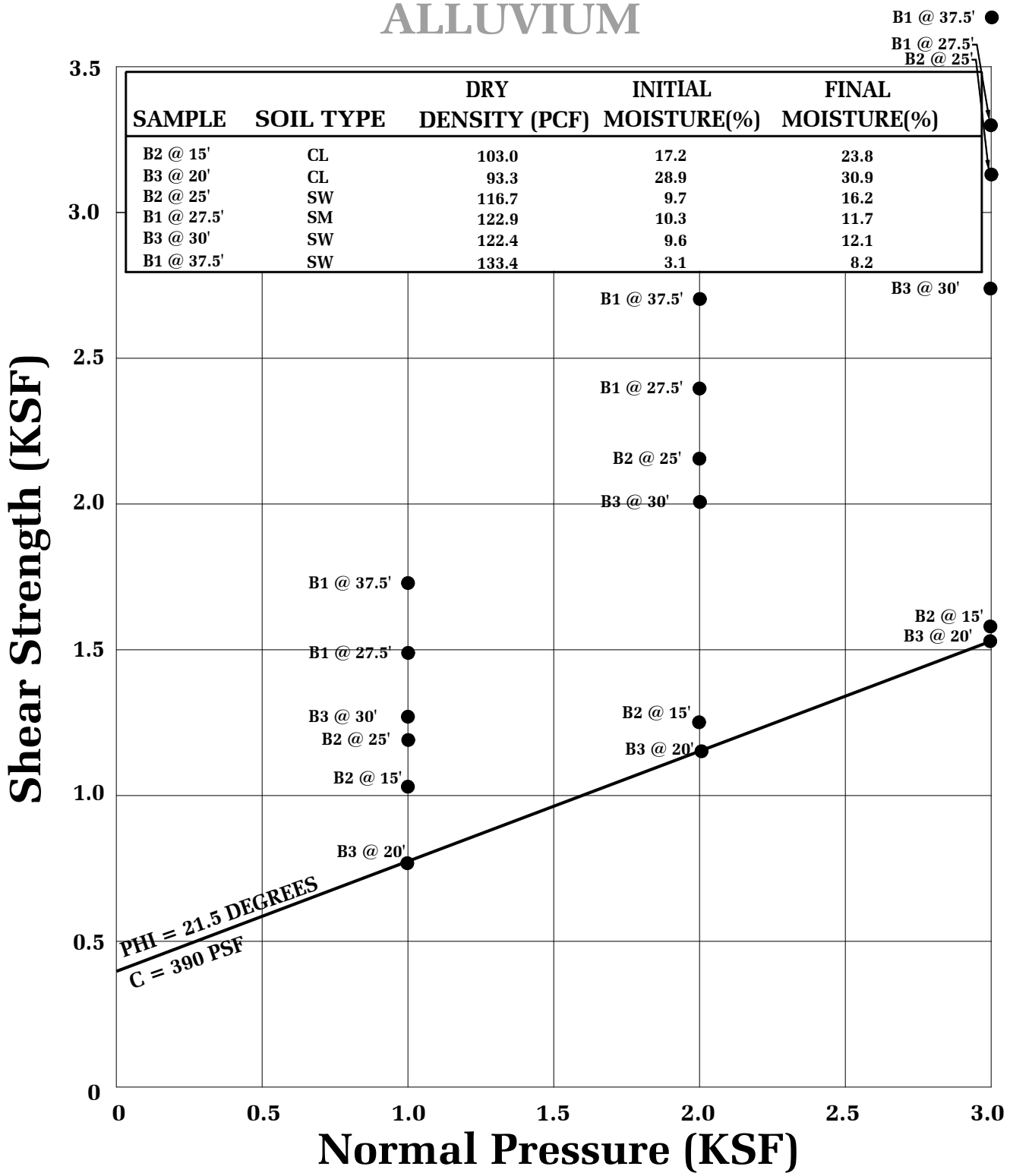
Geotechnologies, Inc.
Consulting Geotechnical Engineers

KALONYMUS DEVELOPMENT PARTNERS, LLC
5775 W. ADAMS BLVD., LOS ANGELES

FILE NO. 21887 | PLATE: B-1

ALLUVIUM

SAMPLE	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE(%)	FINAL MOISTURE(%)
B2 @ 15'	CL	103.0	17.2	23.8
B3 @ 20'	CL	93.3	28.9	30.9
B2 @ 25'	SW	116.7	9.7	16.2
B1 @ 27.5'	SM	122.9	10.3	11.7
B3 @ 30'	SW	122.4	9.6	12.1
B1 @ 37.5'	SW	133.4	3.1	8.2



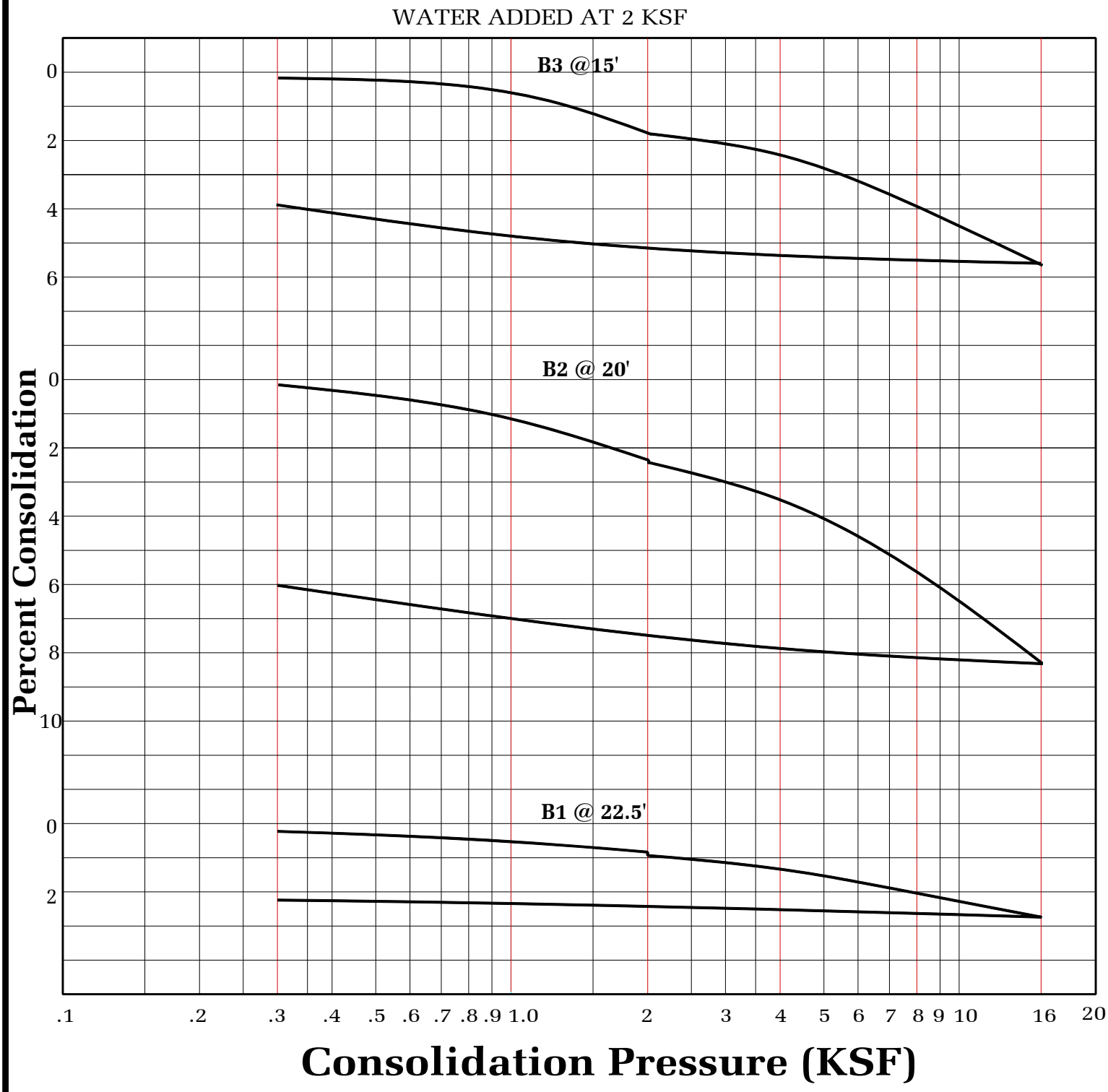
● Direct Shear, Saturated

SHEAR TEST DIAGRAM

Geotechnologies, Inc.
Consulting Geotechnical Engineers

KALONYMUS DEVELOPMENT PARTNERS, LLC
5775 W. ADAMS BLVD., LOS ANGELES

FILE NO. 21887 | PLATE: B-2

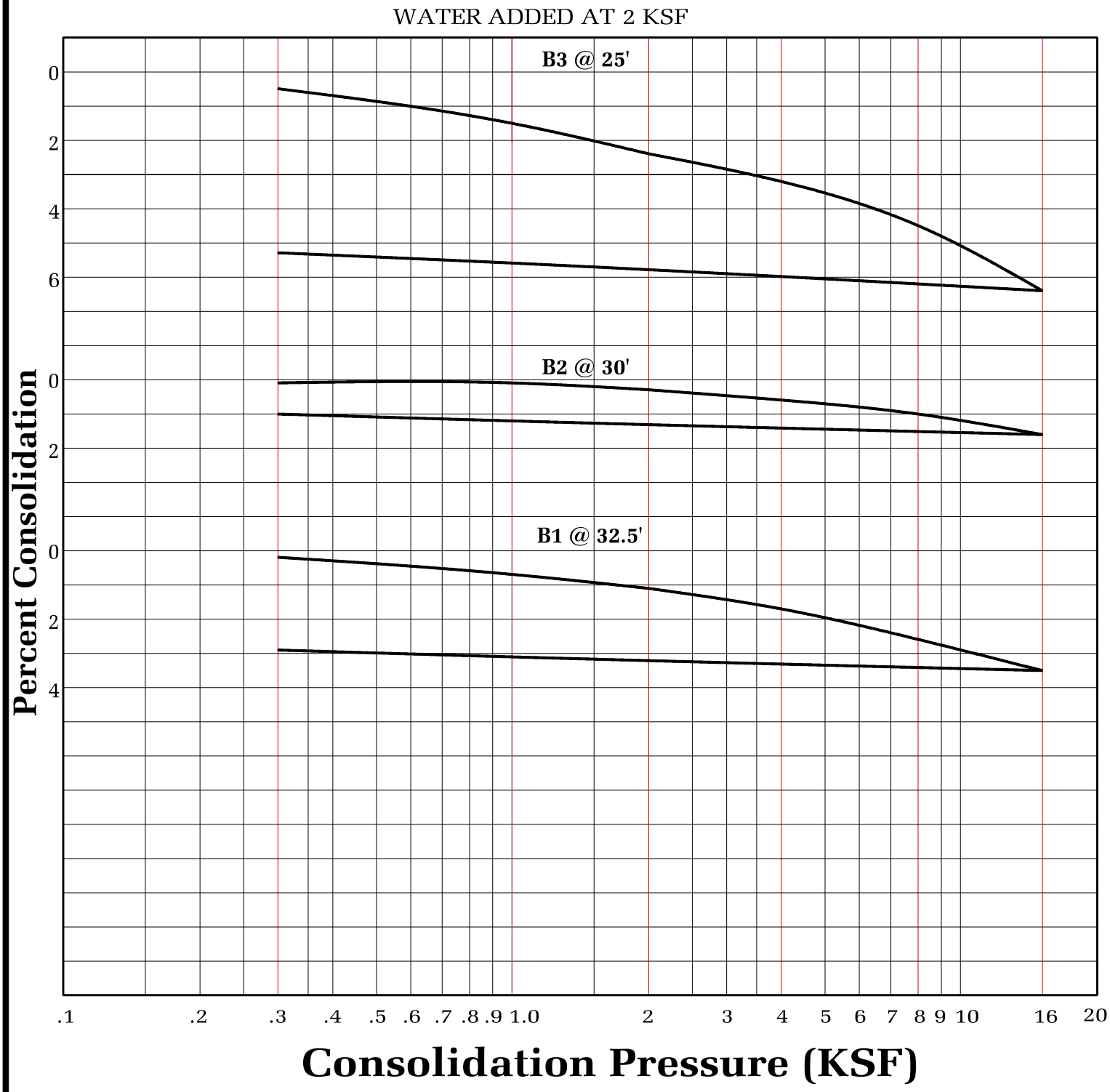


CONSOLIDATION TEST

Geotechnologies, Inc.
Consulting Geotechnical Engineers

KALONYMUS DEVELOPMENT PARTNERS, LLC
5775 W. ADAMS BLVD., LOS ANGELES

FILE NO. 21887 | **PLATE: C-1**



CONSOLIDATION TEST

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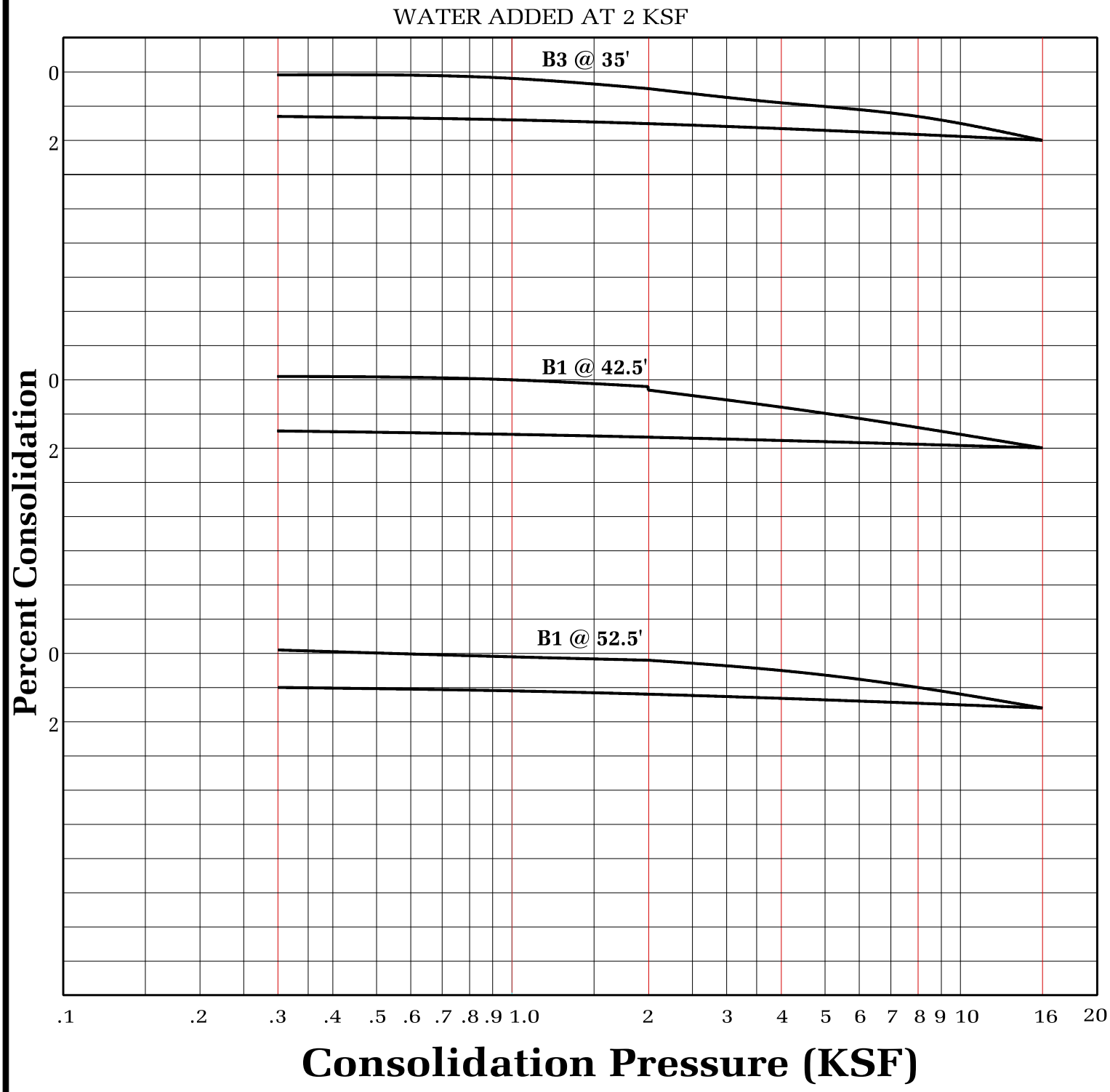
KALONYMUS DEVELOPMENT PARTNERS, LLC
5775 W. ADAMS BLVD., LOS ANGELES

FILE NO. 21887 | **PLATE: C-2**



CONSOLIDATION TEST

Geotechnologies, Inc.
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KALONYMUS DEVELOPMENT PARTNERS, LLC
5775 W. ADAMS BLVD., LOS ANGELES

FILE NO. 21887 | **PLATE: C-3**

ASTM D-1557

SAMPLE	B1 @ 1-5'	B3 @ 1-5'
SOIL TYPE:	CL	CL
MAXIMUM DENSITY pcf.	115.9	116.8
OPTIMUM MOISTURE %	12.6	13.0

ASTM D 4829

SAMPLE	B1 @ 1-5'	B3 @ 1-5'
SOIL TYPE:	CL	CL
EXPANSION INDEX UBC STANDARD 18-2	81	114
EXPANSION CHARACTER	MODERATE	HIGH

SULFATE CONTENT

SAMPLE	B1 @ 1-5'	B3 @ 1-5'
SULFATE CONTENT: (percentage by weight)	< 0.10%	< 0.10%

COMPACTION/EXPANSION/SULFATE DATA SHEET

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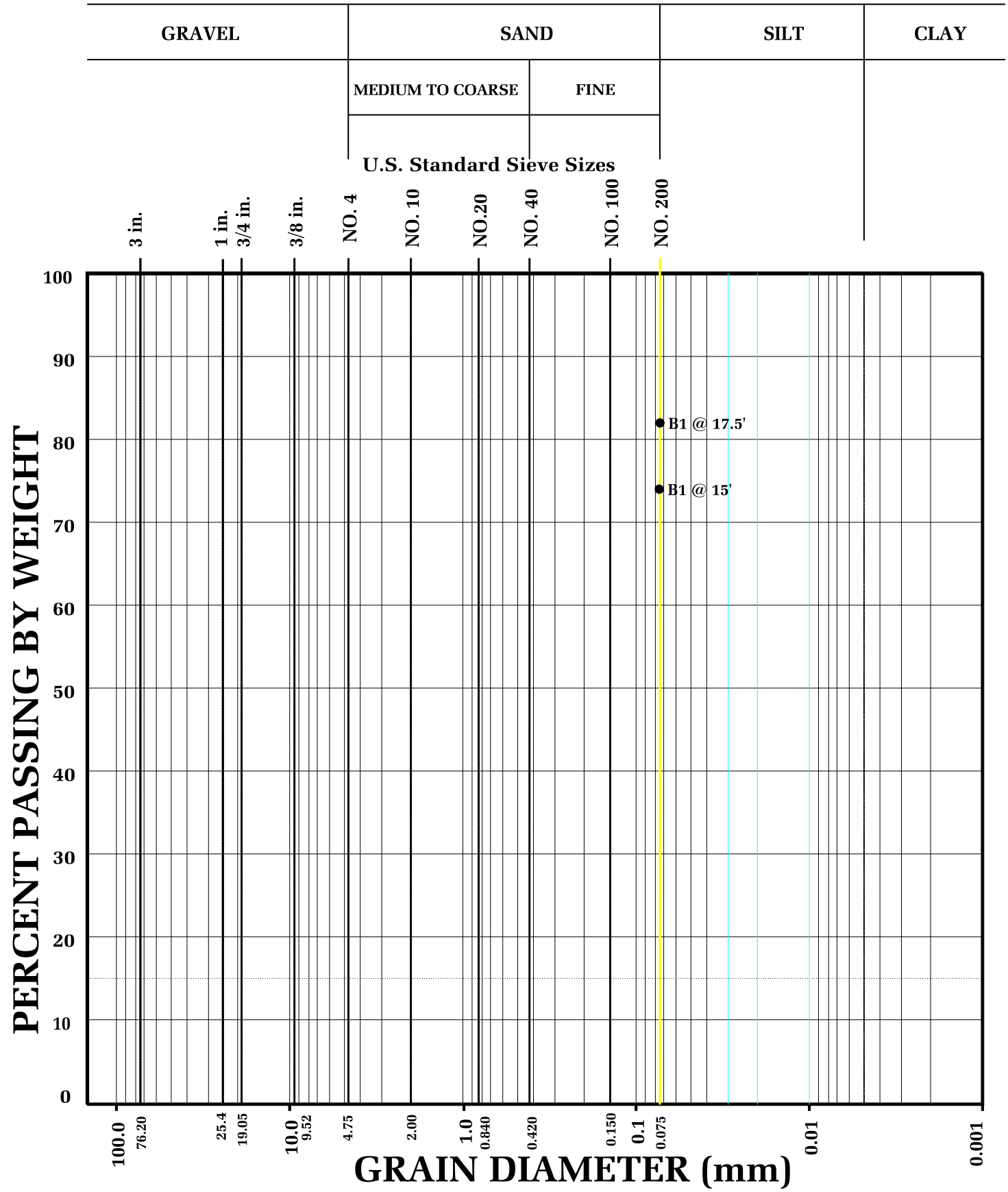
KALONYMUS DEVELOPMENT PARTNERS, LLC
5775 W. ADAMS BLVD., LOS ANGELES

FILE NO. 21887 | PLATE: D



GRAIN SIZE DISTRIBUTION

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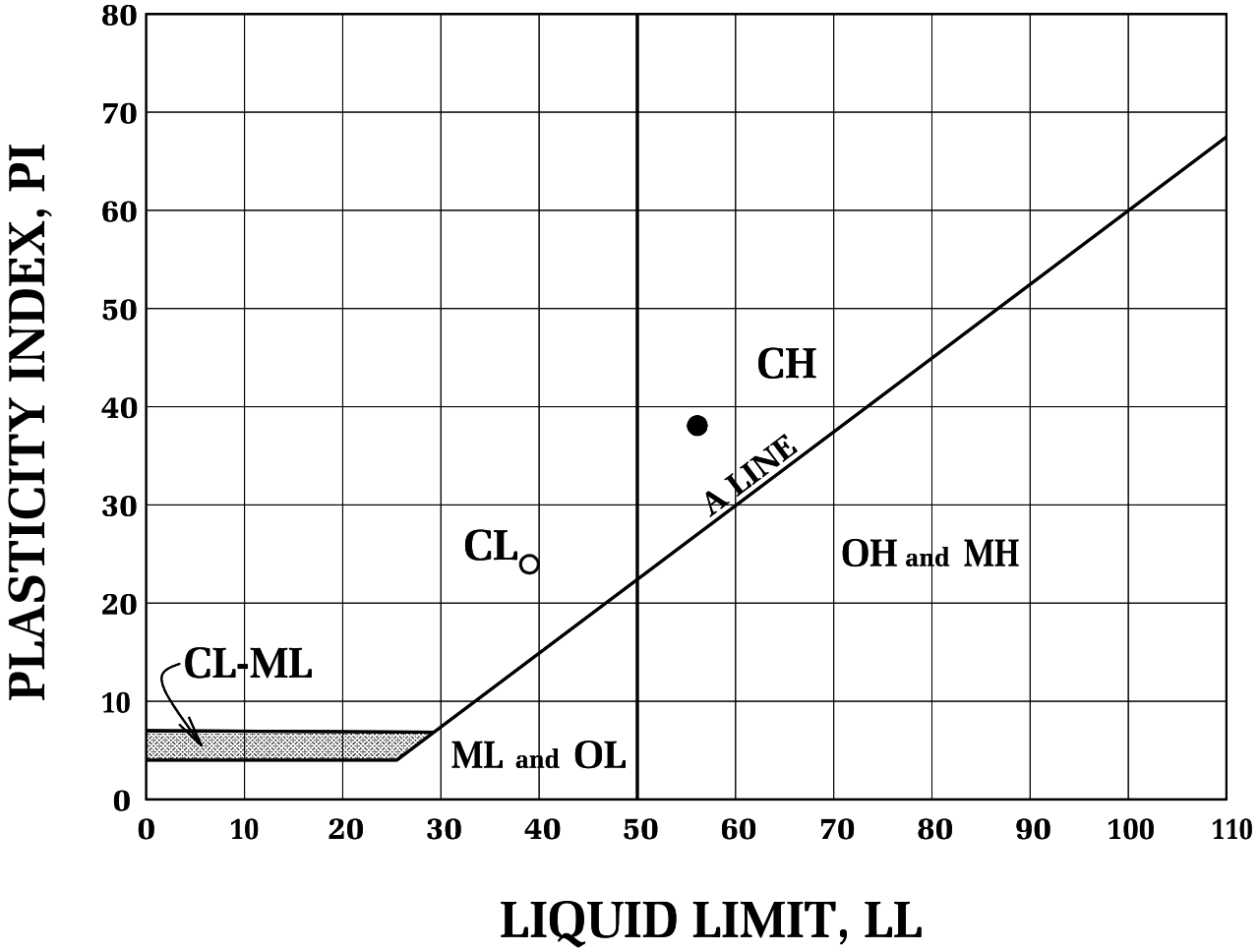
Consulting Geotechnical Engineers

KALONYMUS DEVELOPMENT PARTNERS, LLC
5775 W. ADAMS BLVD., LOS ANGELES

FILE NO. 21887

PLATE: E

ASTM D4318



BORING NUMBER	DEPTH (FEET)	TEST SYMBOL	LL	PL	PI	DESCRIPTION
B1	15	○	39	15	24	CL
B1	17.5	●	56	18	38	CH

ATTERBERG LIMITS DETERMINATION

Geotechnologies, Inc.
Consulting Geotechnical Engineers

KALONYMUS DEVELOPMENT PARTNERS, LLC
5775 W. ADAMS BLVD., LOS ANGELES

FILE NO. 21887 | PLATE: F

Geotechnologies, Inc.

Project: Kalonymus Development Partners, Inc.
File No.: 21887
Description: Liquefaction Analysis - Maximum Considered Earthquake (2% Probability of Exceedance in 50 years)
Boring Number: 1

LIQUEFACTION EVALUATION (Idriss & Boulanger, EERI NO 12)

EARTHQUAKE INFORMATION:

Earthquake Magnitude (M):	6.7
Peak Ground Horizontal Acceleration, PGA (g):	0.947
Calculated Mag.Wtg.Factor:	1.225

GROUNDWATER INFORMATION:

Current Groundwater Level (ft):	21.0
Historically Highest Groundwater Level* (ft):	15.0
Unit Weight of Water (pcf):	62.4

* Based on California Geological Survey Seismic Hazard Evaluation Report

BOREHOLE AND SAMPLER INFORMATION:

Borehole Diameter (inches):	8
SPT Sampler with room for Liner (Y/N):	Y

LIQUEFACTION BOUNDARY:

Plastic Index Cut Off (PI):	18
Minimum Liquefaction FS:	1

Depth to Base Layer (feet)	Total Unit Weight (pcf)	Current Water Level (feet)	Historical Water Level (feet)	Field SPT Blowcount N	Depth of SPT Blowcount (feet)	Fines Content #200 Sieve (%)	Plastic Index (PI)	Vetical Stress σ_{vc}, (psf)	Effective Vert. Stress σ_{vc}', (psf)	Fines Corrected $(N_1)_{60\text{-}cs}$	Stress Reduction Coeff, r_d	Cyclic Shear Ratio CSR	Cyclic Resistance Ratio (CRR)	Factor of Safety CRR/CSR (F.S.)	Liquefaction Settlment ΔS_i (inches)
1	116.2	Unsaturated	Unsaturated	7	5	0.0	0	116.2	116.2	14.5	1.00	0.618	0.204	Non-Liq.	0.00
2	116.2	Unsaturated	Unsaturated	7	5	0.0	0	232.4	232.4	14.5	1.00	0.616	0.204	Non-Liq.	0.00
3	116.2	Unsaturated	Unsaturated	7	5	0.0	0	348.6	348.6	14.5	1.00	0.614	0.204	Non-Liq.	0.00
4	116.2	Unsaturated	Unsaturated	7	5	0.0	0	464.8	464.8	14.5	0.99	0.612	0.204	Non-Liq.	0.00
5	116.2	Unsaturated	Unsaturated	7	5	0.0	0	581.0	581.0	15.6	0.99	0.610	0.217	Non-Liq.	0.00
6	116.2	Unsaturated	Unsaturated	7	5	0.0	0	697.2	697.2	15.6	0.99	0.607	0.217	Non-Liq.	0.00
7	116.2	Unsaturated	Unsaturated	7	5	0.0	0	813.4	813.4	15.5	0.98	0.605	0.216	Non-Liq.	0.00
8	118.1	Unsaturated	Unsaturated	6	10	0.0	0	931.5	931.5	12.2	0.98	0.602	0.178	Non-Liq.	0.00
9	118.1	Unsaturated	Unsaturated	6	10	0.0	0	1049.6	1049.6	12.1	0.97	0.600	0.174	Non-Liq.	0.00
10	118.1	Unsaturated	Unsaturated	6	10	0.0	0	1167.7	1167.7	11.3	0.97	0.597	0.165	Non-Liq.	0.00
11	118.1	Unsaturated	Unsaturated	6	10	0.0	0	1285.8	1285.8	10.7	0.97	0.594	0.157	Non-Liq.	0.00
12	118.1	Unsaturated	Unsaturated	6	10	0.0	0	1403.9	1403.9	10.2	0.96	0.591	0.151	Non-Liq.	0.00
13	115.6	Unsaturated	Unsaturated	5	15	74.0	24	1519.5	1519.5	13.7	0.96	0.588	0.184	Non-Liq.	0.00
14	115.6	Unsaturated	Unsaturated	5	15	74.0	24	1635.1	1635.1	13.3	0.95	0.585	0.179	Non-Liq.	0.00
15	115.6	Unsaturated	Unsaturated	5	15	74.0	24	1750.7	1750.7	13.9	0.95	0.582	0.183	Non-Liq.	0.00
16	115.6	Unsaturated	Saturated	5	15	74.0	24	1866.3	1803.9	13.7	0.94	0.599	0.181	Non-Liq.	0.00
17	115.6	Unsaturated	Saturated	5	15	74.0	24	1981.9	1857.1	13.6	0.94	0.615	0.180	Non-Liq.	0.00
18	123.2	Unsaturated	Saturated	7	20	82.0	38	2105.1	1917.9	16.6	0.93	0.629	0.210	Non-Liq.	0.00
19	123.2	Unsaturated	Saturated	7	20	82.0	38	2228.3	1978.7	16.4	0.93	0.641	0.208	Non-Liq.	0.00
20	123.2	Unsaturated	Saturated	7	20	82.0	38	2351.5	2039.5	16.2	0.92	0.653	0.205	Non-Liq.	0.00
21	123.2	Unsaturated	Saturated	7	20	82.0	38	2474.7	2100.3	16.0	0.91	0.663	0.202	Non-Liq.	0.00
22	123.2	Saturated	Saturated	7	20	82.0	38	2597.9	2161.1	15.9	0.91	0.672	0.200	Non-Liq.	0.00
23	132.2	Saturated	Saturated	28	25	0.0	0	2730.1	2230.9	49.0	0.90	0.680	2.000	2.9	0.00
24	132.2	Saturated	Saturated	28	25	0.0	0	2862.3	2300.7	48.6	0.90	0.687	2.000	2.9	0.00
25	132.2	Saturated	Saturated	28	25	0.0	0	2994.5	2370.5	48.2	0.89	0.693	2.000	2.9	0.00
26	132.2	Saturated	Saturated	28	25	0.0	0	3126.7	2440.3	47.8	0.89	0.699	2.000	2.9	0.00
27	132.2	Saturated	Saturated	28	25	0.0	0	3258.9	2510.1	47.5	0.88	0.703	2.000	2.8	0.00
28	132.2	Saturated	Saturated	28	25	0.0	0	3391.1	2579.9	49.6	0.87	0.707	2.000	2.8	0.00
29	132.2	Saturated	Saturated	28	25	0.0	0	3523.3	2649.7	49.3	0.87	0.710	2.000	2.8	0.00
30	139.0	Saturated	Saturated	50	30	0.0	0	3662.3	2726.3	87.3	0.86	0.713	2.000	2.8	0.00
31	139.0	Saturated	Saturated	50	30	0.0	0	3801.3	2802.9	86.7	0.86	0.715	2.000	2.8	0.00
32	139.0	Saturated	Saturated	50	30	0.0	0	3940.3	2879.5	86.1	0.85	0.716	2.000	2.8	0.00
33	139.0	Saturated	Saturated	50	30	0.0	0	4079.3	2956.1	85.5	0.84	0.717	2.000	2.8	0.00
34	139.0	Saturated	Saturated	50	30	0.0	0	4218.3	3032.7	84.9	0.84	0.717	2.000	2.8	0.00
35	140.0	Saturated	Saturated	100	35	0.0	0	4358.3	3110.3	168.7	0.83	0.717	2.000	2.8	0.00
36	140.0	Saturated	Saturated	100	35	0.0	0	4498.3	3187.9	167.6	0.83	0.717	2.000	2.8	0.00
37	140.0	Saturated	Saturated	100	35	0.0	0	4638.3	3265.5	166.6	0.82	0.716	2.000	2.8	0.00
38	140.0	Saturated	Saturated	100	35	0.0	0	4778.3	3343.1	165.6	0.81	0.715	2.000	2.8	0.00
39	140.0	Saturated	Saturated	100	35	0.0	0	4918.3	3420.7	164.6	0.81	0.714	2.000	2.8	0.00
40	136.6	Saturated	Saturated	100	40	0.0	0	5054.9	3494.9	163.6	0.80	0.713	2.000	2.8	0.00
41	136.6	Saturated	Saturated	100	40	0.0	0	5191.5	3569.1	162.7	0.79	0.712	2.000	2.8	0.00
42	136.6	Saturated	Saturated	100	40	0.0	0	5328.1	3643.3	161.8	0.79	0.710	2.000	2.8	0.00
43	136.6	Saturated	Saturated	100	40	0.0	0	5464.7	3717.5	161.0	0.78	0.708	2.000	2.8	0.00
44	136.6	Saturated	Saturated	100	40	0.0	0	5601.3	3791.7	160.2	0.78	0.706	2.000	2.8	0.00
45	135.8	Saturated	Saturated	100	45	0.0	0	5737.1	3865.1	159.4	0.77	0.704	2.000	2.8	0.00
46	135.8	Saturated	Saturated	100	45	0.0	0	5872.9	3938.5	158.6	0.76	0.702	1.998	2.8	0.00
47	135.8	Saturated	Saturated	100	45	0.0	0	6008.7	4011.9	157.8	0.76	0.699	1.985	2.8	0.00
48	135.8	Saturated	Saturated	100	45	0.0	0	6144.5	4085.3	157.0	0.75	0.697	1.972	2.8	0.00
49	135.8	Saturated	Saturated	100	45	0.0	0	6280.3	4158.7	156.3	0.75	0.694	1.959	2.8	0.00
50	131.4	Saturated	Saturated	77	50	0.0	0	6411.7	4227.7	119.8	0.74	0.691	1.947	2.8	0.00
51	131.4	Saturated	Saturated	77	50	0.0	0	6543.1	4296.7	119.3	0.73	0.689	1.935	2.8	0.00
52	131.4	Saturated	Saturated	77	50	0.0	0	6674.5	4365.7	118.8	0.73	0.686	1.924	2.8	0.00
53	131.4	Saturated	Saturated	77	50	0.0	0	6805.9	4434.7	118.3	0.72	0.683	1.912	2.8	0.00
54	131.4	Saturated	Saturated	77	50	0.0	0	6937.3	4503.7	117.9	0.72	0.680	1.901	2.8	0.00
55	135.6	Saturated	Saturated	76	55	0.0	0	7072.9	4576.9	115.8	0.71	0.677	1.890	2.8	0.00
56	135.6	Saturated	Saturated	76	55	0.0	0	7208.5	4650.1	115.4	0.71	0.674	1.878	2.8	0.00
57	135.6	Saturated	Saturated	76	55	0.0	0	7344.1	4723.3	114.9	0.70	0.670	1.867	2.8	0.00
58	135.6	Saturated	Saturated	76	55	0.0	0	7479.7	4796.5	114.4	0.70	0.667	1.856	2.8	0.00
59	135.6	Saturated	Saturated	76	55	0.0	0	7615.3	4869.7	114.0	0.69	0.664	1.845	2.8	0.00
60	141.5	Saturated	Saturated	90	60	0.0	0	7756.8	4948.8	134.4	0.68	0.660	1.833	2.8	0.00
61	141.5	Saturated	Saturated	90	60	0.0	0	7898.3	5027.9	133.8	0.68	0.656	1.822	2.8	0.00
62	141.5	Saturated	Saturated	90	60	0.0	0	8039.8	5107.0	133.3	0.67	0.653	1.810	2.8	0.00
63	141.5	Saturated	Saturated	90	60	0.0	0	8181.3	5186.1	132.7	0.67	0.649	1.799	2.8	0.00
64	141.5	Saturated	Saturated	90	60	0.0	0	8322.8	5265.2	132.2	0.66	0.645	1.788	2.8	0.00
65	132.2	Saturated	Saturated	59	65	0.0	0	8455.0	5335.0	86.4	0.66	0.642	1.779	2.8	0.00
66	132.2	Saturated	Saturated	59	65	0.0	0	8587.2	5404.8	86.1	0.65	0.639	1.769	2.8	0.00
67	132.2	Saturated	Saturated	59	65	0.0	0	8719.4	5474.6	85.8	0.65	0.636	1.760	2.8	0.00
68	125.9	Saturated	Saturated	82	70	0.0	0	8845.3	5538.1	118.9	0.64	0.633	1.752	2.8	0.00
69	125.9	Saturated	Saturated	82	70	0.0	0	8971.2	5601.6	118.5	0.64	0.630	1.744	2.8	0.00
70	125.9	Saturated	Saturated	82	70	0.0	0	9097.1	5665.1	118.2	0.63	0.627	1.735	2.8	0.00
											Total Liquefaction Settlement, S =			0.00 inches	

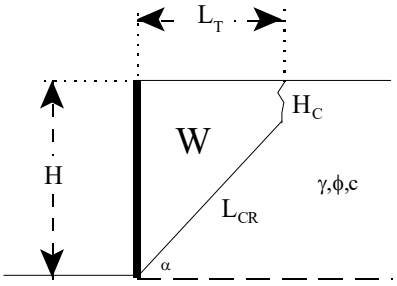
Geotechnologies, Inc.

Project: Kalonymus Development Partners, Inc.
File No.: 21887
Description: Cantilevered Retaining Wall up to 13 feet

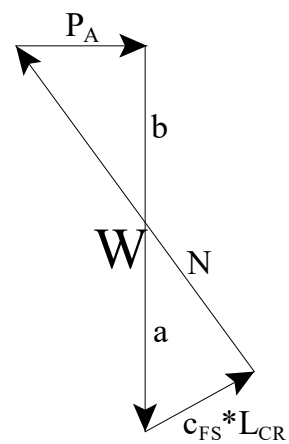
Retaining Wall Design with Level Backfill
(Vector Analysis)

Input:

Retaining Wall Height	(H)	13.00	feet
Unit Weight of Retained Soils	(γ)	120	pcf
Friction Angle of Retained Soils	(ϕ)	26	degrees
Cohesion of Retained Soils	(c)	510	psf
Factor of Safety	(FS)	1.50	
Factored Parameters:	(ϕ_{FS})	18.0	degrees
	(c_{FS})	340.0	psf



Failure Angle (α) degrees	Height of Tension Crack (H_C) feet	Area of Wedge (A) ft^2	Weight of Wedge (W) lbs/lineal foot	Length of Failure Plane (L_{CR}) feet	a lbs/lineal foot	b lbs/lineal foot	Active Pressure (P_A) lbs/lineal foot
45	8.4	49	5909.4	6.5	4638.2	1271.3	647.4
46	8.3	49	5833.7	6.6	4534.9	1298.8	690.2
47	8.2	48	5737.1	6.6	4422.3	1314.8	728.4
48	8.1	47	5623.4	6.7	4303.2	1320.2	761.8
49	8.0	46	5495.6	6.7	4179.7	1315.9	790.3
50	7.9	45	5356.0	6.6	4053.2	1302.8	813.7
51	7.9	43	5206.6	6.6	3924.9	1281.7	832.0
52	7.8	42	5049.0	6.6	3795.5	1253.4	845.1
53	7.8	41	4884.5	6.5	3665.8	1218.7	853.0
54	7.8	39	4714.1	6.4	3535.9	1178.2	855.6
55	7.8	38	4538.8	6.3	3406.3	1132.5	853.0
56	7.8	36	4359.1	6.2	3276.9	1082.3	845.2
57	7.9	35	4175.7	6.1	3147.6	1028.1	832.2
58	7.9	33	3989.0	6.0	3018.5	970.4	813.9
59	8.0	32	3799.1	5.9	2889.2	909.9	790.6
60	8.1	30	3606.4	5.7	2759.5	846.9	762.2
61	8.2	28	3411.0	5.5	2629.0	782.0	728.9
62	8.3	27	3212.8	5.4	2497.2	715.6	690.7
63	8.4	25	3011.9	5.2	2363.7	648.2	647.9
64	8.5	23	2808.1	5.0	2227.7	580.4	600.8
65	8.7	22	2601.2	4.7	2088.6	512.7	549.5
66	8.9	20	2391.0	4.5	1945.4	445.6	494.6
67	9.1	18	2177.0	4.2	1797.4	379.7	436.6
68	9.4	16	1958.8	3.9	1643.1	315.7	376.1
69	9.7	14	1735.8	3.6	1481.4	254.4	314.0
70	10.0	13	1507.2	3.2	1310.6	196.7	251.6



Design Equations (Vector Analysis):

$a = c_{FS}*L_{CR}*\sin(90+\phi_{FS})/\sin(\alpha-\phi_{FS})$

$b = W-a$

$P_A = b*\tan(\alpha-\phi_{FS})$

$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\ max}$ 856 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of wall)

$EFP = 2*P_A/H^2$

EFP 10.1 pcf

Design Wall for an Equivalent Fluid Pressure: 30.0 pcf

Geotechnologies, Inc.

Project: Kalonymus Development Partners, Inc.
File No.: 21887

Soil Weight	γ	120	pcf
Internal Friction Angle	ϕ	26	degrees
Cohesion	c	510	psf
Height of Retaining Wall	H	13	feet

Restrained Retaining Wall Design based on At Rest Earth Pressure

$\sigma'_h = K_o\sigma'_v$

$K_o = 1 - \sin\phi$ 0.562

$\sigma'_v = \gamma H$ 1560.0 psf

$\sigma'_h =$ 876.14 psf

EFP = 67.4 pcf

$P_o =$ 5694.9 lb/ft (based on a triangular distribution of pressure)

Design wall for an EFP of 68.0 pcf

Geotechnologies, Inc.

Project: Kalonymus Development Partners, Inc.

File No.: 21887

Seismically Induced Lateral Soil Pressure on Retaining Wall

Input:

Height of Retaining Wall:	(H)	13.0	feet
Retained Soil Unit Weight:	(γ)	120.0	pcf
Peak Ground Acceleraction:	(PGA_M)	0.947	g
Horizontal Ground Acceleration:	(k_h)	0.32	g

Seismic Increment (ΔP_{AE}):

$k_h = 0.5*0.67*PGA_M$

$\Delta P_{AE} = (0.5*\gamma*H^2)*(0.75*k_h)$

$\Delta P_{AE} =$ 2412.6 lbs/ft

$T*(2/3)*H = \Delta P_{AE}*0.6*H$

$T =$ 2171.4 lbs/ft

$EFP = 2*T/H^2$

EFP = 25.7 pcf

triangular distribution of pressure applied to the proposed retaining wall

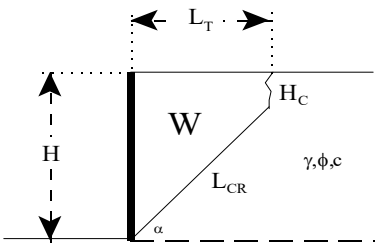
Geotechnologies, Inc.

Project: Kalonymus Development Partners, Inc.
File No.: 21887
Description: Cantilevered Shoring up to 15 feet

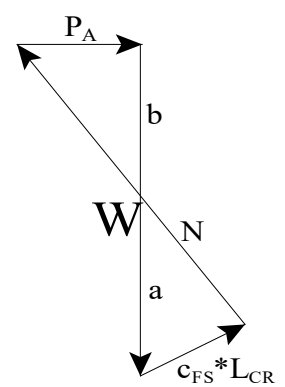
Shoring Design with Level Backfill
(Vector Analysis)

Input:

Shoring Height	(H)	15.00	feet
Unit Weight of Retained Soils	(γ)	120.0	pcf
Friction Angle of Retained Soils	(ϕ)	26.0	degrees
Cohesion of Retained Soils	(c)	510.0	psf
Factor of Safety	(FS)	1.25	
Factored Parameters:	(ϕ_{FS})	21.3	degrees
	(c_{FS})	408.0	psf



Failure Angle (α) degrees	Height of Tension Crack (H_C) feet	Area of Wedge (A) ft^2	Weight of Wedge (W) lbs/lineal foot	Length of Failure Plane (L_{CR}) feet	a lbs/lineal foot	b lbs/lineal foot	Active Pressure (P_A) lbs/lineal foot
40	12.9	35	4177.5	3.3	3864.1	313.4	106.0
41	12.5	40	4815.4	3.9	4369.9	445.6	159.4
42	12.1	44	5291.2	4.4	4717.7	573.5	216.5
43	11.7	47	5637.7	4.8	4945.8	691.8	275.1
44	11.4	49	5880.5	5.2	5083.0	797.5	333.4
45	11.2	50	6039.4	5.4	5150.5	888.9	389.9
46	10.9	51	6130.0	5.7	5164.5	965.4	443.7
47	10.7	51	6164.6	5.9	5137.5	1027.1	494.0
48	10.5	51	6153.1	6.0	5078.8	1074.3	540.0
49	10.4	51	6103.3	6.1	4995.6	1107.8	581.2
50	10.3	50	6021.8	6.2	4893.5	1128.3	617.3
51	10.2	49	5913.6	6.2	4776.9	1136.7	648.0
52	10.1	48	5782.9	6.2	4648.9	1134.0	672.9
53	10.0	47	5633.3	6.2	4512.1	1121.2	692.1
54	10.0	46	5467.5	6.2	4368.5	1099.1	705.2
55	10.0	44	5287.9	6.2	4219.3	1068.6	712.3
56	10.0	42	5096.2	6.1	4065.6	1030.6	713.2
57	10.0	41	4894.1	6.0	3908.2	985.9	708.1
58	10.0	39	4682.7	5.9	3747.3	935.4	696.8
59	10.1	37	4463.0	5.8	3583.3	879.8	679.6
60	10.1	35	4235.9	5.6	3416.0	819.8	656.5
61	10.2	33	4001.7	5.5	3245.4	756.3	627.6
62	10.3	31	3761.0	5.3	3071.0	690.0	593.2
63	10.5	29	3513.9	5.1	2892.3	621.6	553.5
64	10.7	27	3260.5	4.8	2708.7	551.8	509.0
65	10.9	25	3000.8	4.6	2519.2	481.6	460.0



Design Equations (Vector Analysis)
$a = c_{FS}*L_{CR}*\sin(90+\phi_{FS})/\sin(\alpha-\phi_{FS})$
$b = W-a$
$P_A = b*\tan(\alpha-\phi_{FS})$
$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\,max}$ 713 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of shoring)

$EFP = 2*P_A/H^2$

EFP 6.3 pcf

Design Shoring for an Equivalent Fluid Pressure: 25.0 pcf

Geotechnologies, Inc.

Tiebacks Calculations

Project: Kalonymus Development Partners, Inc.

File No. 21887

(Ref: Bowles, 1982)

Soil Parameters:

Weight of Soil	γ	120.00	*lbs/ft*^{3}
Friction Angle	ϕ	26.00	*degrees*
Cohesion	c	510.00	*lbs/ft*^{2}
Tieback Angle	α	20.00	*degrees*

Design Assumptions:

Diameter of Grout	d	0.50	*feet*
Length of Embedment	L	20.00	*feet*
Depth to midpoint of Embedment	h	10.00	*feet*
Earth Pressure Coefficient	K	0.46	
Factor of Safety Applied	F.S.	1.50	

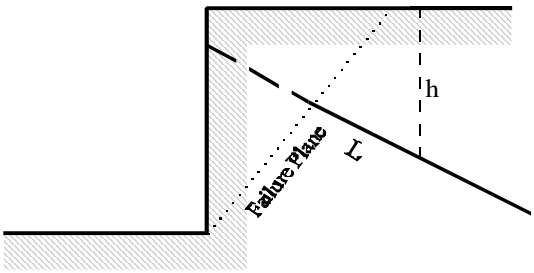
Ultimate Resistance: R_{ult} 28.49 *kips*

Eq: pi*d*γ*L*h*cos(α)*tan(ϕ)+c*pi*d*L

Allowable Resistance: $R_{allow} = R_{ult}/F.S.$ 19.00 *kips*

Allowable Skin Friction: R_{allow}/2/pi/r/L 604.65 *psf*

Allowable Skin Friction Design Value **600 *psf***



Appendix C-1:

Phase I Environmental Site Assessment

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

5775 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA
APN: 5048-007-034

Prepared For:

Kalonymus Development Partners
c/o Mr. Max Zeff
1814 Pacific Avenue #104
Venice, CA 90291

Prepared By:

FREY Environmental, Inc.
2817A Lafayette Avenue
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(949) 723-1645
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Project Number: 942-04

March 18, 2019

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1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted by FREY Environmental, Inc. (FREY) for the property located at 5775 Adams Boulevard in Los Angeles, California (known as the Site throughout the rest of this document).

Additional addresses associated with the Site include 5777, 5785, and 5787 Adams Boulevard. The Assessor's Parcel Number (APN) for the Site is 5048-007-034. The Site owner is currently listed as Helen Yamamoto Trustee (EDR, 2019). A Site location map, Immediate Site Vicinity Sketch, and Site Sketches are shown as Figures 1 through 4.

2.0 OBJECTIVES

The objectives of the scope of work described below were to assess past and present land use practices, Site operations and conditions, and to identify the potential presence of hazardous substances in the soil, soil vapor, and groundwater beneath the Site to the extent feasible, pursuant to the processes described in the American Society for Testing and Materials (ASTM) guidelines (ASTM, 2013 & 2015) and the All Appropriate Inquires (AAI) rule promulgated by the United States Environmental Protection Agency on November 1, 2005 (EPA, 2005).

3.0 TERMINOLOGY

For the purposes of discussion, the following terms are used in this report:

- *Site* refers to the property depicted in Figures 1 and 2 as described in Section 6.1;

- *Immediate Site Vicinity* refers to any real property or properties the border of which is contiguous or partially contiguous with that of the Site, or that would be contiguous or partially contiguous with that of the Site but for a street, road, or other public thoroughfare separating them;

- *Recognized Environmental Conditions (RECs)* as defined in ASTM 1527-13 are 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. *De minimis* conditions are not RECs.

- *Controlled Recognized Environmental Condition (CREC)* as defined in ASTM 1527-13 is 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.

- *Historical Recognized Environmental Condition (HREC)* as defined in ASTM 1527-13 is a past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting un-restricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- *"Vapor Encroachment Condition" (VEC)* as defined in ASTM E2600-15 is the presence or likely presence of vapor phase chemical(s) of concern (COC) in the subsurface of the target property as identified during the vapor encroachment screening process (ASTM, 2015).

- *"Area of Concern" (AOC)* as defined in ASTM E2600-15, for potential contaminated facilities with non-petroleum hydrocarbon COCs is equal to 1,760 feet around the Site and 528 feet around the Site for facilities with petroleum hydrocarbon COCs (ASTM, 2015).

- The term *"hazardous"* is used in general accordance with its definition in Title 22, Division 4, Chapter 30, California Code of Regulations (CCR). The terms material and waste are used interchangeably, and no legal distinction is implied between the two terms as used herein.

4.0 SCOPE OF WORK

The scope of work designed to provide the information needed to meet the objectives of the investigation was as follows:

- Inspect the Site;
- Conduct a Site vicinity reconnaissance in order to compile a current list of companies and/or businesses that may utilize potentially hazardous materials in the Immediate Site Vicinity;
- Photograph the Site and the properties which bound the Site;
- Interview personnel familiar with the history of the Site, if available;
- Have a questionnaire completed by a person knowledgeable of the Site's history of operations;
- Review files maintained by City of Los Angeles Fire Department (LAFD) and Department of Building and Safety (LADBS), if available;
- Review files maintained by the Los Angeles County Fire Department (LACFD), the Department of Public Works (LACDPW), and Sanitation District (LACSD), if available;
- Review the State Water Resources Control Board's (SWRCB) GeoTracker and Department of Toxic Substance Control (DTSC) EnviroStor databases for files associated with the Site;
- Review Sanborn maps, aerial photographs, topographic maps, phone directories, an environmental lien and activity use limitation (AUL) report, and an EDR Radius Map government agency database and physical setting report, specifically prepared for the Site by Environmental Data Resources Inc. (EDR);
- Review the EDR Radius Map, the LADBS Methane Zone Map and the California Division of Oil, Gas and Geothermal Resources (CADOGGR) Well Finder Website for oil and gas wells, fields, and zones (including radon) in the Site Vicinity, and;
- Prepare a report summarizing the findings of the information presented above.

The scope of work did not include the sampling of soil, soil vapor, groundwater, lead-based paint, asbestos containing materials, radon gas, methane gas, air or the identification of suspect asbestos containing materials, a screening for lead in water, identification of moisture conditions in existing structures, a Site-specific wetlands delineation, or a review of flood zone maps.

5.0 PHYSICAL SETTING

5.1 PHYSIOGRAPHIC SETTING

The Site topography is flat with an elevation of approximately 95 feet above mean sea level (feet msl). Regional topography in the Site Vicinity is relatively flat (EDR, 2019).

5.2 REGIONAL GEOLOGY AND HYDROGEOLOGY

The Site is located within the Santa Monica sub-basin which underlies the northwestern portion of the Coastal Plain of the Los Angeles Groundwater Basin. It is bounded by the Santa Monica Mountains on the north, the Inglewood fault on the east, the Ballona escarpment on the south, and the Pacific Ocean on the west. Ballona Creek is the dominant hydrologic feature and drains surface waters to the Pacific Ocean (DWR, 2004). Ballona Creek is the closest surface water to the Site, located approximately ¼ -mile to the west (EDR, 2019).

Holocene age alluvium forms much of the surficial deposits for the central part of the sub-basin. These deposits include the clay-rich Bellflower aquiclude and underlying gravels of the productive Ballona aquifer (DWR 1961). The Silverado aquifer within the San Pedro Formation is another main productive unit in the sub-basin (DWR 1961). Groundwater in the Santa Monica Basin moves mainly southward toward the Ballona gap, then flows toward to the ocean (DWR 1961).

5.3 SITE GEOLOGY AND HYDROGEOLOGY

Soil lithology, as observed from soil borings advanced at the Site from 1997 to 2011, is described as silty clays and clayey silts from ground surface to approximately 15 to 20 feet below ground surface (bgs), sands and silty sands to approximately 25 to 30 feet bgs, and gravelly sands to around 36.5 feet bgs (SWRCB, 2019).

Groundwater encountered beneath the Site is reported to range seasonally between depths of approximately 9 feet bgs to 25 feet bgs (SWRCB, 2019). Groundwater beneath the Site was most recently measured at depths ranging from approximately 20 to 25 feet bgs as monitored on March 15, 2018 (TRG, 2018). Groundwater flow beneath the Site has been generally estimated to flow southwesterly to southeasterly (SWRCB, 2019).

5.4 GROUNDWATER SUPPLY WELLS

There are three public groundwater supply wells shown within a 1-mile radius of the Site. Two of the wells are listed as destroyed or abandoned. The third well is located approximately 1,450 feet west-southwest of the Site and is listed as a Southern California Water Company well, Sentney Well #08, with a standby/inactive status as of 2006 (SWRCB, 2019).

6.0 FIELD INVESTIGATION

6.1 SITE INSPECTION

FREY conducted a Site inspection on February 25, 2019. Photographs of the Site have been included in Appendix A. The Site inspection included a visual review of the property for past or present use, storage, handling, and disposal of potentially hazardous substances, and possible future releases of such substances.

The Site is currently vacant. The Site consists of an approximately 16,000-square foot lot previously operating as an auto repair shop. The main building is located in the northern half of the Site. A "Texaco" star sign that has been painted white remains affixed to the main building. An empty storage shed is located just west of the main building and a smaller empty storage shed is located in the northeastern corner of the Site. The remainder of the Site is paved with concrete and asphalt with the exception of small grassy area just west of the building, a planter at the southwestern corner of the Site, and a planter at the southeastern corner of the Site. Several monitoring and/or remedial wells were visible at the Site.

The main structure is approximately 2,100 square feet in size and includes a men's restroom, a women's restroom, a storage room, an office, a customer waiting room, and a large auto repair shop. The auto repair shop has three bays with pull up doors. Each bay has an in-ground hydraulic hoist with a drain adjacent to them. A three-compartment clarifier is located in the auto repair shop adjacent to the easternmost hydraulic hoist. FREY removed the steel plate lids that cover and allow access to each of the clarifier's three compartments. The clarifier was observed to be empty with an oil residue on the clarifier's interior surfaces.

A remediation system for the mitigation of petroleum hydrocarbons in the subsurface is located on-Site. A skid-mounted remediation unit is located on a concrete pad just west of the main building. The remediation unit was not operating during the Site inspection. An above ground storage tank (AST), likely used for water associated with the remediation system, was located in the northwestern corner of the Site. The AST was not connected to the remediation unit during the Site inspection.

A Site Sketch showing the locations of groundwater monitoring and remedial well locations is included as Figure 3. A Site Sketch showing the Site buildings and on-Site details is presented as Figure 4. Included on these figures are additional information of the former fueling facility that was obtained from historical Site records.

The former fueling facility, three hydraulic hoists and the clarifier observed during the Site walk are considered RECs.

6.2. IMMEDIATE SITE VICINITY RECONNAISSANCE

FREY visually reviewed the exterior of properties surrounding the Site on February 25, 2019. The Site is located in a mixed residential and commercial use area. The Site is bound as follows:

- **North** - an alley followed by residential properties
- **South** - West Adams Boulevard followed by a J N' J Burger restaurant, a beauty supply store, a beauty salon, a plant nursery, and several unidentified properties (that may be businesses, residences, or vacant)
- **East** - unidentified properties (that may be businesses, residences, or vacant) followed by South Spaulding Avenue and a beauty salon
- **West** - South Genesee Avenue followed by a lot containing a large utility tower and a state operated parking lot, South Fairfax Avenue, and a Jiffy Lube auto repair shop

No RECs were observed in during the Immediate Site Vicinity reconnaissance. An Immediate Site Vicinity map is included as Figure 2.

6.3 PERSONNEL INTERVIEW

Helen Yamamoto, identified as the current Site owner, completed the Transaction Screen Questionnaire for Phase I Environmental Site Assessment on February 26, 2019. A copy of the completed questionnaire is attached in Appendix B.

Helen Yamamoto responded 'Yes' with notes to question numbers 2a, 8, 12, 13, and 14 noting that the Site was used as a gasoline service station and motor repair facility with notifications of violations of environmental laws and has been assessed and identified as contaminated by petroleum hydrocarbons. Helen Yamamoto noted to "Please review GeoTracker" for historical chemical use and storage. A review of a GeoTracker facility case for the Site is presented in Section 7.3 below.

The Site use as a gasoline station and auto repair facility with known petroleum hydrocarbon contamination are RECs.

7.0 REGULATORY AGENCY REVIEW

7.1 CITY OF LOS ANGELES

7.1.1 Fire Department (LAFD)

FREY searched the LAFD online inventory lists of underground storage tanks (USTs), above ground petroleum storage tanks, and hazardous material facilities located within the City of Los Angeles for active, inactive, and historical facilities. The Site was identified in the inactive UST inventory list and

the inactive HAZMAT inventory list (LAFD, 2019). FREY requested copies of the files for these listing from the LAFD. The LAFD responded in an email January 18, 2019, that they do not currently have any information on file for the inactive HAZMAT inventory listing, and also provided 190 pages of documents related to the inactive UST inventory listing. The documents span from 1965 to 2002. A summary of pertinent information gathered from the LAFD documents is listed below:

- Documents list four, 8,000-gallon, gasoline underground storage tanks (USTs) and one, 500-gallon waste oil UST were installed at the Site in 1965 to 1970 during Site operation as a Shell Oil service station.

- The use of the USTs was discontinued around 1991, and the LAFD issued a violation notice in 1994 in accordance with requirements to abandon USTs when no longer in use.

- In January of 1996, all five (5) USTs were removed with oversight by the LAFD. Numerous soil samples and one groundwater sample (from the bottom of the tank excavation pit) were collected and analyzed by a laboratory for total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene, and total xylenes (BTEX) and lead as part of the UST removal activities. Reported concentrations of detected petroleum hydrocarbon constituents in multiple soil samples and the groundwater sample were above the LAFDs action levels. A corrective action order was subsequently issued requesting a Site investigation be conducted to determine the extent of the contamination.

- A workplan dated January 1997 for a Site investigation of soil and groundwater at the Site, including the installation of four groundwater monitoring wells, was submitted.

- The LAFD referred the case to the Los Angeles Regional Water Quality Control Board (RWQCB) in March of 1997.

- In October 1997 a Site assessment report and preliminary remedial action plan was submitted to the RWQCB with results indicating the presence of significant amounts of free product. The RWQCB issued a response in December 1997 directing the installation of six additional groundwater monitoring wells, to implement weekly free product recovery, and to conduct groundwater monitoring on a quarterly basis.

- In June 1999 the RWQCB received a report documenting groundwater monitoring well installation activities and second quarter 1999 groundwater monitoring activities and providing an interim remedial action plan (IRAP). The report documented approximately 7 feet of free product in a well (MW-9) located more than 150 feet the former UST locations. The report also estimated 66,600 gallons of free product to exist on-and off-Site covering an area of approximately 30,000 square feet.

- A Cleanup and Abatement Order No. 00-069 was issued by the RWQCB on June 16, 2000 requiring Mr. Ken Numata to assess, clean up and abate the effects of petroleum hydrocarbon contamination discharge to soil and groundwater at the Site.

- Directive letters from the RWQCB issued in 1999 through 2002 requesting additional assessment and remedial action be conducted at the Site and reports to be submitted are included in the LAFD provided files for the Site.

The use of the Site as a fueling station is considered a REC. Additional details of historical environmental assessment activities, groundwater and free product monitoring, and remedial activities conducted at the Site are summarized in Section 8.6. below. Copies of the LAFD documents for the Site are included in Appendix C.

7.1.1 Department of Building and Safety (LADBS)

FREY searched the LADBS online building records for files associated with the Site APN. Twenty-three (23) documents including building permits and certificates of occupancy for the Site were available for 5775, 5777, 5785, and/or 5787 West Adams Boulevard (LADBS, 2019). A summary of the Site use information contained within the LADBS documents is as follows:

- A building permit dated 1929 lists a building to be constructed for use as a "store". Successive documents for building alterations in 1939, 1944, and 1946 continue to list the Site use as a "store".
- An alteration permit dated 1947 lists the Site use as "café". Various successive documents dated 1951 and 1952 continue to list the Site use as a "restaurant", "café", or "store".
- A demolition permit dated 1965 lists a "restaurant" to be demolished.
- A building permit dated 1965 lists a "service station & auto repair garage" to be constructed. Various successive documents dated 1966, 1972, 1973, and 1978 continue to list the Site use as a "service station" or "auto repair garage"
- An electrical permit dated 2003 lists temporary power for a vapor unit to be constructed at the Site.

As previously noted, the Site use as an automobile service and repair station is a REC. The electrical permit dated 2003 for a vapor unit is associated with environmental remediation work conducted at the Site and discussed in further detail in Section 8.6 blow. Copies of LADBS documents available online for the Site are included in Appendix C.

7.2 COUNTY OF LOS ANGELES

FREY searched the LADPW online building permits viewer on September 24, 2018. No permits, documents, or reports of violations were presented for the Site (LADPW, 2019).

FREY submitted public records requests with the LACFD. The LACFD responded with emails dated January 14, 2019, stating that the searches revealed that the noted address(es) did not match their database. Copies of the LACFD email responses are included in Appendix D.

FREY submitted a public records request with the LACSD. The LASCD responded that no records were found. A copy of the LACSD response is included in Appendix D.

7.3 STATE OF CALIFORNIA

FREY researched environmental cleanup sites and hazardous waste facilities using the DTSC EnviroStor website and leaking UST (LUST) cleanup sites, cleanup program sites, land disposal sites, military sites, and Waste Discharge Requirement Program sites using the SWRCB GeoTracker website. FREY reviewed information for the Site and the AOC to assess potential on-Site and off-Site sources of chemicals of concern in soil and groundwater beneath the Site.

The DTSC EnviroStor database did not list any cases for the Site nor any within the AOC of the Site (DTSC, 2019).

The SWRCB lists one (1) LUST cleanup case for the Site (SWRCB, 2019). A summary of the cleanup case is provided below.

- A LUST cleanup case for the Site was opened in 1996, following the discovery of a discharge during a UST closure, and is still open. A petroleum hydrocarbon plume (including benzene, toluene, ethylbenzene, and total xylenes (BTEX) and fuel oxygenates) exists beneath the Site and extends off-Site to the south. Free product is also present beneath the Site and has been recorded at thicknesses up to 7.10 feet. (SWRCB, 2019).

  Details of historical environmental assessment activities, groundwater and free product monitoring, and remediation conducted at the Site in association with this LUST case are summarized in Section 8.6 below. As noted previously the use of the Site as a fueling station is considered a REC.

The SWRCB also lists three (3) LUST cleanup cases and one (1) cleanup program case for properties within the AOC of the Site (SWRCB, 2019). Summary of the cleanup cases are provided below.

- An open LUST cleanup case is listed for Mobil #18-LGP, located at 5776 Washington Boulevard, approximately 400 feet northwest of the Site. The petroleum hydrocarbon plume associated with this case is reported to be fully delineated and stable. Remediation has been conducted at the Site and residual petroleum hydrocarbons concentrations in groundwater beneath the property are relatively low. A request for case closure was submitted in July 2018 (SWRCB, 2019).

Based on the information reviewed for the Mobil property (including the delineation of the contaminant plume and reduction of the plume via active remediation) as well as information for the LUST case for the Site (contaminant plume for the Site does not appear to extend more than a few hundred feet north of the Site), it does not appear this property has, or will likely, affect soil or groundwater beneath the Site. It is possible that petroleum hydrocarbons from the Mobil release and the Site release have commingled west of the Site in the vicinity of South Fairfax Avenue.

- A closed LUST cleanup case is listed for National Dye House, located at 5812 West Washington Boulevard, approximately 475 feet northwest of the Site. The COC of concern for this listing is reported to be diesel affecting soil. A leak was discovered in 1989 and the case received closure in 1997 (SWRCB, 2019). No additional pertinent information was available on this facility listing.

  Based on the closed status of the case and the extensive investigations conducted at the nearby Mobil facility (5776 Washington Boulevard) discussed above, it does not appear this property has, or will likely, affect soil or groundwater beneath the Site.

- A LUST cleanup case is listed for Alexander Machinery Co. Inc., located at 5840 West Adams Boulevard, approximately 490 feet west-southwest of the Site. The petroleum hydrocarbon plume associated with this case does not appear to be fully delineated based on contaminant isoconcentration maps from groundwater sampling conducted in December 2018. Groundwater at this property is estimated to flow to the south-southwest. Remediation has been conducted at the Site as of July 2015 (SWRCB, 2019).

  Based on the information reviewed for this property, and it's hydrogeologic cross-gradient location relative to the Site, it does not appear this property has, or will likely, affect soil or groundwater beneath the Site. However, based on information reviewed for this LUST facility as well as the Site LUST case, there is a possibility that the petroleum hydrocarbon plumes associated with each may have co-mingled.

- A cleanup program case is listed for the intersection of West Adams Boulevard and South Fairfax Avenue, located 250 feet west of the Site. This case is listed as open and inactive as of 1965. The potential COC for this case is listed as volatile organic compounds (VOCs), however, documents in the database indicate it is a petroleum hydrocarbon case. A regulator uploaded documents to the case in 2006 that are dated from 1986 to 1998. The documents state that free product was encountered on groundwater at a depth of 12 feet bgs during excavation for storm drain construction. The documents list seven potential sources with USTs located within a half mile of the intersection, including the former gasoline station on Site and the Mobil #18-LGP gas station discussed immediately above. Operators of all seven potential sources were required to perform tank testing in 1986, and six showed that their tanks were tight. The seventh was undergoing financial hardships, could not test empty tanks, and the tanks were expected to be closed. In 1997, the LACDPW requested further resolution. The Los Angeles RWQCB responded in a letter dated 1998 that records show no product

pipelines exists near the referenced locations and that the source of gasoline free product at the referenced location was likely from the Mobil #18-LGP station located 50 yards north (SWRCB, 2019).

Based on information reviewed for the LUST cleanup case for the Mobil #18-LGP station and the delineation of the petroleum hydrocarbon plume associated with it (SWRCB, 2019), it does not appear that the contamination related to the Mobile #18-LGP station was identified to extend as far south as the intersection of Fairfax Avenue and Adams Boulevard.

Information related to the LUST cleanup case for the Site, which includes the installation of wells near the intersection of Fairfax Avenue and Adams Boulevard as part of Site assessment activities (SWRCB, 2019), indicates that contamination encountered at the intersection is being treated as part of the contamination plume related to Site and is part of an already recognized REC.

8.0 HISTORICAL INFORMATION REVIEW

EDR provided Sanborn maps, topographic maps, aerial photographs, city directory abstract, an environmental lien search, and a property tax map report for the Site. The EDR information presented below has been attached in Appendix E.

8.1 SANBORN MAPS

Sanborn maps from 1927, 1929, 1950, and 1969 were provided by EDR. A summary of Site details depicted on the maps is as follows:

- No structures are shown on the Site in the 1927 or 1929 maps.
- In the 1950 map a rectangular structure labeled “Restaurant” is shown along the eastern Site boundary with an address of 5775 & 5777 West Adams Boulevard.
- The 1969 map shows one rectangular structure on the Site labeled “Gas & Oil” with an address of 5787 West Adams Street. The location of the depicted structure and its relative size appears the same as the current existing structure on Site.

The “Gas & Oil” facility shown on the Site is an REC.

Properties surrounding the Site are shown on the maps as a mixture of residential, commercial, and industrial developments. Properties in the AOC with details depicted on the maps which may indicate potential COC use are listed below.

- 5767-5769 West Adams Boulevard (45 feet east of the Site) – A structure labeled “Plastic Products Manufacturing” is shown (1969).
- *5788 West Adams Boulevard* (immediately south-southeast of the Site across Adams Boulevard) – The property is labeled “Gas & Oil” with a structure labeled “Auto Repairing/ Auto Body Repairing & Painting” (1950 and 1969).

- *5806-5810 West Adams Boulevard* (immediately south-southwest of the Site across Adams Boulevard) – A structure labeled "Microfilm Specialties Manufacturing" is shown (1969).
- *2514 Hines Avenue* (200 feet west-northwest of the Site) - A structure labeled "Oils" is shown (1927).

These four properties are RECs due to the potential use of COCs associated with their labeled use.

8.2 TOPOGRAPHIC MAPS

EDR provided historical topographic maps from 1894, 1896, 1898, 1900, 1902, 1920, 1921, 1924, 1926, 1950, 1966, 1972, 1981, 1991, 1995, and 2012. A summary of the information derived from the maps is presented below.

- From the earliest map through the 1921 map, the Site is shown located within a marsh.
- Adams Boulevard is first shown on the 1920 map.
- No structures are depicted on the Site in any of the maps.
- One small structure is shown on properties bounding the Site to the northeast in the 1920 through 1926 maps.

No RECs were noted on the topographic maps.

8.3 AERIAL PHOTOGRAPHS

EDR provided aerial photographs from 1923, 1928, 1938, 1948, 1952, 1964, 1970, 1977, 1983, 1989, 1994, 2002, 2005, 2009, 2012, and 2016. The scale for the aerial photographs is 1-inch equals 500 feet. A summary of Site information derived from the photos is presented below.

- The Site appears vacant in the 1923 photo.
- In the 1928 through 1948 photos a rectangular building is visible in the eastern side of the property. In the 1952 photo the rectangular structure appears as if may have been enlarged. The orientation of this building correlates with the structure labeled "Restaurant" identified on the 1950 Sanborn map described in Section 8.1 above.
- In the 1970 photo the previously seen building on the eat side of the property is no longer present, and a structure that appears to be the current existing building is visible along the northern portion of the Site
- In the 1970 through 1994 photos, two small structures (identified as fuel pump islands in SWRCB documents summarized in Section 8.6, below) are visible in the central portion of the Site.

As previously noted, the gasoline station identified on the Site is a REC.

Properties in the Site vicinity shown on the aerial photos appear densely developed by 1948. By 1977, properties surrounding the Site all appear as they generally exist today. No off-Site RECs were identified in the historical aerial photo review.

8.4 CITY DIRECTORY REVIEW

FREY reviewed the EDR City Directory Abstract for the years of 1920 through 2014 for the Site and Immediate Site Vicinity.

The Site was identified in the City Directory abstract as under both Site addresses. The address 5775 West Adams Boulevard is identified as General/Olympic Battery & Electrical Corp (1933-1942), The Hideaway (1951), and Kenjiro Numata (2000). The address 5787 is identified as Ken Numata Texaco/Shell Station (1976-1990) and Sam's Auto Repair (2000-2014).

Listings for businesses of concern were identified for two (2) addresses that are located in the Immediate Site Vicinity. A summary of the listings is as follows:

- Lenhart Service Station & Garage (1951) and Harry's Auto Repair (1976-1981) are listed at 5788 West Adams Boulevard, located immediately south of the Site.
- Gas Station & Auto Repair business under various names (1937-1942) are listed at 5801 and 5807 West Adams Boulevard, located immediately west of the Site based on a review of historical Sanborn Maps.

These two (2) property locations in the Immediate Site Vicinity are RECs based on the businesses are likely association with COCs. Groundwater monitoring and sampling data from the Site has demonstrated that the former businesses located at 5788 West Adams Boulevard (immediately south of the Site) have not affected the Site.

8.5 ENVIRONMENTAL LIENS

FREY reviewed the environmental lien search reports provided by EDR which included a search for environmental liens and activity use limitations (AULs) for the Site. No environmental liens or AULs were found for the Site.

8.6 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

The historical information summarized below was accessed during a file review conducted with Los Angeles Regional Water Quality Control Board (LARWQCB) and the SWRCB GeoTracker website (SWRCB, 2019).

8.6.1 UST Removals (1996)

On January 9, 1996, four (4) 8,000-gallon gasoline USTs and one (1) 500-gallon waste oil UST were removed from the Site. Documents detailing the UST removal event are included in files provided by the LAFD and are included in Appendix C. Results of soil and groundwater sampling conducted under regulatory oversight as part of the UST removal event are summarized below.

Thirteen (13) soil samples were collected at locations approximately 2 feet below the tank inverts at an approximate depth of 12 feet bgs. Soil samples were also collected from the excavated spoils piles and from beneath the dispensers. One (1) grab groundwater sample was collected from the bottom of the UST excavation.

Gasoline hydrocarbons were detected at significant concentrations in all the UST-related samples. Benzene concentrations ranged from 0.017 to 5.3 milligrams per kilogram (mg/kg) and total petroleum hydrocarbons as gasoline (TPHg) concentrations ranged from 0.3 to 2,400 mg/kg.

Total recoverable petroleum hydrocarbon (TRPH) concentrations of 420 mg/kg was reported for the waste oil UST soil sample.

Total lead was detected in all the soil samples at concentrations as high was 150 mg/kg.

Fuel constituents were also detected in the grab water sample (TPHg at 460,000 ug/l, benzene at 3,900 ug/l, toluene at 6,500 ug/l, ethylbenzene at 18,000 ug/l, and xylenes at 110,000 ug/l).

8.6.2 Phase II Site Assessment (1997)

On July 22 and 23, 1997, five (5) soil borings (MW-1 through MW-4 and B-1) were advanced at the Site. Borings MW-1 through MW-4 were drilled to depths of approximately 35 feet bgs, and boring B-1 was drilled to a depth of 18 feet bgs. Soil samples were collected at approximate 5 feet intervals from the ground surface to 18 feet bgs (B-1) and 25 feet bgs (MW-1 through MW-4). Groundwater was encountered during drilling at approximately 20 feet bgs (AGI, 1997).

Borings MW-1 through MW-4 were converted into groundwater monitoring wells at the locations shown on Figure 3. The wells were constructed with 2-inch diameter, schedule 40 PVC casing and screened from 15 to 25 feet bgs (AGI, 1997).

Selected soil samples from each boring were submitted for chemical analysis. Relatively low concentrations of petroleum hydrocarbons were detected in most of the soil samples analyzed. TPHg and benzene were detected at maximum concentrations of 100 mg/kg and 0.72 mg/kg, respectively (AGI, 1997).

Wells MW-1 through MW-4 were initially monitored and sampled in August of 1997. Free product was detected in two of the wells at a thickness of up to 5.10 feet. The wells without free product were purged and sampled. Elevated concentrations of TPHg and BTEX were detected in both of the wells sampled (AGI, 1997).

8.6.3 Additional Monitoring Wells and Free Product Recovery Well Installation (1998)

In December 1998, six (6) monitoring wells, designated MW-5 through MW-10, and one free product recovery well (RW-1) were installed at the Site in the locations shown on Figure 3. Wells MW-5 through MW-10 were constructed of 2-inch diameter, schedule 40 PVC casing and screened from 15

to 35 feet bgs. Well RW-1 was constructed of 4-inch diameter, schedule 40 PVC casing and screened from 15 to 35 feet bgs. (AGI, 1999).

Selected soil samples collected from depths ranging from 20 to 25 feet bgs were submitted for laboratory analyses. TPHg was detected in all of the soil samples at a maximum concentration of 820 mg/kg. Benzene was detected at a maximum of 7.4 mg/kg (AGI, 1999).

8.6.4 Additional Groundwater Monitoring Well Installation (2000)

On July 13 and 14, 2000, four (4) groundwater monitoring wells, MW-11 and MW-14, were installed at the off-Site at the locations shown on Figure 3. Soil borings were advanced to depths of 36.5 feet bgs. Wells MW-11 through MW-14 were constructed of 2-inch diameter, schedule 40 PVC casing and screened from 15 to 35 feet bgs (E2C, 2000).

Selected soil samples collected from depths ranging from 16 to 26 feet bgs were submitted for laboratory analyses. Concentrations of TPHg and BTEX were detected in relatively low concentrations in all of the samples analyzed (E2C, 2000).

8.6.5 Additional Groundwater Monitoring Well Installation (2001)

On May 22 through 24, 2001, seven (7) groundwater monitoring wells, MW-15 through MW-20 and MW-22 were installed at the off-Site locations depicted on Figure 3. An additional proposed well, MW-21, was not completed due to subsurface obstructions encountered during drilling attempts. Wells MW-15 through MW-20 and MW-22 were constructed of 2-inch diameter, schedule 40 PVC casing and screened from 15 to 35 feet bgs (E2C, 2001b).

Selected soil samples collected from depths ranging from 15 to 31 feet bgs were submitted for laboratory analyses. No petroleum hydrocarbons were detected above the laboratory detection results in any of the samples analyzed (E2C, 2001b).

8.6.6 Additional Groundwater Monitoring and Vapor Extraction Well Installation (2001)

On December 18 through 20, 2001, two (2) groundwater monitoring wells, MW-21 and MW-23, and eight (8) soil vapor extraction wells, VE-1 through VE-8, were installed at the Site at the locations depicted on Figure 3. Details of this well installation event are reportedly included in a report from E2C titled "Additional Hydrogeologic Assessment and Soil Vapor Well Installation Report…" for the Site, dated January 22, 2002 (E2C, 2002). FREY did not locate the E2C report as of the writing of this report.

A workplan proposing the well installations indicated that the ground water monitoring wells were to be constructed of 2-inch diameter, schedule 40 PVC casing and would be screened from approximately 15 to 35 feet bgs, and the vapor extraction wells were to be constructed of 2-inch diameter, schedule 40 PVC casing and would be screened from approximately 1 to 14 feet bgs (E2C, 2001c).

8.6.7 Additional Free Product Recovery Well Installation (2011)

On October 24, 2011, two (2) free product recovery wells, EX1 and EX2, were installed at the locations shown on Figure 3. Wells EX1 and EX2 were constructed of 6-inch diameter, schedule 40 PVC and screened from 15 to 30 feet bgs (TRG, 2011).

Soil samples collected at depths ranging from 5 to 30 feet bgs were submitted for laboratory analyses. Soil samples collected from each of the borings showed total TPHg, BTEX, and oxygenated compounds primarily between 15 and 30 feet bgs (the vadose zone). The highest concentrations of TPHg and BTEX were detected in soils collected from boring EX2 at 25 feet bgs at concentrations of 4,722 mg/kg, 30 mg/kg, 199 mg/kg, 81 mg/kg, and 341 mg/kg, respectively. Fuel oxygenates, including methyl tert-butyl ether (MTBE), diisopropyl ether (DIPE), and tert-butyl alcohol (TBA), were detected at relatively low concentrations in some, but not all, of the samples (TRG, 2011).

8.6.8 Free Product Monitoring and Recovery (1997 - 2012)

Free product was first detected at the Site following the 1997 well installation. Upon the completion of an additional well installation conducted in 1998 free product was detected seven of the eleven total existing wells at thicknesses in excess of 5 feet in four of the wells. Subsequently, free product was hand bailed from the affected wells on two occasions without any diminution in product thicknesses in the wells (AGI, 1999a).

On June 1, 1999, approximately 1,200 gallons of free product was removed (mostly from well MW-9) using a vacuum truck. Commencing on August 12, 1999, free product removal using a vacuum truck was conducted at the Site on a weekly basis, removing an estimated total of 11,000 gallons of free product, until October 28, 1999 when free product removal was temporarily halted pending investigation of more cost-efficient removal methods (AGI, 1999b).

A free product recovery system was installed and commenced at the Site in September of 2000 (E2C, 2001). The free product recovery system consisted of two pneumatic pumps, a compressor, and a 6,000-gallon storage tank plumbed to on-Site wells, MW-1 and MW-4. In December 2001, additional free-product/water removal from off-Site wells, MW-8 and MW-9, was conducted on occasion using a vacuum truck in conjunction with the recovery system (EC2, 2001a). From 2000 to 2001, approximately 10,000 gallons of free-product and water were removed from Site wells via the free product recovery system and vacuum truck operations (E2C, 2002).

Based on the free-product thickness data and the reduction of dissolved-phase contaminant concentrations in the eastern, southern, and western perimeter wells, removal of free-product using the vacuum truck solely was deemed significantly more effective (E2C, 2002). E2C estimated that approximately 146,500 gallons of free product / groundwater mixture had been removed from the Site between 2002 through June of 2009 in conjunction with vapor extraction system (VES) operations (E2C, 2009).

Based on available data it appears that no free product recovery was conducted again until February 2010. From February 2010 through August 2012, approximately 1,321 gallons of gasoline free product / water mixture was removed via hand bailing, automated skimmers, peristaltic pumps, and vacuum truck (TRG, 2018).

Due to budget constraints, free product recovery has not been performed at the Site since 2012 (TRG, 2018).

The most recent free product monitoring event was conducted on March 15, 2018. A total of 19 on- and off-Site wells were gaged. Wells EX1 and MW5 were located underneath inoperable vehicles and could not be accessed. Wells MW14, MW16, MW20, and MW23, were not located and may have been paved over by either the property owner (MW20) or the City of Los Angeles (MW14, MW16, MW23). Free product was reported in 10 of the 19 wells gauged (MW1, MW2, MW6, MW7, MW8, MW9, MW11, MW13, MW22, and EX2) at thicknesses ranging from 0.03 to 2.69 feet on March 5, 2018 (TRG, 2018).

8.6.9 Dual-Phase and Soil Vapor Extraction Remediation (2002 to 2006)

Six, five-day dual-phase vapor extraction (DPE) events were conducted from July 2002 through October 2002. A dual-phase extraction blower and thermal oxidizer was used-for the high-volume extraction of vapor mainly from wells VE-2 and MW-8. An estimated total of 34,109 pounds of hydrocarbons were removed during the six, five-day DPE events (E2C, 2003).

A soil vapor extraction (SVE) remediation system consisting of a thermal oxidizer equipped with a positive displacement blower and a water knockout pot was installed and commenced operation at the Site in September of 2003. Select vapor extraction wells were connected to the vapor extraction system manifold via underground piping (E2C, 2003). The thermal oxidizer SVE operated until January of 2005 and was replaced by a liquid-ring catalytic oxidizer SVE in June of 2005 (E2C, 2009). SVE operations at the Site from September 2003 through September 2008 extracted an estimated total of 213,888 lbs (33,485 gallons) of petroleum hydrocarbons from subsurface soil vapors at the Site (E2C, 2009).

8.6.10 Groundwater Monitoring and Sampling (1999 to 2009)

The first groundwater monitoring and sampling event was conducted on August 22, 1997. After the first event, groundwater monitoring and sampling was conducted on a quarterly basis from the second quarter of 1999 until the second quarter of 2009.

During the most recent sampling event conducted June 30, 2009, depth to groundwater ranging from approximately 20 to 25 feet bgs and groundwater was estimated to flow to southwest. Free product was present in six wells (MW-1, MW-2, MW-7, MW-9, MW-11 and MW-13). Groundwater samples collected on June 30, 2009, maximum concentrations of TPHg at 15,800 ug/l (MW-5), benzene at 1,920 ug/l (MW-4), toluene at 1,720 ug/l (MW-9), ethylbenzene at 782 ug/l (RW-1), total xylenes at 1,070 ug/l (RW-1), MTBE at 810 ug/l and TBA at 329 ug/l (MW-3) (E2C, 2009).

9.0 GOVERNMENT AGENCY LISTING FINDINGS

FREY reviewed the EDR Radius Map report for the Site which has been attached in Appendix E. The results of the review are summarized in the following sections.

9.1 OIL AND GAS

FREY reviewed the EDR Radius Map physical settings report and map and the California Division of Oil, Gas and Geothermal Resources (CADOGGR) Well Finder Website for oil and gas wells in the Site Vicinity. There are six wells located with 1-mile of the Site. Five of the wells are listed as plugged or dry hole wells, and the other is listed as idle and is located approximately 0.9-mile southeast from the Site (CADOGGR, 2019). These wells are not considered a REC.

FREY reviewed the LADBS Methane and Methane Buffer Zone Map and verified that the Site is not located in a methane or methane buffer zone.

9.2 RADON

The EDR Radius Map physical settings report indicates the Site is located in an average radon exposure zone according to a generalized assessment of radon potential in the zip code area of 90016. Of six tests in the 90016 zip code, none had detections of radon greater than four picocuries per liter (pCi/L). The USEPA lists Los Angeles County as Radon Zone Level 2, for areas where the indoor average radon level is greater than 2 pCi/L but less than 4 pCi/L. The USEPA has an action level of 4 pCi/L (EPA, 2002).

9.3 REGULATORY AGENCY DATABASE REVIEW

9.3.1 Site

The Site is identified in the EDR Radius Map report as Ken's Automotive/Texaco (5787 West Adams Boulevard) and is listed in the following agency databases: EDR Historic Auto, LUST, ENF, HIST CORTESE, RCRA-SQG, FINDS, ECHO, HAZNET, SWEEPS UST, and CA FID UST.

The LUST facility case for the Site was opened in 1996, following the discovery of a discharge during a UST closure, and is still open. Details of environmental assessment, monitoring, and remediation are discussed in Section 8.6 above. As previously noted, the use of the Site as gasoline service and automobile repair station is an REC.

9.3.2 Immediate Site Vicinity

Two (2) properties in the Immediate Site Vicinity are identified in the EDR Radius Map. A summary of the database information on these properties is below.

- The property located immediately west of the Site across South Genesee Avenue, with the historic addresses of 5801 and 5807 West Adams Boulevard (as identified by Sanborn maps), is listed in the EDR Historic Auto databases under various business names as a gasoline station from 1933 to 1942. This property was also identified in the City Directory Abstract as previously discussed in Section 8.4 above. This property is a REC and has been investigated as part of the current LUST case for the Site as discussed in Section 8.6 above.

- The property located immediately south of the Site at 5788 West Adams Boulevard, is listed in the SWEEPS UST, CA FID UST, and EDR Historic Auto databases. The property is reported to have been a gasoline serving station from at least 1969 through 1976 (Lenhart Brothers) and an automotive repair shop from 1977 through 1991 (Harry's Auto Repair and Yellow Cab of Culver City). This property was also identified in the City Directory Abstract as previously discussed in Section 8.4 above. This property is a REC and has been partially investigated as part of the current LUST case for the Site as discussed in Section 8.6 above.

The EDR Radius Map also shows a database listing at 5852 West Adams Boulevard as immediately southwest of the Site. However, the actual location of this address is 550 feet west-southwest of the Site and therefore not in the Immediate Site Vicinity.

9.3.3 Potential Areas of Concern

Five (5) addresses are listed in the Radius Map Report within the AOC of 528 feet of the Site as potentially having used or stored petroleum hydrocarbons. These addresses were listed on at least one of the following databases: CPS-SLIC, UST, CA FID UST, LUST, HIST UST, SWEEPS UST, HIST CORTESE, LA Co. HMS, and EDR Hist Auto. Four (4) of the addresses/locations have a reported leak or spill (corner of Fairfax Avenue and Adams Boulevard, 5776 West Washington Boulevard, 5812 West Washington Boulevard, and 5840 West Adams Boulevard) as discussed previously in Section 7.3 above, and the other does do not have reports of leaks, spills, or violations.

Fourteen (14) addresses, which may have been exposed to other COCs such as chlorinated VOCs or solvents, are listed on the Radius Map database within 1,760 feet of the Site. These facilities were listed in one or more of the following databases: EDR Hist Cleaner, RCRA-SQG, RCRA-LQG, DRYCLEANERS, ECHO, FINDS, and EMI. The closest of these addresses is located approximately 500 feet west-southwest of the Site. The are no reports of leaks, spills, or violations associated with these database listings.

With the exception of the CPS-SLIC listing for the corner of Fairfax Avenue and Adams Boulevard, currently being treated as part of the Site contamination plume, there is a low likelihood that the additional identified properties mentioned above within the AOC, have affected or will affect soil, soil vapor, and/or groundwater beneath the Site based on the data presented in the Radius Map Report. The data considered included the distance of these facilities to the Site, hydrogeologic cross-gradient or down-gradient locations, lack of leaks, spills, or violations reported, and status of cleanup cases (closed, inactive, or active with fully delineated and stable contamination plume).

10.0 DATA GAPS

No significant data gaps were noted in the preparation of this report.

11.0 CONCLUSIONS

FREY has prepared this Phase I ESA in general conformance with the scope and limitations of the ASTM and AAI guidelines. Any exceptions to or deletions from this practice are described in Section 4.0 and 10.0 of this report.

- The Site was first developed in 1929 and used as a restaurant/store through 1965. In 1965 the Site was redeveloped for use as a gasoline and auto repair station. The use of the Site as gasoline service station ceased around 1991 and in 1996, five USTs were removed from the Site.

  During the UST removal in 1996, the Site was found to have been contaminated with petroleum hydrocarbons, and LUST case was opened with the SWRCB. A Phase II investigation conducted in 1997 revealed the presence of free product in groundwater beneath the Site. Successive investigations were conducted through 2001 to delineate the hydrocarbon plume beneath the Site. Based on the information reviewed from previous environmental investigations conducted at the Site, as summarized in Section 8.6 above, the petroleum hydrocarbon plume in soil and groundwater identified beneath the Site has been relatively well assessed in all directions. The various remedial efforts conducted at the Site between 1997 and 2012 have reduced the originally estimated quantity of petroleum hydrocarbons beneath the Site. However, the continued presence of free product in on- and off-Site wells prevents the Site from meeting any of the SWRCB general criteria for closure for the LUST case for the Site.

  The use of the Site as a gasoline station and the well documented petroleum hydrocarbon plume identified beneath and extending off-Site being addressed with the SWRCB as a LUST case are RECs. The historic use of the Site as an auto repair station and the current presence of three hydraulic hoists and a clarifier on-Site are considered RECs as well.

- One (1) property listed in the city directories located in the Immediate Site Vicinity at 5801/5807 West Adams Boulevard (west of the Site) was identified to be formerly used as gas station and auto repair business, and as such, is a REC. Furthermore, possible unauthorized releases at this property may have contributed to the identified petroleum hydrocarbon beneath 5801/5807 West Adams Boulevard.

- An additional six (6) properties within the AOC of the Site were identified as RECs during review of State of California on-line databases, Sanborn maps, city directory abstract, and the EDR Radius Map database listings. However, based on the data reviewed herein, and environmental assessment and remediation conducted at the Site, it does not appear that these facilities will impact soil, soil vapor, and/or groundwater beneath the Site.

12.0 LIMITATIONS

The judgments described in this report are professional opinions based solely within the limits of the scope of work authorized and pertain to conditions judged to be present or applicable at the time the work was performed. Future conditions may differ from those described herein, and this report is not intended for future evaluations of this Site unless an update is conducted by a consultant familiar with environmental assessments.

This report was compiled partially of information supplied to FREY from outside sources, other information that is in the public domain and a visual inspection of the Site. FREY makes no warranty, assumes no responsibility or liability as to the accuracy of statements made by others, which may be contained in this report, nor are any other warranties or guarantees, expressed or implied, included or intended by the report, except that it has been prepared in accordance with the current accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing similar services.

The conclusions represent FREY's professional judgment based on information obtained and reviewed during the course of this assessment.

13.0 PROFESSIONAL STATEMENTS

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

Should you have any questions regarding this report, please contact us.

Sincerely,
FREY Environmental, Inc.

REGISTERED ENGINEERING GEOLOGIST
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Deanna Hoppe
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DTSC (Department of Toxic Substances Control), 2019; envirostor.dtsc.ca.gov website search for area of concern performed on January 25, 2019.

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_____, 2001b, Report of Findings for Additional Hydrogeological Assessment, Second Quarter 2001 Groundwater Monitoring Report & Workplan for Additional Hydrogeological Assessment, Former Ken's Auto, 5787 West Adams Boulevard, Los Angeles, California, dated June 29, 2001.

_____, 2001c, Proposal for Additional Characterization, Free Product Recovery and Install and Operate Vapor Extraction System, Former Ken's Auto, 5787 West Adams Boulevard, Los Angeles, California, dated November 13, 2001.

_____, 2002, Monthly Status Report – March 2002, Ken's Auto, 5787 West Adams Boulevard, Los Angeles, California, dated April 30, 2002.

REFERENCES (cont.)

E2C (E2C Remediation), 2003 Third Quarter 2003 Groundwater Monitoring Report and Remediation Status Report, Former Ken's Auto, 5787 West Adams Boulevard, Los Angeles, California, dated October 14, 2003.

_____, 2009, Second Quarter 2009 Groundwater Monitoring Report and Remediation Status Report, Former Ken's Auto, 5787 West Adams Boulevard, Los Angeles, California, dated September 4, 2009.

EDR (Environmental Data Resources, Inc.), 2019, Radius Map with Geocheck, Property Tax Map, Building Permit Report, Certified Sanborn Map Report, Historical Topographic Map Report, Aerial Photo Decade Package, City Directory Abstract Report, and Environmental Lien and AUL Search, dated January 2019.

EPA (Environmental Protection Agency), 2002, A Citizens Guide to Radon, 4th Edition, May 2002.

EPA, 2005, All Appropriate Inquiries Final Rule, 40 CFR Part 312, dated November 1, 2005.

LACDPW (Los Angeles County Department of Public Works), 2019, dpw.lacounty.gov/bsd/bpv, search for Site records performed on January 29.

LADBS (City of Los Angeles Department of Building and Safety), 2019; ladbs.org, search for Site records performed on February 25, 2019.

LAFD (City of Los Angeles Fire Department), 2019; www.lafd.org/fire-prevention/cupa/public-records, search for Site records performed on January 14, 2019.

SWRCB (California State Water Resources Control Board), 2019, GeoTracker ESI and GAMA websites search for area of concern conducted on January 25, 2019.

TRG (The Reynolds Group), 2011, Free Product Recovery Well Installation Report, Former Ken's Automotive, dated November 9, 2011.

_____, 2018; Ken's Automotive, Case Status Report, First Half 2018, dated April 13, 2018.

FIGURES

NOTE:

1. Base map from USGS 7.5 minute Los Angeles (dated 2018) California topographic quadrangle

0 1/2 1

APPROXIMATE SCALE IN MILES

SITE LOCATION MAP

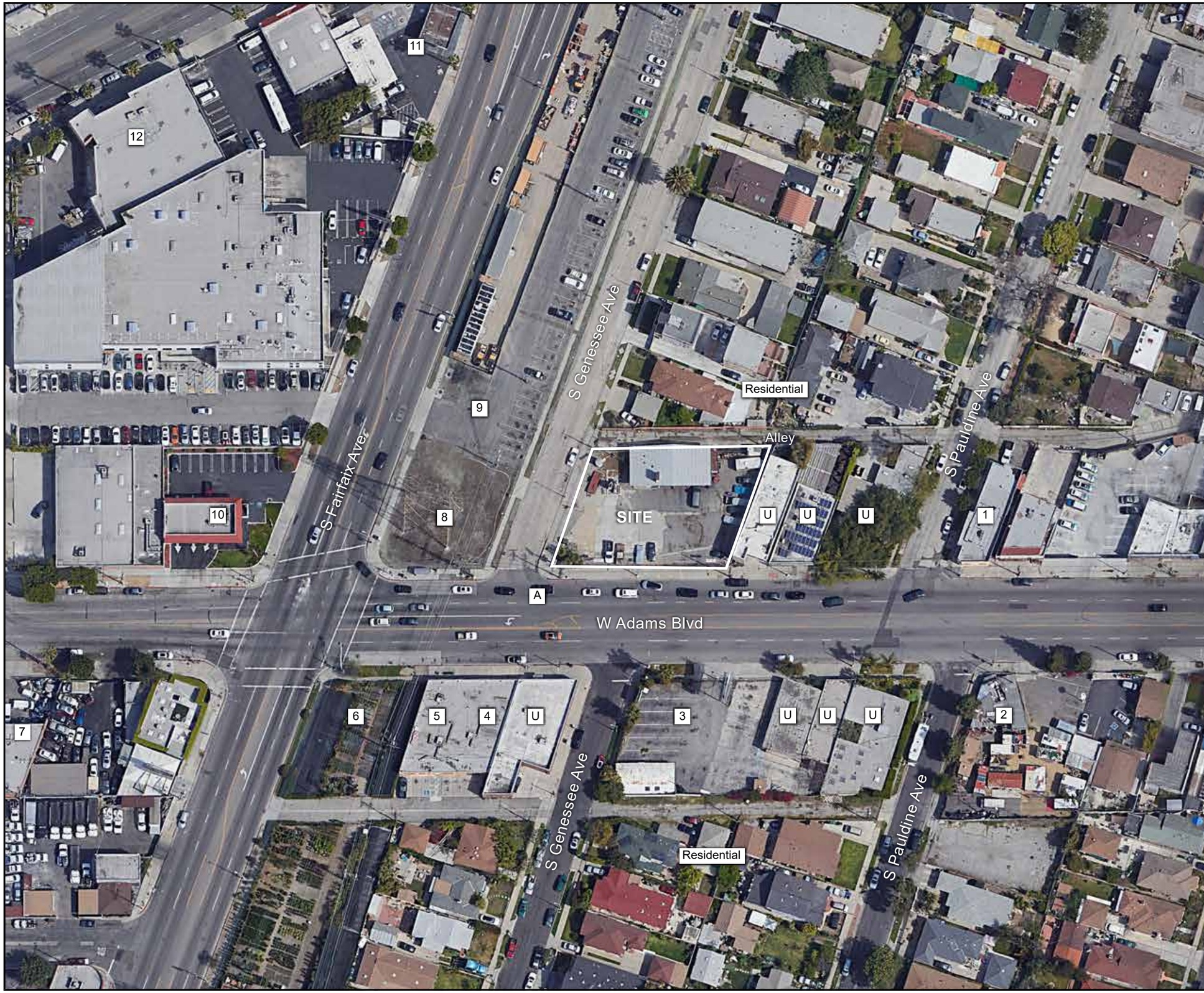
5775 & 5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
ZEFF	942-04	03/2019

FILE NAME: 942-04-SL.DWG

FIGURE 1



LEGEND

LOCATION	DESCRIPTION
1	BEAUTY SALON
2	J N' J BURGER
3	5788 W ADAMS BLVD *(vacant / former gas station)*
4	BEAUTY SUPPLY
5	BEAUTY SALON
6	PLANT NURSERY
7	6840 W ADAMS BLVD *(Alexander Machinery Co. Inc.)*
8	5801/5807 W ADAMS BLVD *(utility tower / former gas station)*
9	STATE OPERATED PARKING LOT
10	JIFFY LUBE
11	5776 W. WASHINGTON BLVD *(Mobil gas station)*
12	5812 W WASHINGTON BLVD *(National Dye House)*
U	UNIDENTIFIED OR VACANT

NOTES:

1. All locations and dimensions are approximate.
2. Base photo from Google Earth, downloaded on Mach 1, 2019.

0 80 160

APPROXIMATE SCALE IN FEET

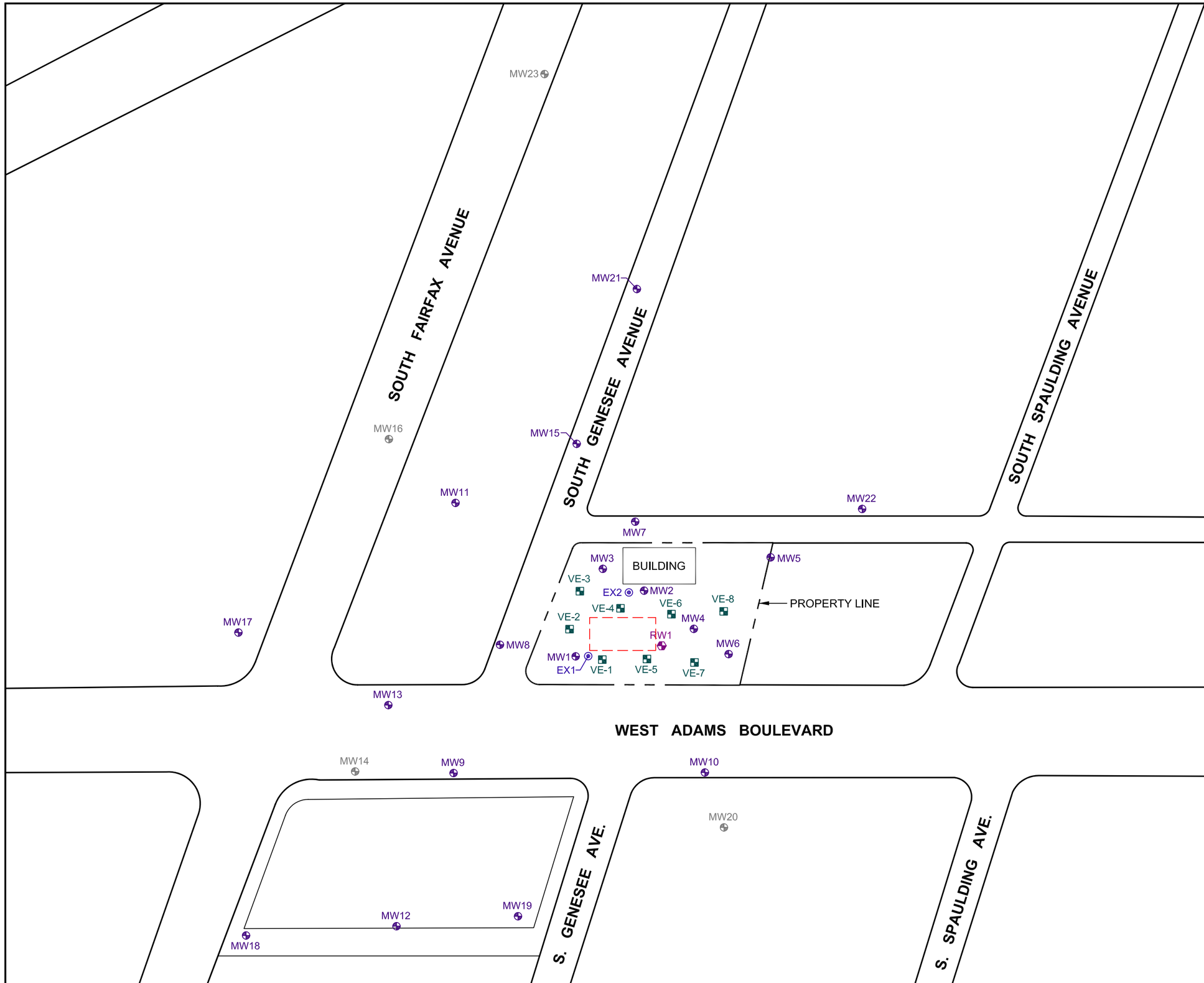
NORTH

IMMEDIATE SITE VICINITY SKETCH

5775 & 5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
ZEFF	942-04	03/2019
FILE NAME: 942-04-ISVS.AI	FIGURE 2	



LEGEND

	FORMER FUELING FACILITY
MW1	GROUNDWATER MONITORING WELL LOCATION
MW14	WELL NOT LOCATION - PAVED OVER
RW1	RECOVERY WELL LOCATION
EX1	FREE PRODUCT RECOVERY WELL LOCATION
VE-1	VAPOR EXTRACTION WELL LOCATION

NOTES:

1. All locations and dimensions are approximate.
2. Site Sketch from The Reynolds Group, Dated: March 2019.

0 70 140

APPROXIMATE SCALE IN FEET

SITE SKETCH SHOWING GROUNDWATER MONITORING AND REMEDIAL WELL LOCATIONS

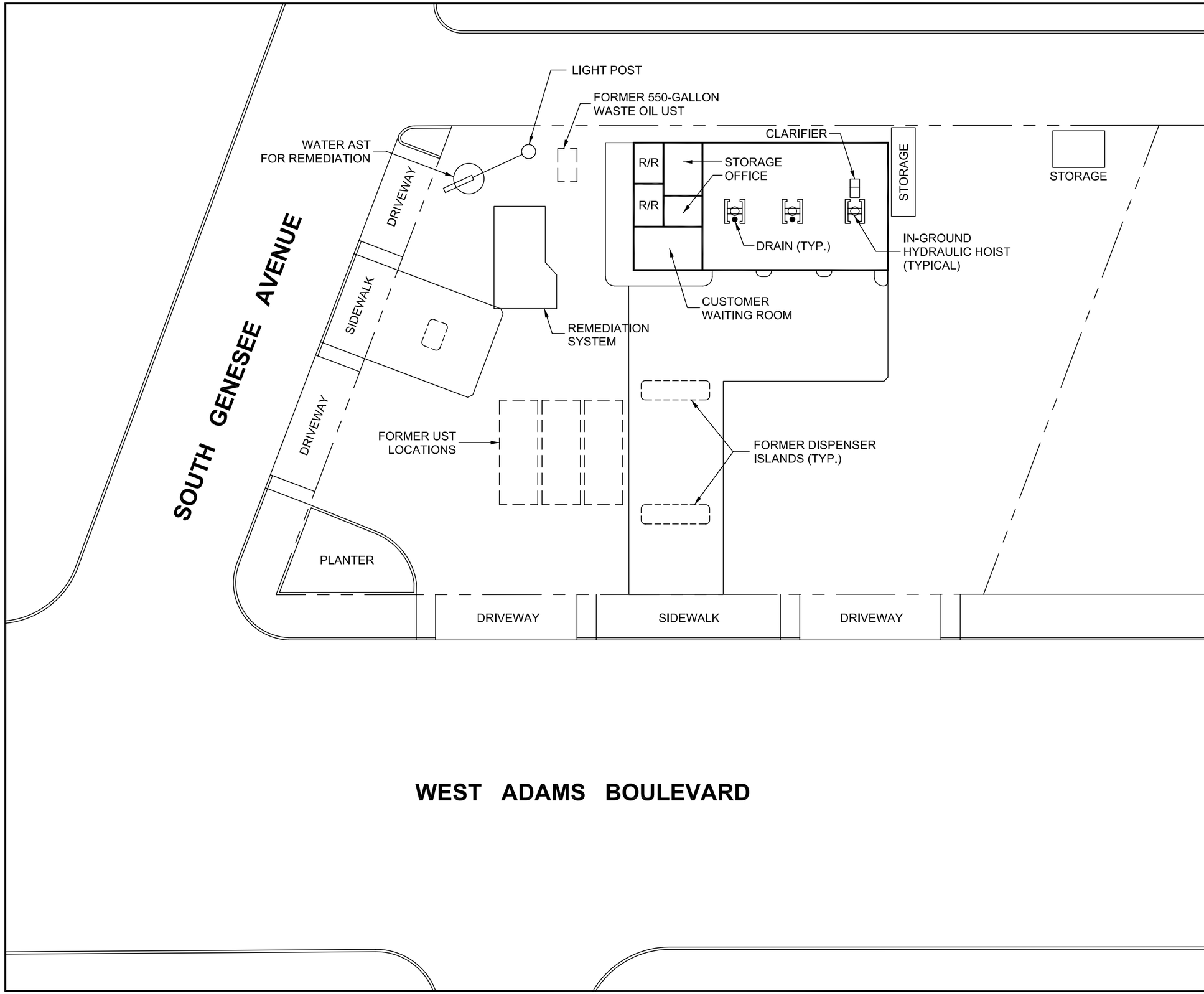
5775 & 5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
ZEFF	942-04	03/2019

FILE NAME: 942-04-ST.DWG

FIGURE 3



LEGEND

NOTES:

1. All locations and dimensions are approximate.
2. Site Sketch from Google Earth Aerial Photo.

0 20 40

APPROXIMATE SCALE IN FEET

SITE SKETCH

5775 & 5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
ZEFF	942-04	03/2019

FILE NAME: 942-04-ST2.DWG

FIGURE 4

APPENDIX A

SITE PHOTOGRAPHS

APPENDIX A
SITE PHOTOGRAPHS

Site photo taken from the SW Corner of the Site

Front of Main Building (Photo Taken from SE Corner of the Site)

APPENDIX A
SITE PHOTOGRAPHS

Vapor Extraction Unit Located West of the Main Building

AST Associated with the Remediation System (Located in the NW Corner of the Site)

APPENDIX A
SITE PHOTOGRAPHS

Former Customer Waiting Area

Northern Interior Wall of the Auto Repair Shop

APPENDIX A
SITE PHOTOGRAPHS

Hydraulic Hoists within Auto Repair Shop (Center Hoist has Been Removed)

Close Up of Remaining Base of the Center Hydraulic Hoist and Nearby Drain to Clarifier

APPENDIX A
SITE PHOTOGRAPHS

Clarifier Located in the Main Building

Clarifier with Lids Pulled off (the Clarifier was Empty during the Site Inspection)

APPENDIX A
SITE PHOTOGRAPHS

Shed Located in the NE Corner of the Site (Empty During Site Inspection)

Alley along the Northern Property Line of the Site

APPENDIX B

QUESTIONNAIRE

TRANSACATION SCREEN QUESTIONNAIRE
FOR PHASE I ENVIRONMENTAL SITE ASSESSMENT

Site: Service Station
5775 West Adams Boulevard
Los Angeles, California

Completed By: Helen Yamamoto Company: —

General Site Questions:

How is storm water handled?: Unknown
Herbicide/Pesticide use (type, quantity, frequency)?:
Unknown

Utility Provider: Septic or Sewer: ~~Unknown~~

If septic, provide location of system: ~~Unknown~~ / N/A

Water Supply Well or City Water: ~~Unknown~~

Electricity: Unknown

Gas: Unknown

Trash / Non-Haz Waste Disposal: Unknown

Hazardous Waste: Unknown

Historical Chemical Use and Storage (type, used for, storage locations):

Please review Geotracker.

1a. Did you observe evidence or do you have any prior knowledge that the subject property is currently or has been previously used for an industrial use?

Yes	No	Unknown
		X

Scanned with CamScanner

knowledge that any adjoining properties is currently or has been previously used for an industrial use?

2a. Did you observe evidence or do you have any knowledge that the subject property is currently or has previously been used for any of the following (circle all that apply):

Yes	No	Unknown

- gasoline station
- motor repair facility
- dry cleaners
- photo developing laboratory
- junkyard or landfill
- waste treatment, storage, disposal, processing or recycling facility

2b. Did you observe evidence or do you have any knowledge that any adjoining property is currently or has previously been used for any of the following (circle all that apply):

Yes	No	Unknown
		X

- gasoline station
- motor repair facility
- dry cleaners
- photo developing laboratory
- junkyard or landfill
- waste treatment, storage, disposal, processing or recycling facility

3. Did you observe evidence or do you have any knowledge that there are currently or have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers > 5 gallons (19 L) in volume or 50 gallons (190 L) in the aggregate, stored on or used at the subject property?

Yes	No	Unknown
		X

4. Did you observe evidence or do you have any knowledge that there are currently or have been previously any industrial drums (typically 55 gal) or sacks of chemicals located on the subject property?

Yes	No	Unknown
		X

5. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the subject property that originated from a contaminated site or is of unknown origin?

Yes	No	Unknown
		X

6. Did you observe evidence or do you have any prior knowledge that there is currently or has been previously any pits, ponds, or lagoons located on the subject property in connection with waste

Yes	No	Unknown
		X

Scanned with CamScanner

treatment or waste disposal?

7. Did you observe evidence or do you have any prior knowledge that there is currently or has been previously any stained soil on the subject property?

Yes	No	Unknown
		X

8. Did you observe evidence or do you have any prior knowledge that there is currently or has been previously any registered or unregistered storage tanks (above or underground) located on the subject property?

Yes	No	Unknown
X		

(gas tanks)

9. Did you observe evidence or do you have any prior knowledge that there is currently or has been previously any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the subject property or adjacent to any structure on the subject property?

Yes	No	Unknown
		X

10. Is there currently evidence of leaks, spill, or staining by substances other than water, or foul odors, associated with flooring, drains, walls, ceilings, or exposed grounds on the subject property?

Yes	No	Unknown
		X

11. If the subject property is served by a private well or non-public water system, is there evidence or do you have any knowledge that contaminants have been identified in the well or system, or that the well has been designated as contaminated by any government environmental / health agency?

Yes	No	Unknown
		X

12. Do you have any knowledge of environmental liens or government notification relating to past or recurrent violations of environmental laws with respect to the subject property?

Yes	No	Unknown
		X

Los Angeles Water Board

13. Have you been informed of the current or past existence of hazardous substances or petroleum products with respect to the subject property?

Yes	No	Unknown
X		

Gasoline on property

14. Do you have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the subject property, or recommended further assessment of the subject property?

Yes	No	Unknown
X		

Gasoline on property

Scanned with CamScanner

15. Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the subject property by any owner or occupant of the property?

Yes	No	Unknown
		X

16. Does the subject property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?

Yes	No	Unknown
		X

17. Do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumbed above grade, buried and/or burned on this property?

Yes	No	Unknown
		X

18. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's?

Yes	No	Unknown
		X

Please provide details relating to any questions answered "yes" in the space provided. Attach additional sheets or informative documents if necessary:

Please see Geotracker for any reports concerning property.

The undersign represents, that to the best of his or her knowledge, the above statements and facts are true and correct and, to the best of his or her knowledge, no material facts have been suppressed or misstated.

[signature] 2-26-19

Scanned with CamScanner

Signature of party completing questionnaire Name of party completing questionnaire Date

Scanned with CamScanner

APPENDIX C

CITY OF LOS ANGELES RECORDS

Gmail

Deanna Hoppe <deannahoppe@gmail.com>

HM Records Request - 5787 W. Adams (942-04)

LAFD RFI <lafdrfi@lacity.org> Fri, Jan 18, 2019 at 11:12 AM
To: LAFD RFI <lafdrfi@lacity.org>
Cc: deannahoppe@gmail.com

Hi,

We currently do not have any information on file for this address.
However, we urge you to please visit our CALEPA Regulated Site Portal which is a website that combines data about environmentally regulated sites and facilities in California into a single, searchable database and interactive map. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

LINK: CALEPA Regulated Site Portal

Please note any address or facility not listed in the active or inactive list on our website indicates that we currently do not have information available.

Thank you,
LAFD CUPA
213-978-3691
[Quoted text hidden]

Los Angeles City Fire Department

Telephone (213) 978-3700
Email: lafdpublicrecords@lacity.org
200 N. Main St., 17th Fl., Los Angeles, CA 90012

Request for Information
UST Records

L.A.F.D.
UNDERGROUND TANK - PLAN CHECK
PAID
DATE: 1-15-19
CHECK NUMBER: CC
INITIALS: BA
AMOUNT: 30.00

LAFD
CUPA

*PLEASE COMPLETE THE REQUIRED TOP PORTION. INCOMPLETE FORMS WILL NOT BE ACCEPTED.
(ALLOW 10 WORKING DAYS FOR PROCESSING)

Request Date: 01/14/2019

Requester's Name: Deanna Hoppe Email: deannahoppe@gmail.com

Company/ Agency: FREY Environmental Inc PH.#: 909-641-4757

Address: 2817A Lafayette Ave Unit/Ste.:

City: Newport Beach State: CA Zip: 92663

PLEASE NOTE: YOU MUST PROVIDE A FACILITY ID # FOR ACTIVE/INACTIVE UST RECORDS.
VISIT http://www.lafd.org/public-records TO VIEW LIST OF ALL UST RECORDS.

INFORMATION IS REQUESTED FOR:

Check all that apply: ☒ Active/Inactive UST Records ☒ Historical Files

Facility I.D. No: FA0031180
(e.g.: FA0000000)

Site Address: 5787 W. Adams Blvd. Unit/Ste.:

City: Los Angeles Zip: 90016

Reason for Request: Phase I Environmental Site Assessment

FOR OFFICE USE ONLY

☐ NO INFORMATION ON FILE
☐ HARD FILE DESTROYED
☒ INFORMATION AVAILABLE

Fire Prevention Report Initial Fee* x $11.00

Facility I.D. No.:

Request No.:

# of pgs. 190 x $0.10 = $19
*Per Facility ID

Processed Date:

APPT. TO REVIEW FILE:

TOTAL: $30.00

Processor Signature: Bianca Avila Digitally signed by Bianca Avila Date: 2019.01.15 12:21:06 -08'00'

F-350—1M Sets—1-69 (F-79)

Granted 4-2-70 Expires 4-2-71	**Fire Department** **City of Los Angeles** **PERMIT**	Reg. No. 193 Fee Paid $25.00

...ccordance with terms of the application on file with the Fire Prevention Bureau, permission is ...nted to:

Name
Shell Oil Company

Mail to
Spencer & Jones
P. O. Box 311
El Monte, California 91734

PERMIT CREATED

Permit to: Install 1 Atmospheric Tank, shop built as per plans and specifications submitted to the Fire Prevention Bureau.

Location
5787 West Adams Blvd.
Los Angeles, California

BY ORDER OF CHIEF ENGINEER
Harry W. [illegible]
By: _____
Fire Marshal

F-350—3M Sets—4-64 (F-79)

Granted 6-15-65

Expires 6-15-66

Fire Department
City of Los Angeles

PERMIT

Reg. No. 22

Fee Paid $24.00

In accordance with terms of the application on file with the Fire Prevention Bureau, permission is granted to:

Name

Shell Oil Co.

Mail to

Shell Oil Co.
6226 Cherry Avenue
Long Beach, California

Permit to: install 4 atmospheric tanks as per plans and specifications submitted to the Fire Prevention Bureau.

Location

5787 Adams

WILLIAM L. MILLER, CHIEF ENGINEER

By: Thomas V. [illegible]

Fire Marshal

F-350

Granted 11-09-95

Expires 11-09-96

Fire Department
City of Los Angeles
PERMIT

Reg. No. 91

Fee Paid Exempt-714

... accordance with terms of the application on file with the Fire Prevention Bureau, permission is granted to: MUST COMPLY WITH REQUIREMENTS NO 11.

Name

Ken Numata

Mail to

BJJ Services Company, Incorporated
8105 East Imperial Highway, Suite 4
Downey, CA 90242

Permit to: Abandon 1 atmospheric tank (s) as per plans and specification submitted to the Fire Prevention Bureau and subject to the field inspector's approval at the site.

Location

5787 West Adams
Los Angeles PJ

BY ORDER OF CHIEF ENGINEER

By: [signature]
Fire Marshal

F-350—3M Sets—1-74 (F-79)

Granted 11/6/74

Expires 11/6/75

Fire Department
City of Los Angeles

PERMIT

Reg. No. 20245

Fee Paid $10.00

In accordance with terms of the application on file with the Fire Prevention Bureau, permission is granted to:

Name

Shell Oil Company

PERMIT GRANTED

NOV 8 1974

Address

Spencer & Jones
247 N. Covina Lane
City of Industry, Calif. 91746

Permit to: alter piping for vapor recovery system as per plans and specifications submitted to the Fire Prevention Bureau.

Location

5787 W. Adams

BY ORDER OF CHIEF ENGINEER

By: [signature]
Fire Marshal

Form 526 1(a)—Rev. 8-66 (M-45)

APPLICATION FOR FIRE PERMIT

OFF[illegible] OF THE CITY CLERK — LOS ANGELES

5

FEES

NAME OF OWNER(S) KEN NUMATA (NMN)	
DOING BUSINESS AS KEN'S SHELL STATION	Permit Fee $ 16.50
BUSINESS ADDRESS OR LOCATION DESCRIPTION 5787 W ADAMS BLVD ZN 16	Penalty $
MAILING ADDRESS SAME	Total $ 16.50
TYPE OF BUSINESS AUTO FUELING STATION — DATE STARTED 11-4-68	TELEPHONE NUMBER 936-2228

CLASSIFICATION CODE	NEW OR TRANSFER	MAXIMUM CAPACITY	MAX. QUANTITY—HAZARDOUS MATERIAL	OIL WELL, LAFD No.
702				

NOTICE TO APPLY: You are hereby directed to apply and pay the required fee to the City Clerk for a Fire Permit on or before ..... or penalty will apply.

Issued by: ..... Date .....
INSPECTOR

APPROVED: [signature] Date 11-18-68

APPLICATION FOR PERMIT: I hereby declare that I am the owner of the above business or authorized representative of the owner and that I am in charge of the business, operation, occupation or premises described herein. I agree to comply with all Regulations, Laws or Ordinances pertaining to or regulating such business that are now in effect or that may be hereafter adopted.

SIGNATURE OF APPLICANT [signature]

Title ..... Date 10-30-68

OFFICE COLLECTION	INSPECTOR REPORT	OFFICE BILLING
Fee $ 16.50	Fee $	Fee $
Penalty	Penalty	Penalty
Total 16.50	Total	Total

DEC 1 1968

PERMIT NUMBER	DEPUTY CITY CLERK
F 826010-702	M MEACHAM 10-30-68

TO BILLING UNIT		NO BILLING REQUIRED	
INITIAL	DATE	INITIAL	DATE

Form 526 1(b)—Rev 8-66 (M-46)

HOW TO FILE YOUR APPLICATION

IF YOU APPLY IN PERSON: Take this form to the City Clerk's Office at one of the following locations:

DOWNTOWN LOS ANGELES, Room 101, City Hall, 201 N. Main St.

SAN PEDRO CITY HALL, 638 S. Beacon St., Rm. 303
(Monday, Wednesday and Friday Only) 8 a.m. to 12 noon, 1 p.m. to 5 p.m.

VAN NUYS, 14401 Erwin St.

WATTS CITY HALL, Rm 4, 1513 E. 103rd St.
(Tues. & Thurs. Only) 8 a.m. to 12 noon, 1 p.m. to 5 p.m.

WESTCHESTER, MUNICIPAL BUILDING, Room 1, 7166 Manchester Ave.
(Tues. & Thurs. Only) 8 a.m. to 12 noon, 1 p.m. to 5 p.m.

WEST LOS ANGELES, 1650 Purdue Ave., Room 104

IF YOU APPLY BY MAIL: Sign the application and mail with your remittance.

Make check payable to Walter C. Thiel, City Clerk.

All mail applications must be addressed to:

CITY CLERK'S OFFICE
Room 101, City Hall
Los Angeles, Calif. 90012

STATE UST FUND
ADVISORY & SERVICES

22930 CALABASH STREET

WOODLAND HILLS, CA 91364

SANTA CLARITA CA 913
PM
05 JUN
1995

Old Glory
USA 6

David R. Castaneda, Inspector II
LOS ANGELES CITY FIRE DEPARTMENT
Legal Liaison Unit
200 North Main Street, Room 990, City Hall East
Los Angeles, CA 90012

Ken's
AUTO R
Tune-Up
State Licens
12 22 94

5787 W. ADAMS

5787 W. ADAMS

5787 W. ADAMS

5787 W.

When did yo
change your

5787 W. ADAMS

57

Original Documents

Copies are inside folder.

DO NOT REMOVE

Groundwater Scientists • Environmental Consultants

SCANNED
SEP 21 2004

Workplan
For
Site Investigation/Characterization
of
Soil and Groundwater
at
Ken's Automotive
5787 West Adams Boulevard
Los Angeles, California

RECEIVED
JAN 22 19
UNDERGROUND TA

Presented To:

Mr. Ken Numata
5787 West Adams Boulevard
Los Angeles, California 90016

Presented By:

AquaGeosciences, Inc.
January, 1997

ANOTHER COPY TO BE SENT TO US. WE NEED TO REFER TO WATER BOARD

Philip Goalwin, R.G. #4779
Principal Hydrogeologist
Registration Expires 11/30/98

REGISTERED GEOLOGIST
PHILIP GOALWIN
No. 4779
STATE OF CALIFORNIA

4440 Grissom Street, Suite 100 • Bakersfield, California 93313
(805) 836-8100 • FAX (805) 836-8800
(800) 301-4244

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Exhibit 1 Vicinity Map
Exhibit 2 Site Map/Boring/Monitoring Well Locations
Exhibit 3 Well Diagram

Appendix A Site Safety Plan

1.0 INTRODUCTION

Mr. Ken Numata, owner of the property located at 5787 West Adams Boulevard, Los Angeles, California, has authorized AquaGeosciences, Inc. to prepare this Soil and Groundwater Investigation Workplan.

1.1 PURPOSE

The soil and groundwater investigation described in this workplan has the following objectives:

* To advance five (5) soil borings at locations chosen to fully assess the vertical and lateral extent of petroleum hydrocarbons in the vadose zone;

* To convert four (4) of the above mentioned soil borings to Groundwater Monitoring Wells to assess the lateral and vertical extent of petroleum hydrocarbons in the groundwater;

* Recommend appropriate corrective action based on a thorough review of the characterization findings.

1.2 SCOPE OF WORK

The scope of services described in the Workplan include:

* Locating underground utilities using Client's as-built drawings (if available) as well as Underground Service Alert (U.S.A.);

* Obtain necessary permits and /or regulatory approvals;

* Advancing up to five (5) soil borings within the property boundaries;

* One (1) soil boring will be used to determined the aquifer characteristics (confined vs. unconfined) by continuous sampling from 5 feet to groundwater surface.

* Four (4) soil borings will be converted into groundwater monitoring wells;

* Steam cleaning of all drilling and sampling equipment prior to and between each boring to avoid cross-contamination;

* Collecting soil samples at depths to be evaluated in the field. Initially, samples will be collected at approximately five foot intervals beginning at five feet and continuing until total depth. The samples will be collected using a standard California split-spoon sampler equipped with brass

tubes, steam cleaned prior to use. These samples will be field screened and selected samples will be chosen for chemical analyses;

* Field Screening will be accomplished using photo-ionizing detector (PID) equipped with a 10.0eV lamp or a flame-ionizing detector (FID). Soil samples will be placed in mason jars to approximately 50% capacity, shaken, and let stand for approximately 15 minutes. A standard headspace reading will be collected at this time;

* Soil samples collected for chemical analyses will be collected in brass tubes and sealed with teflon, end caps and tape. The sealed tubes will be placed in a cooler at 4° centigrade and transported to a DHS certified laboratory under chain-of-custody procedures;

* The soil samples collected from the UST area will be analyzed for Total Petroleum Hydrocarbons (TPH) as gasoline and diesel using California DOHS/LUFT/EPA Method 8015 modified, Volatile Aromatics, benzene, toluene, ethyl benzene, and total xylenes (BTEX) and MTBE using EPA Method 8020 and Total Lead using EPA Method 7420. The soil samples collected from the waste oil area will be analyzed for Total Recoverable Petroleum Hydrocarbons (TRPH) and Total Lead using EPA Method 418.1 and 7420, respectively;

* Prepare field boring logs;

* Installation of four (4) groundwater monitoring wells;

* Develop groundwater monitoring wells;

* Purge groundwater monitoring wells;

* Collect groundwater samples using a disposable bailer and placed in containers supplied by the laboratory with the appropriate preservative specified for analyses;

* Analyze groundwater samples for Total Petroleum Hydrocarbons as gasoline and diesel (TPHg, TPHd), BTEX, MTBE, TRPH, and Total Lead using EPA Method 8015m/602/8020/418.1/7420, respectively;

* Quality assurance/quality control (QA/QC) procedures;

* Prepare a written report summarizing the results of the investigation with conclusions and recommendations. The report will be certified by a California Registered Geologist.

1.3 Schedule

AquaGeosciences, Inc. anticipates beginning work described herein within one week upon approval from the Regional Water Quality Control Board - Los Angeles Region, the State Water Resources Control Board and authorization to proceed from the Client. The soil borings can be drilled and sampled in approximately one (1) working day. Groundwater monitoring wells can be installed and developed in approximately two (2) working days. One (1) day may be required to develop, purge and sample the wells. The analytical data will be reported within two weeks and the Report of Findings will be prepared in draft form approximately 30 days after completion of field activities. A final report will be prepared one (1) week after receipt of any revisions of the draft report.

2.0 Background

The site is located at 5787 West Adams Boulevard in Los Angeles, California as shown in Exhibit I.

2.1 Property Description

The facility plot plan is shown on Exhibit 2. Formerly, the property housed four (4) 8,000 gallon gasoline underground fuel storage tanks (UST's) and one (1) 500 gallon waste oil tank.

2.2 Project History

On January 9, 1996, BJJ Services Co., Inc. removed four (4) 8,000 gallon gasoline UST's and one (1) 500 gallon waste oil tank from the abovementioned property.

Approximately fourteen (14) soil samples were collected at 2 feet below the tank inverts at an approximate depth of 12 feet below grade surface (bgs). Soil samples were also collected from the spoil piles and beneath the dispensers. One (1) groundwater sample was collected from the bottom of the tank excavation.

The analytical results indicated that the waste oil spoil piles were non detect for BTEX; however, Total Recoverable Petroleum hydrocarbons (TRPH) were detected in Spoil Pile (SP2WO). The spoil piles accumulated from the removal of the gasoline underground storage tanks indicated concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg) and BTEX. Soil samples collected beneath the four (4) UST's reportedly contained elevated concentrations of TPHg and BTEX. The soil sample collected beneath the waste oil tank reportedly contained elevated concentrations of BTEX and TRPH. Soil samples collected beneath the dispensers indicated very minor concentrations of TPHg and BTEX. The grab groundwater sample had reportedly high concentrations of TPHg and BTEX and Total Lead was detected in the sample collected.

The Regional Water Quality Control Board - Los Angeles Region and the Los Angeles City Fire Department which is the lead Lead Regulatory Agency (LRA), prepared a letter dated February 8, 1996, requiring a site investigation to delineate the lateral and vertical extent of possible contamination and nature of such contamination in soils and groundwater underlying the site. They also requested that measurements of the current depth to groundwater at the site be addressed as well as the calculation of the groundwater elevations, pursuant to information attained from an authoritative source. It is AGI's understanding that the depth to first encountered groundwater in the vicinity of the site occurs at approximately 12-15 feet below ground surface (bgs).

Based on the depth to groundwater in this area and the analytical results of the groundwater sample previous collected and analyzed, AGI believed that groundwater monitoring wells would eventually be necessary at this site; therefore, AGI provided two (2) options in our bid proposal. The first option was in accordance with the Invitation to Bid, dated July 2, 1996 and the second option proposed a complete soil and groundwater investigation by converting four (4) of the proposed soil borings into groundwater monitoring wells.

Mr. Ken Numata, owner of the subject property, contracted with AquaGeosciences, Inc. to prepare this Workplan and implement a site investigation/characterization for both soil and groundwater.

2.3 Site Geology and Hydrogeology

The following description of the the geological and hydrogeological conditions in the vicinity of the site is summarized from Bulletin 104 Planned Utilization Of The Ground Water Basins Of The Coastal Plain Of Los Angeles County Appendix A Ground Water Geology published in June 1961 by the State of California Department of Water Resources, Southern District.

The site is located within the Coastal Plain of Los Angeles approximately six miles west of downtown Los Angeles between Beverly Hills and Culver City immediately south of Interstate 10. The Los Angeles Coastal Plain is a physiographic area which lies inland from the Pacific Ocean and is bounded on the north by the Santa Monica Mountains and on the northeast by the low lying Repetto, Merced and Puente Hills. The plain continues southeastward into Orange County. Review of the geological map shows the site to be situated within a narrow synclinal area (Paramount Syncline) characterized by the presence of Recent sediments at the surface bordered on the north and south by structurally uplifted areas. The northern uplift is named the La Brea High and is characterized by outcropping Upper Pleistocene sediments and the southern feature is the Baldwin Hills, a part of the Newport Inglewood Uplift. The Newport Inglewood Uplift is a northwest trending series of hills extending from the Santa Monica Mountains to Newport Beach. The hills are a reflection of faulted anticlinal structures. Sediments of the Lower Pleistocene San Pedro Formation are exposed on the Baldwin Hills.

During late Tertiary time, particularly during the Miocene and Pliocene epochs many thousands of feet of deep marine sediments were deposited in the area of the Los Angeles basin including the present coastal plain area. During the subsequent Pleistocene epoch and continuing to the present time the area was subject to series of tectonic events resulting in a general shallowing and eventual withdrawal of the sea as well as the formation of most of the geologic features present today. Sea level fluctuations as a result of this tectonic activity and independent world wide glacial events caused the deposition of complex shallow marine and non-marine sedimentary deposits over most of the present coastal plain while adjacent uplifted areas were subject to periods of erosion. These unconsolidated Pleistocene to Recent deposits constitute the majority of the water bearing aquifer units which underlie the area.

The Los Angeles coastal plain has been divided into a number of groundwater basins. Each basin is underlain by one or more permeable formations capable of producing substantial amounts of groundwater. The basins are separated from each other by geological features such as non-water bearing rocks, faults or natural or manmade divides in the water table or piezometric surface. The subject site is located in the Central Pressure Basin Area, so called because it is underlain by a series of aquifers confined by aquicludes or impermeable layers of clay and silt, one of which, the Bellflower aquiclude, is found near the ground surface. The Bellflower aquiclude prevents vertical percolation into the underlying aquifers. Water levels in the area form a piezometric surface rather than a free groundwater surface. The section of water bearing sediments in the basin ranges in age from Recent to Pliocene and reaches a maximum depth of 2,200 feet.

According to maps and cross sections presented in the referenced report, approximately 20 -30 feet of the Bellflower aquiclude is found at the surface at the subject site. This unit is described as "a heterogeneous mixture of fine grained continental, marine and wind-blown sediments" which are interpreted to be primarily clays and silts in the subject area. The uppermost water bearing unit in the vicinity of the site is the Exposition aquifer which consists of a mix of discontinuous distributed sediment types ranging from coarse gravels to clays, a maximum 100 feet thick, probably deposited by the ancestral Los Angeles River. Maps indicate that this unit is approximately 60 feet thick in the vicinity of the site and that its base occurs at sea level. The ground surface is approximately +80 feet and therefore the top of this unit should be encountered at about 20 feet below grade. A number of deeper aquifers including the Gage, Lynwood, Silverado and Sunnyside underlie the area. The total water bearing section in the area is probably 700 feet in thickness.

The Los Angeles County Department of Public Works was contacted and has record of a monitoring well (2626P) located at Washington Boulevard and Blackwelder with a depth to groundwater of 90.3 feet which was gauged on April 30, 1996. This well may be screened in a aquifer deeper than the Exposition.

3.0 Work Plan

AquaGeosciences, Inc. (AGI) proposes to advance five (5) soil borings, four (4) of which which will be converted into groundwater monitoring wells. These borings will allow AGI to assess the lateral and vertical extent of the petroleum hydrocarbons in soil. Additionally, after completion as groundwater monitoring wells, the wells will be used to assess the lateral extent of the petroleum impacted groundwater, the groundwater hydraulic gradient, and groundwater flow direction.

3.1 Soil Boring and Groundwater Monitoring Well Depths and Locations

AGI will obtain the permits and approvals as necessary from the appropriate regulatory agencies such as, but not limited to, the Los Angeles County Department of Public Works and the Regional Water Quality Control Board - Los Angeles Region. Additionally, AGI will contact USA Alert prior to conducting drilling procedures.

The four (4) soil borings will be advanced to depths of approximately 12-15 feet bgs. Please note: the first soil boring advanced will be used to determine the aquifer characteristics (confined or unconfined) by continuous sampling from 5 feet to groundwater surface. Once the aquifer is determined to either confined or unconfined, we will then be prepared to advance the groundwater monitoring wells to the appropriate depth relative to the aquifer characteristics.

The four (4) groundwater monitoring wells will be positioned within the property boundaries so as to define the extent of soil and groundwater contamination. Once the groundwater gradient has been determined, the position of the wells will be such that at least one well will be located upgradient of the suspected release point and at least two (2) wells will be located downgradient.

4.0 Methods

The following sections will describe in detail the methods to be employed in implementing this workplan.

4.1 Boring Methods

The borings will be advanced using a CME 75 rig, or equivalent, with a six inch or larger diameter hollow stem continuous flight auger in accordance with ASTM Method D 1452-80 for soil investigations and sampling by auger borings. The augers will be steam cleaned prior to drilling each boring. The lithology and other pertinent data will be recorded on a field boring log in accordance with Method D 2488-84 for visual description and identification of soils.

Cuttings and other spoil from the borings will be placed in appropriate D.O.T. approved 55-gallon drums until verified, with analytical results, whether or not the soil is

contaminated. If the material is contaminated, a written plan will be submitted by the facility operator to the County for their approval before treatment and/or disposal occurs. Disposal will be the responsibility of the Facility operator and occur within 90 days of completion of drilling.

4.2 Soil Sampling

Soil samples will be collected through the auger in 2-inch diameter brass sleeves driven in a split spoon sampler by a 140 pound hammer with a 30-inch drop in accordance with ASTM Methods D1586-84 for split-barrel sampling of soil and D1587-83 for thin-walled tube sampling of soils. The brass sleeves and sampler will be steam cleaned prior to each use.

Soil samples will be driven at depths of 5, 10, and 15 feet in each boring depending on total depth. The blow counts, recovery, and lithology will be recorded on the field logs. Lithology will be described by an experienced environmental geologist under the direct supervision of a California Registered Geologist in accordance with ASTM procedure D2488-84 (Standard Practice for Description and Identification of Soils). One brass sleeve with soil from each interval will be capped, sealed, labeled in accordance with EPA protocols, recorded on a chain-of-custody form, placed in a cooler at 4° centigrade or less, and transported to a California Certified Laboratory with the chain-of-custody for the specified analyses.

Soil samples will be collected at five foot intervals beginning at five feet and continuing until groundwater is encountered. Additionally, one (1) sample in each boring will be collected above the vadose zone and groundwater interface as specified by RWQCB - "Leaking underground Fuel Tank (LUFT) Guidance Manual".

4.3 Field Screening of Soil Samples

Soil samples will be collected using three six-inch brass tubes installed inside a split-spoon sampler. The middle sample tube will be immediately capped and stored in an iced cooler upon collection. The bottom tube will be used for lithologic description, and the top tube will be used for field screening. The material from the top tube will be placed in a mason jar to approximately 50 percent capacity, shaken, and stored for a period of 15 minutes. A standard headspace reading will be collected at this time and noted on the boring log. Field screening will be accomplished using a Foxborough 128 GC/OVM flame-ionizing detector.

4.4 Soil Analyses

Approximately ten (10) soil samples will be analyzed by Halcyon Laboratories, a California State Certified Laboratory in accordance with state guidelines and EPA protocols.

The samples will be analyzed for fuel hydrocarbons as gasoline, diesel, volatile aromatics, MTBE, and Total Lead using EPA method 5030/8015M, DHS LUFT Method, and EPA Method 8020/7420, respectively. The detection limits for TPH as gasoline and diesel will be 0.5 mg/kg and for BTEX and MTBE the detection limits will be 0.005 mg/kg.

5.0 Groundwater Monitoring Well Installation

If the aquifer is confined, the monitoring wells will be advanced to a depth of approximately 35 feet and will be completed with twenty feet of 2 inch, 0.020 slotted screen; twenty feet below the water table. Fifteen feet of blank casing will bring the well to surface grade where it will be subsequently completed per State and County specifications with #3 Monterey sand, bentonite seal, and five sack cement slurry to grade. A steel traffic box will be installed over the wellhead for protection. The monitoring wells will be carefully logged for lithologic descriptions and soil samples will be collected at five foot intervals for laboratory analysis as required. If the aquifer is unconfined, the wells will be advanced to 30' with twenty feet of 2 inch, 0.020 slotted screen; fifteen feet below and five feet above the water table. Exhibit 3 graphically depicts the construction of the wells.

5.1 Groundwater Monitoring Well Development

After allowing 24 hours for the cement to cure, a stainless steel submersible pump will be used to develop the wells. Water will be pumped until the effluent contains less than 10% fine materials (or until the effluent is clear). The water will be stored in appropriate D.O.T. approved 55-gallon drums pending receipt of analytical results.

5.2 Groundwater Elevation Measurement

The newly constructed monitoring wells will be surveyed for location and north side top of casing elevation. During sampling the depth of freestanding groundwater will be measured to the nearest one-hundredth (0.01) of a foot using a Solinst water indicator. Measurements will be made at the north side from the top of casing. A potentiometric surface map will be constructed by contouring the elevation data collected to determine the groundwater gradient and flow direction.

5.3 Groundwater Monitoring Well Purging

Forty eights hours after development (to allow the aquifer to return to equilibrium) a bladder pump will be used to purge a minimum of four well volumes. Well volumes will be calculated by measuring the depth to the top of the water and subtracting from the total depth of the well. This "thickness" will be multiplied by πr^2 to obtain the "well volume". After a minimum of four well volumes have been removed, the parameters of pH, temperature, and conductivity will be measured. The aquifer will be considered

stabilized if three consecutive measurements are within 10% of previous measurements.

5.4 Groundwater Sample Collection

Upon completion of purging, the wells will be sampled using a disposable PVC bailer. The bailer will be lowered into the well to collect a sample of the water. Groundwater samples will be stored in 40-milliliter VOA vials and one-liter amber bottles obtained from a State Certified laboratory. These containers will be filled such that no headspace exists and the samples will be stored in packing material and placed in an iced cooler at 4°C or less. The samples will be immediately logged on to a chain-of-custody document.

5.5 Groundwater Sample Analysis

One (1) groundwater samples will be collected from each well using disposable bailers and transferred into 1-liter amber bottles and 40-milliliter VOA vials. The sample containers will be labeled, sealed and stored in an iced cooler at 4°C or less pending transfer to a California State Certified Laboratory. Groundwater samples will be analyzed for Total Petroleum Hydrocarbons as gasoline and diesel (TPHg, TPHd) using EPA Methods 5030/602, Volatile Aromatics (BTEX), and MTBE using EPA Method 8020. Groundwater samples will also be analyzed for Total Lead using EPA Method 7420, respectively. The detection limits for TPH as gasoline and diesel in groundwater will be 50 ug/L and for BTEX and MTBE the detection limits will be 0.5 ug/L.

Please Note: if hydrocarbons are detected in the water sample obtained from the monitoring well, a similarly labeled and handled travel blank will be analyzed to verify that the hydrocarbons detected are present in the groundwater and not resultant from the handling or transport of the sample containers.

6.0 Report of Findings

A report of findings will be prepared which includes a tabulation of all groundwater monitoring and analysis data available and all soil analysis data available, field activities, sampling procedures, depth to groundwater, sampling and well stability data. Additionally, the report will include sections on local and regional geology and hydrogeology using authoritative referenced sources of information. Finally, the report will include a potentiometric surface map indicating groundwater flow direction and gradient, a site map showing the source of samples collected, additional maps and sections illustrating the extent and configuration of the contaminant plumes in soil and groundwater as interpreted from available data, boring logs, construction details of monitoring wells, and conclusions and recommendations.

Based upon the conclusions of the initial report of findings, AGI will recommend three (3) alternative remediation options to be considered. AGI will recommend the most cost effective remedial option and that best fits the needs and timing required by the Client. The report of findings will be certified by a California Registered Geologist.

7.0 Quality Assurance Plan

This section describes field and analytical quality-assurance procedures to be followed during the investigation and remediation.

7.1 Sample Collection and Handling Protocol

Proper sample collection and handling are essential to assure quality of data obtained from a sample. Each sample, therefore, will be collected in a brass tube, preserved correctly for the intended analysis and stored for no longer than permissible holding time prior to analysis. Protocol to be applied in this project is described in section 4.

7.2 Sample Identification and Chain-of-Custody Protocol

Sample identification and Chain-of-Custody procedures are designed to assure sample quality and to document sample possession from the time it is collected to the time of its ultimate disposal. The container for each sample submitted for analysis will have a label affixed with the identifying number or the number will be inscribed directly on the container. The analytical laboratory will assign a separate sample number unique to that sample for internal sample coordination and identification. A description of the sample including the sample number and other pertinent information regarding its collection and/or geologic significance will be written in field notes and/or a geologic boring log being prepared by the site geologist. These field documents will be kept in a permanent project file. All samples will be analyzed by a state certified laboratory for the analyses requested.

A properly completed Chain-of-Custody Form will be submitted to the analytical laboratory along with sample. The laboratory's assigned number will be properly entered on the form. A quality control officer at the lab will verify integrity of sample submitted, proper sample volume, correctness of containers used, and properly executed Chain-of-Custody Form. Pertinent information will be entered into a log book kept by the laboratory.

7.3 Analytical Quality Assurance

In addition to routine calibration of analytical instruments with standards and blanks, the analyst is required to run duplicates and spikes on 10 percent of analyses to assure an added measure of reliability and precision. Accuracy is verified through the following:

1. U.S. EPA and State certification of results;

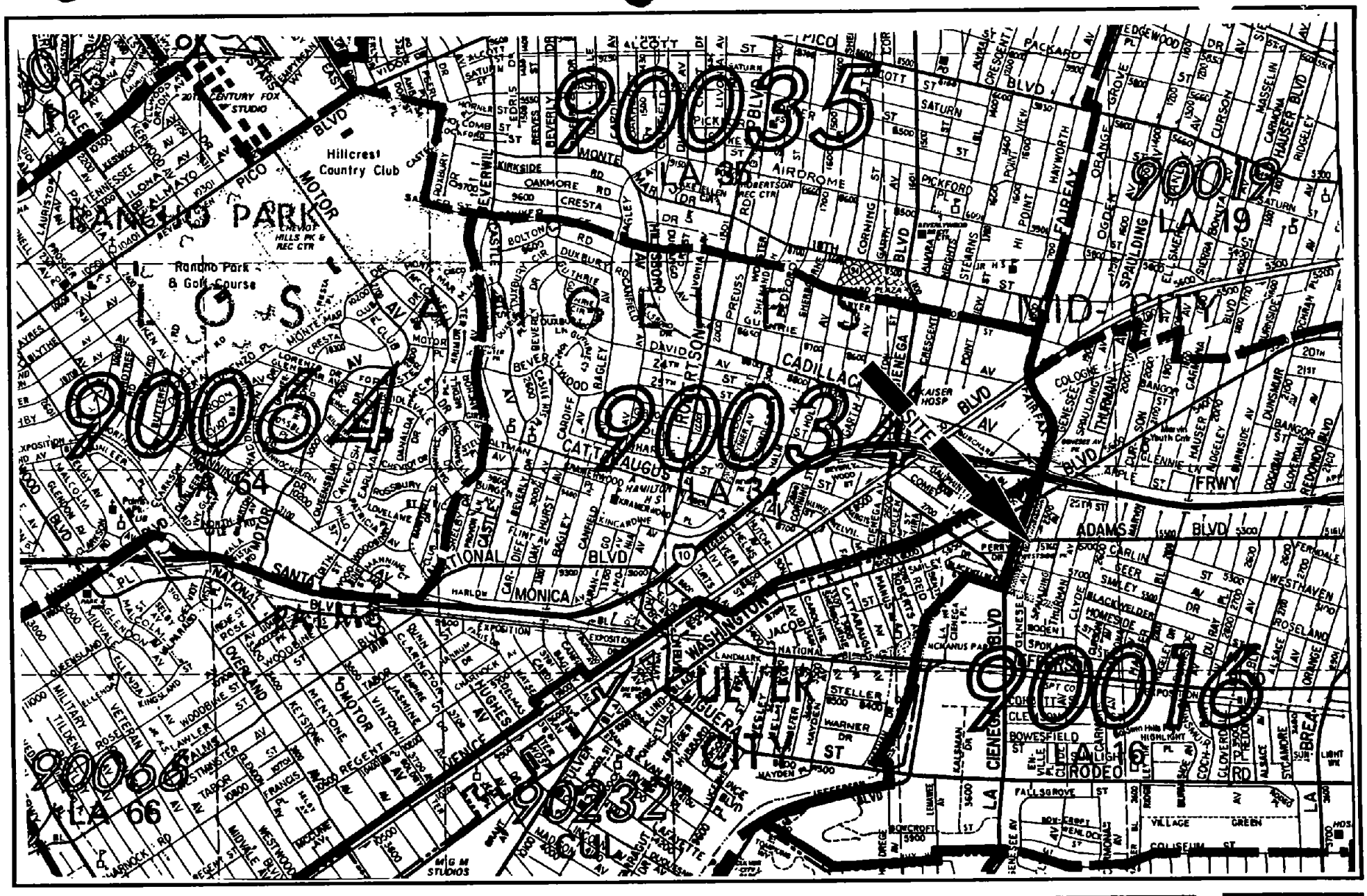
2. Participation in inter-laboratory round robin program;

3. "Blind" samples are submitted for analysis by the quality control officer on a weekly basis. These are prepared from National Bureau of Standards specifications of EPA reference standards;

4. Verification of results with an alternative method.

8.0 Site Safety Plan

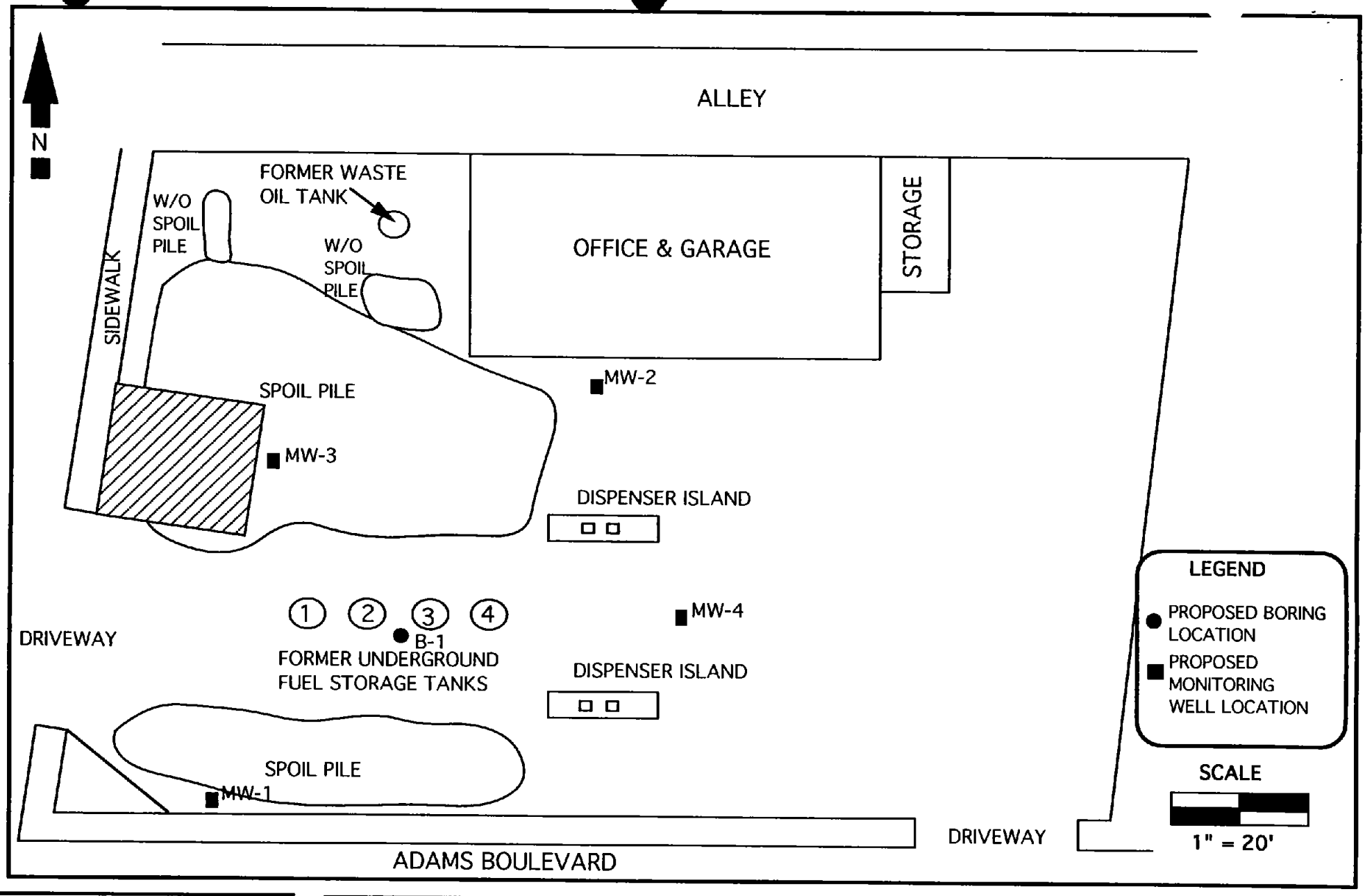
Appendix A contains a Site Safety Plan which complies with Worker Right to Know Regulations and CCR Title 26.



AQUAGEOSCIENCES, INC.
4440 Grissom Street, Ste. 100
Bakersfield, California 93313
PHONE: (805) 836-8100
FAX: (805) 836-8800

KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA
VICINITY MAP

EXHIBIT
1



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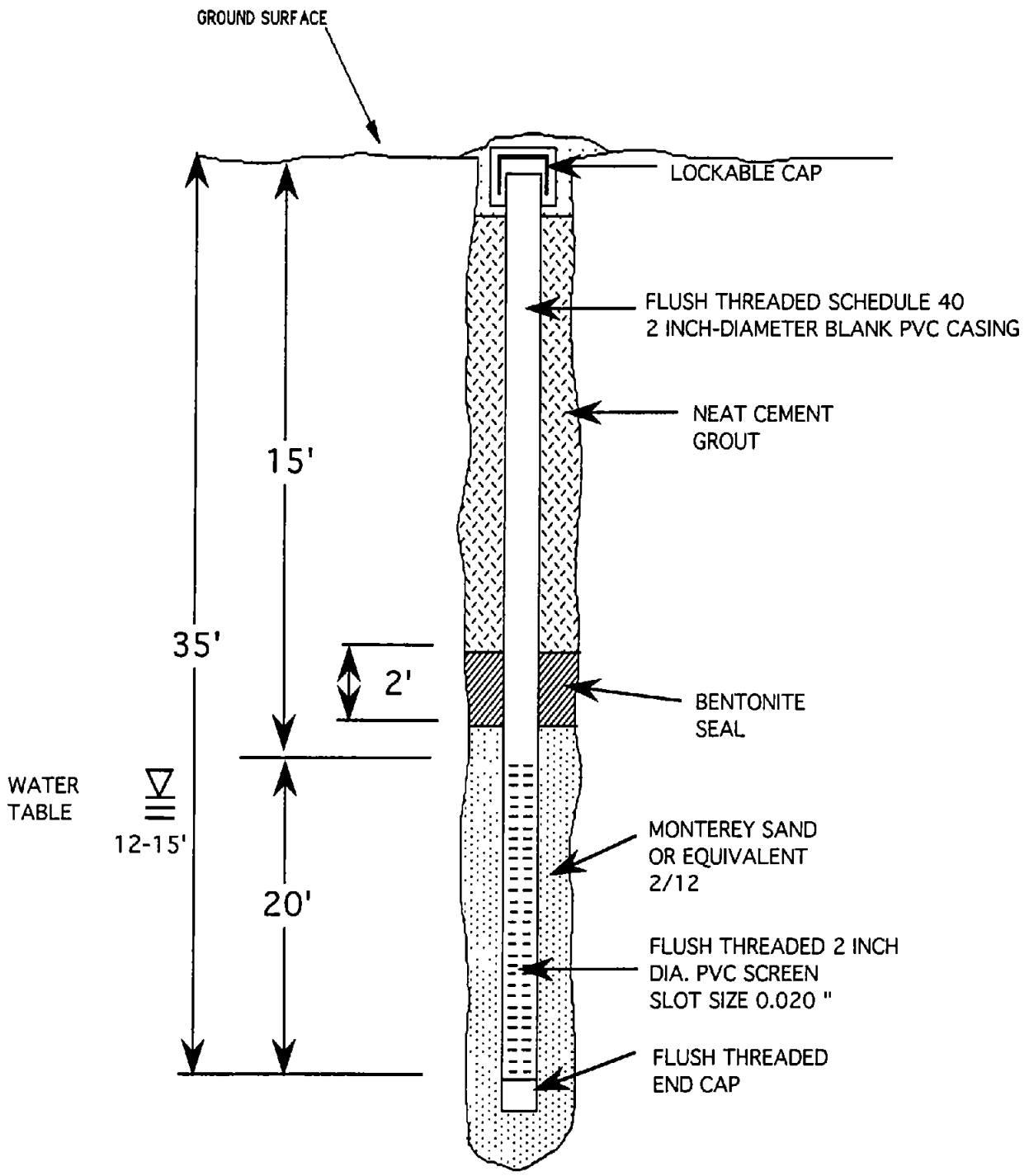
KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA
SITE MAP/PROPOSED SOIL BORING/MONITORING WELL LOCATIONS

EXHIBIT
2



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Fax 836-8800

KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

WELL DIAGRAM

Exhibit

APPENDIX A

SITE SAFETY PLAN

Introduction:

A Site Safety Plan (SSP) has been designed to address safety provisions needed during the site characterization. Its purpose is to provide established procedures to protect all on-site personnel from direct skin contact, inhalation, or ingestion of potentially hazardous materials that may be encountered at the site. The SSP establishes personnel responsibilities, personal protective equipment standards decontamination procedures, and emergency action plans.

AquaGeosciences, Inc. seeks to enter property described above for the purpose of advancing five (5) soil borings at locations chosen to fully assess the vertical and lateral extent of petroleum hydrocarbons in the vadose zone and to convert four (4) soil borings to Groundwater Monitoring Wells to assess the lateral extent of petroleum hydrocarbons in the groundwater.

Soils samples will be collected at five-foot intervals during exploratory drilling using a California modified split-spoon sampler through a hollow-stem auger. All possible efforts will be made to collect undisturbed samples. Each sample to be chemically analyzed will be collected in a brass sleeve, capped with lined plastic lids, sealed with tape, and placed on ice in a cooler immediately. All Chain-of-Custody protocol will be followed.

Drilling equipment will be brought to the site and operated by a subcontractor:

A & R Drilling, Inc.
16659 S. Gramercy Place
Gardena, California 90247
C-57 License Number 492082

The SSP describes means for protecting all on-site personnel from deleterious contamination or personal injury while conducting on-site activities. As described below we will meet all requirements promulgated by the California Department of Health Services.

Responsibilities of Key Personnel:

All personnel on site will have assigned responsibilities. Mr. Claus Engelhardt of AquaGeosciences, Inc. will serve as Project Manager and On-Site Registered

Geologist. He will also serve as Site Safety Officer (SSO). As SSO, Mr. Engelhardt will assure that on-site personnel have received a copy of SSP. Personnel will be required to document their full understanding of the SSP before admission to the site. Compliance with the SSP will be monitored at all times by the SSO. Appropriate personnel will conduct a training session to assure that all are aware of safe work practices. In the training session, personnel will be made aware of hazards at the site and will utilize Material Safety Date Sheets for information on compounds to be encountered.

Mr. Claus Engelhardt will also be responsible for keeping field notes, collecting and securing samples, and assuring sample integrity by adherence to Chain-of-Custody protocol.

On-site employees will take reasonable precautions to avoid unforeseen hazards. After documenting understanding of the SSP, each on-site employee will be responsible for strict adherence to all points contained herein. Any deviation observed will be reported to the SSO and corrected. On-site employees are held responsible to perform only those tasks for which they believe they are qualified.

Provisions of this SSP are mandatory and personnel associated with on-site activities will adhere strictly hereto.

Job Hazard Analysis:

Hazards likely to be encountered on site include those commonly encountered when operating any mechanical equipment, such as the danger of falling objects or moving machinery.

Simple precautions will reduce or eliminate risks associated with operating such equipment.

A drilling contractor has been employed to deliver and operate all drilling equipment. Qualified personnel only will have any contact with this equipment. All on-site personnel, including the drilling contractor and his employees, are required to wear hard hats when in close proximity to drilling equipment. Latex gloves will be worn by persons collecting or handling samples to prevent exposure to contaminants. Gloves will be changed between samples, and used ones discarded, to avoid cross-contamination. Proper respiratory equipment will be worn if vapor contamination levels on site exceed action levels as determined using a PID. Action levels requiring respiratory apparatus will be 5 ppm, in the breathing space.

Furthermore, no on-site smoking, open flame, or sparks will be permitted in order to prevent accidental ignition.

Risk Assessment Summary:

Exposure to chemicals anticipated on site include gasoline, and benzene, toluene, and xylene (BTX). These chemicals represent a hazard because they are moderately to extremely toxic and most are highly flammable. Threshold Limit Values (TLV's), Short Term Exposure Limits (STEL's), and Toxicity levels (LD50, oral-rat), all in mg/kg (ppm), are listed below:

Compound	TLV	STEL	Toxicity
Gasoline	200	300	----
Diesel	200	300	----
Benzenes	10	25	4894
Toluene	100	150	5000
Xylene	100	150	4300

Benzene is considered an extreme cancer hazard.

Exposure Monitoring Plan:

A Photo-Ionization Detector (PID) will be used to monitor vapor concentrations around the site. Should concentrations exceed TLV's, protective measures will be taken. Passive dosimeter badges will be placed in downwind locations if PID reading indicate high levels of volatile organics in the breathing space.

Personal Protective Equipment:

Personnel on site will have access to respirators with organic vapor cartridges. Replacement cartridges will be available on site as needed. When handling samples, the on-site geologist will wear latex gloves. Hard hats will be worn by all personnel on site when in proximity of drilling equipment.

Work Zones and Security Measures:

Access to the site will be restricted to authorized personnel. A set of cones, placards, or wide yellow tape, surrounding the site will define the perimeter. The Project Manager will be responsible for site security.

Decontamination Measures:

Avoidance of contamination whenever possible is the best method for protection. Common sense dictates that on-site personnel avoid sitting, leaning, or placing equipment on possibly contaminated soil.

All personnel will be advised to wash their hands, neck, and face with soap and water before taking a break or leaving the site. Respirators will be washed with soap and water following each day's use.

Drilling and sampling equipment used will be decontaminated by steam-cleaning. Sampling equipment will be decontaminated before each sample is taken and drilling equipment will be decontaminated before each boring is commenced.

General Safe Work Practices:

Drillers and other on-site personnel will be briefed each day in "tailgate" meetings as to the day's goals and equipment to be used. Anticipated contaminants and emergency procedures will be reviewed. Appropriate personal protective equipment will be put on and verified correct by SSO, including respirator fit.

Drilling and sampling equipment will be steam-cleaned before being brought on site. Split-spoon sampling equipment will be steam-cleaned before each use. Augers will be steam-cleaned between borings.

The On-Site Geologist will oversee operations and log borings in consultation with drillers. The Sample Coordinator will assure that proper protocol is used at all times in collecting and handling samples.

Training Requirements:

The SSO will conduct a pre-site training session which will include all points of MSDS forms, contaminant properties, warning signs, health hazard data, risk from exposure, and emergency first aid. The SSO will assure that everyone fully understands site hazards.

Medical Surveillance Program:

According to CFR 29, 1910.120, Paragraph (f), employees who wear respirators 30 days or more during one year or who have been exposed to hazardous substances or health hazards above established permissible exposure limits are required to be monitored medically. All site personnel will be required to have had a complete chemical physical within the past year.

Record Keeping:

Documentation will be kept on personnel exposed to contaminant hazards on the job site according to OSHA regulations. These will include documentation that employees have received training on the SSP, respiratory protection, MSDS forms, and all emergency procedures. These will be reviewed during the pre-site training meeting.

Exposure records on each job will be kept for 30 years to meet requirements. Included will be names and social security number of employees, medical evaluation, on-the-job logs from entry to exit, first aid administered, visits on site by outside persons, and personal air monitoring records.

Contingency Plans:

In the event of accident, injury, or other emergency, the Project Director, Senior Project Manager, or other person will notify appropriate government agencies or individuals as follows:

1. Regional Water Quality Control Board - Los Angeles Region
   101 Centre Plaza Drive
   Monterey Park, California 91754
   (213) 266-7500

2. Police, Fire, or Ambulance emergency 911

3. Nearest Emergency Hospital:

   Queen of Angels Hollywood Presbyterian Medical Center
   1300 N. Vermont Avenue
   Los Angeles, California 90027
   (213) 913-4896

Emergency Numbers for AquaGeosciences, Inc. personnel:

Mr. Claus Engelhardt of AGI will serve as On-site Registered Geologist and Site Safety Officer (SSO). He may contacted by calling:

Pager: (805) 632-0868
Car Phone: (805) 828-0423

In case of an emergency, you may contact Mr. Phil Goalwin, R.G. of AGI at the following numbers:

Office: (805) 836-8100
Car Phone: (805) 838-0064
Home: (805) 664-0876
Pager: (805) 632-0103

BJJ Services Co., Inc.

A FULL SERVICE ENVIRONMENTAL FIRM

SCANNED

SEP 21 2004

CLOSURE REPORT

Prepared for

Ken's Auto Repair
5787 W. Adams
Los Angeles, CA 90016

Project No. 95047

8105 E. Imperial Hwy, #4, P O Box 2229 · Downey, CA 90242- 2229 ·
310/869-0784 714/265-1635 · Fax: 310/869-1867

EXHIBIT LIST

EXHIBIT 1 . . . . . Plate 3

EXHIBIT 2 . . . . . Vicinity Map

EXHIBIT 3 . . . . . Permits

EXHIBIT 4 . . . . . Rinsate Manifests

EXHIBIT 5 . . . . . Tank Certifications

EXHIBIT 6 . . . . . Tank Disposal

EXHIBIT 7 . . . . . Sample Locations

EXHIBIT 8 . . . . . Laboratory Results/Chain of Custody

EXHIBIT 1

BJJ Services Co., Inc.

A FULL SERVICE ENVIRONMENTAL FIRM

PLATE THREE

RECEIVED
JAN 29 1996
UNDERGROUND TANK
ENFORCEMENT UNIT

Ken's Auto Repair
5787 W. Adams
Los Angeles, CA 90016

On December 28, 1995 BJJ Services Co., Inc. arrived on site and removed all of the concrete, asphalt and the 2 islands.

On December 29, 1995 we arrived on site and started excavating the USTs and hauling concrete and asphalt to the dump. All tanks were exposed and the excavating was completed on Monday, January 8, 1996.

On January 9, 1996 Nieto and Sons were on site at 6:00 AM. They started cleaning and flushing the USTs. They had completed their work by 11:00 AM. Inspector Stivason was on site at 9:30 AM. I took samples of the spoils piles as directed by Inspector Stivason

The USTs had been removed from the excavation by 12:30 PM. The USTs were sent to AMR for destruction and the rinsate went to Demenno Kerdoon. The USTs and the rinsate were hauled by Nieto and Sons.

The samples under the USTs and dispensers were obtained by myself under the direction of Inspector Stivason. The samples were sent to Sierra Laboratories for analysis.

Respectfully,

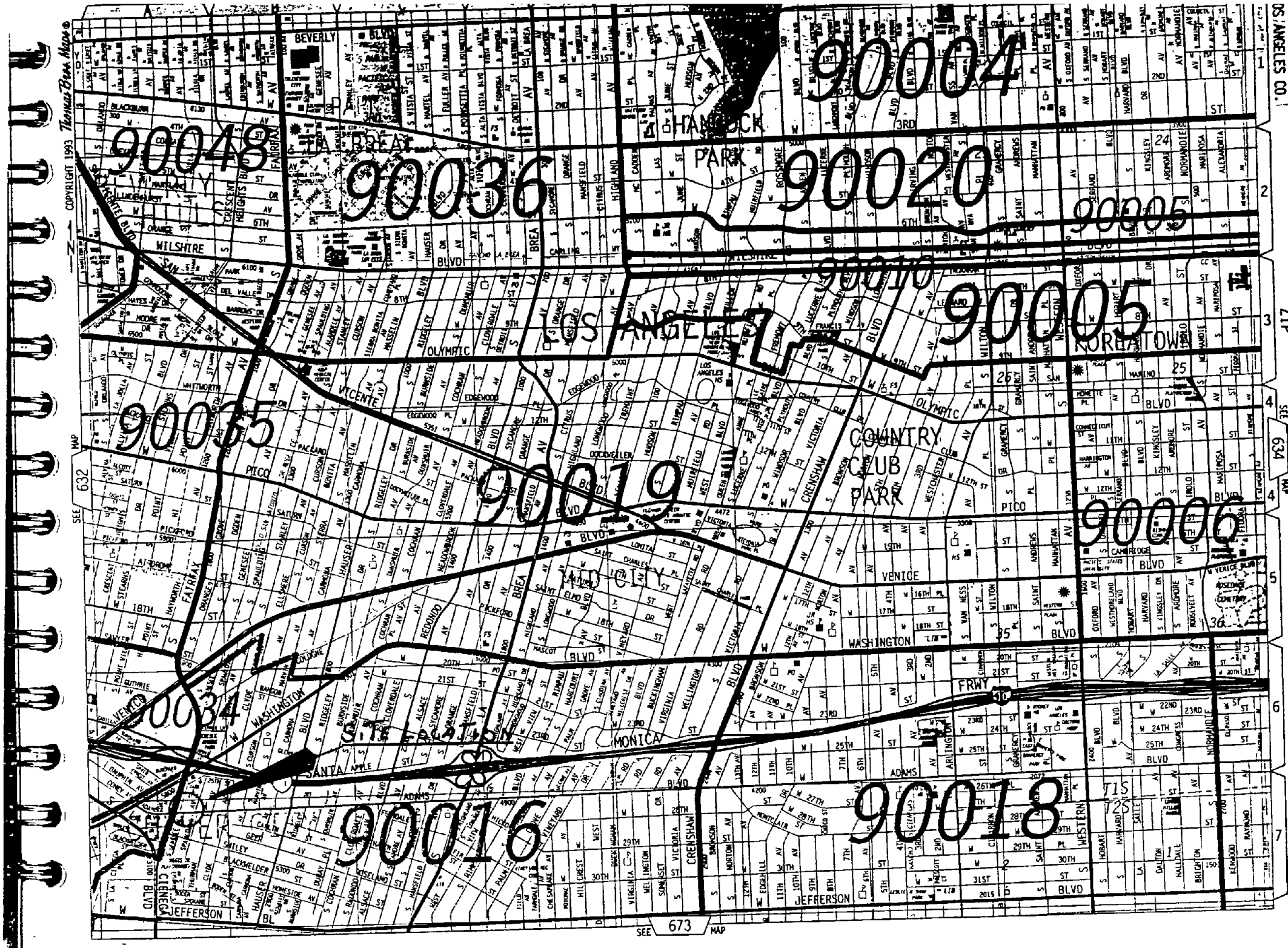
W. D Newcome, REA, President
BJJ Services Co., Inc.

REGISTERED ENVIRONMENTAL ASSESSOR
WM. D. NEWCOME
No. REA-01205
Expires: 6-30-96
STATE OF CALIFORNIA

WDN/sr

8105 E. Imperial Hwy, #4, P O Box 2229 · Downey, CA 90242- 2229 ·
310/869-0784 714/265-1635 · Fax: 310/869-1867

EXHIBIT 2



90004
90048
90036
90020
90005
90010
90005
90035
90019
90006
90034
90016
90018
HANCOCK PARK
LOS ANGELES
KOREATOWN
COUNTRY CLUB PARK
MID-CITY
SITE LOCATION
BEVERLY
WILSHIRE
OLYMPIC
PICO
VENICE
WASHINGTON
MONICA
SANTA
ADAMS
JEFFERSON
FRWY
SEE 632 MAP
SEE 634 MAP
SEE 673 MAP
COPYRIGHT 1993 Thomas Bros. Maps

EXHIBIT 3

383 — STILLSON ~~Insp Block~~

DIV.4-714/715 # 826010-84 LAFD # 3990 Fire Station District # ~~84~~ Field Office 384

F-280

FIRE DEPARTMENT-CITY OF LOS ANGELES

APPLICATION FOR PERMIT-ATMOSPHERIC UNDERGOUND TANK(S)

Reg. No. 4491

Date 11-9-95

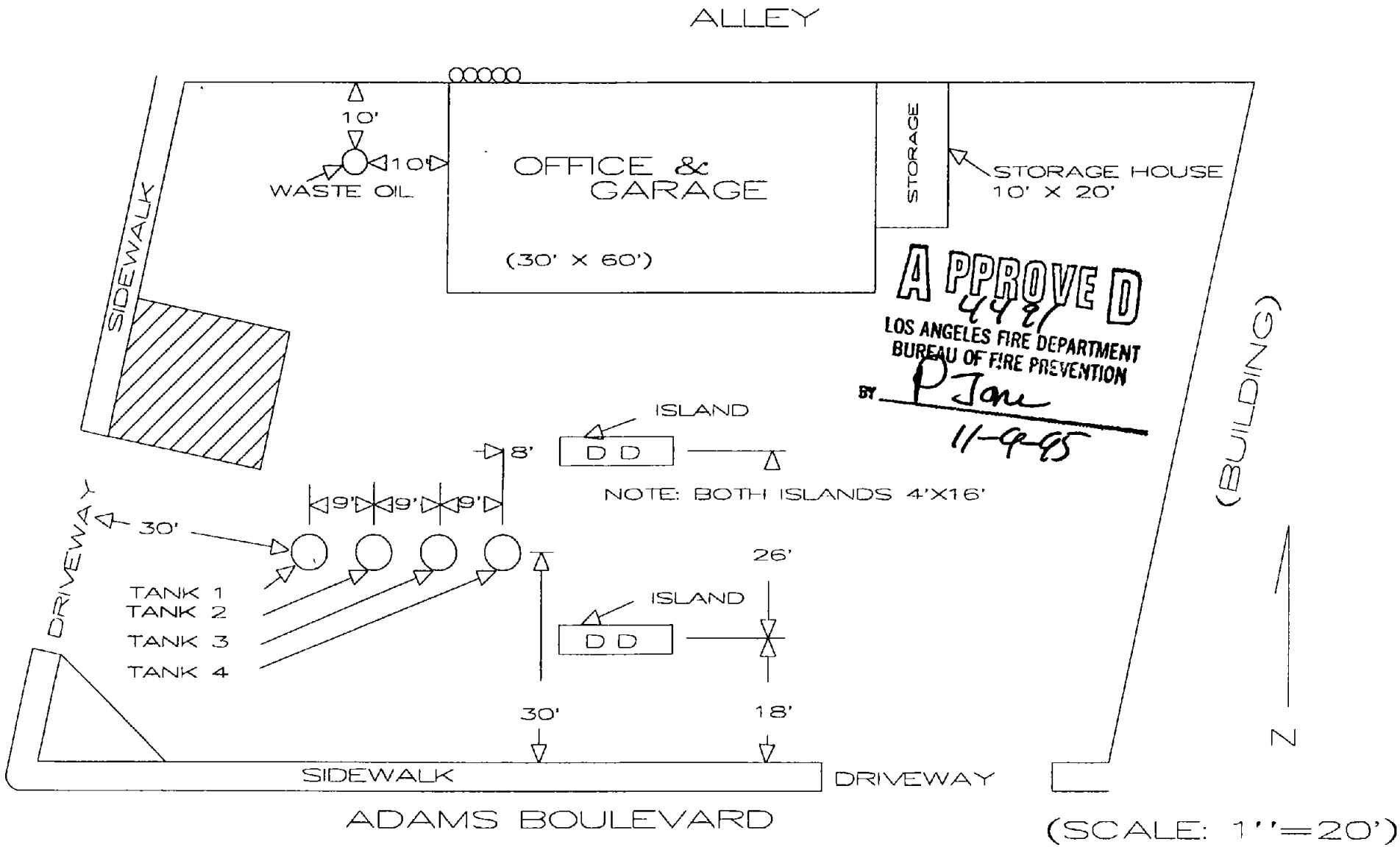
Name of Owner: Ken Numata	Doing Business As: Ken's Auto Repair
Address of Owner: 5787 W. Adams, Los Angeles, CA 90016	Owner's Phone: 213/936-2228
Adress of Site: 5787 W. Adams, Los Angeles, Ca 90016	Phone at Installation: 213/936-2228

Contractor's Name: BJJ SERVICES CO., INC.
Address: 8105 E.Imperial Hwy., Suite 4, Downey State: CA Zip: 90242 Contact: W.D. Newcome

Signature of Applicant:	Title:	Contractor's Phone:
W. D. NEWCOME	President	(310) 869-0784

QTY.	ITEM	I.D.NO(S)	FEE
☐ 5	**UGT/S ABANDONMENT BY REMOVAL**	EPA # CAC001133816	Exempt-Div. 4-714/715
		State Contractor Type/# **673984 B, A, & HAZ**	
		City Business # **812101-65**	
☐	**UGT/S ABANDONMENT IN PLACE**		
☐	**UGT/S INSTALLATION**	INSPECTION #1-32 9 30 AM	
☐	**UST/S ADD TO / ALTER: MONITORING:**		
☐	**UST/S ADD TO / ALTER: PIPING:**		

TOTAL FEE:	APPROVED	DISAPPROVED	DATE	INSPECTOR
[redacted]	☑	☐	11-9-95	P Jones



(SCALE: 1''=20')

DR. BY BJJ SERVICES CO, INC.
8105 IMPERIAL HWY STE. 4
DOWNEY CA. 90242
(310)869—0784

KEN'S AUTO REPAIR
5787 W. ADAMS
L.A. CA. 90016

1995

JOINT CONSOLIDATED ANNUAL TAX BILL

1995

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 1995 TO JUNE 30, 1996
LARRY J. MONTEILH, TREASURER AND TAX COLLECTOR

COUNTY OF LOS ANGELES

OWNER OF RECORD AS OF MARCH 1, 1995
SAME AS BELOW

ACCOUNT NO	PRINT NO	DIVISION INDEX BATCH NO	REG.	ASSESSOR'S ID. NO. Year	Seq. No.	Map Book	Page	Parcel	TRA
	138063		09	95	000	5048	007	034	00067

5048 007 034
NUMATA,KENJIRO AND MITSUKO
5787 W ADAMS BLVD
LOS ANGELES CA 90016-2440

PROPERTY LOCATION AND / OR PROPERTY DESCRIPTION

5775 W ADAMS BLVD LOS ANGELE
TRACT NO 5644 W 10 FT MEASURED ON S LINE
EX OF ST OF LOT 66 AND EX OF ST LOTS 67,
68,69,70,71 AND 72 AND EX OF STS
LOT 73

ROLL YEAR 95-96	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	77668	77668
IMPROVEMENTS	64719	64719
FIXTURES		
TOTAL		142387
LESS EXEMPTION		
NET TAXABLE VALUE		142387

DETAIL OF TAXES DUE	RATE	AMOUNT
GENERAL TAX LEVY		
ALL AGENCIES	1.000000	1423 87
VOTED INDEBTEDNESS		
COUNTY	.001814	2 58
CITY-LOS ANGELES	.038012	54 13
METRO WATER DIST	.008900	12 67
FLOOD CONTROL	.000963	1 37
UNIFIED SCHOOLS	.003358	4 78
DIRECT ASSESSMENTS		
SD-FLOOD CONTROL		131 81
SD-LIGHT DIST		344 01
SD-FIRE/PARMEDIC		3 43
SD-PLCE/911 FUND		12 84
SD-LA STORMWATER		110 32
SD-CO PARK DIST		22 71
SD-MOSQ LAC WEST		3 07
FIRST INSTALLMENT TAXES DUE		1063 80
SECOND INSTALLMENT TAXES DUE		1063 79
TOTAL TAXES DUE		2127 59

BEFORE CALLING A COUNTY OFFICE SEE REVERSE SIDE FOR IMPORTANT TAXPAYER INFORMATION

ELECTRONIC FUND TRANSFER NUMBER
ID#: 19 5048 007 034 7 YR:95 SEQ:0006

THERE WILL BE A $49.85 SERVICE CHARGE FOR ANY CHECK RETURNED BY THE BANK.

KEEP THIS UPPER PORTION FOR YOUR RECORDS — YOUR CANCELLED CHECK IS YOUR RECEIPT

1995 ANNUAL

☒ NUMATA,KENJIRO AND MITSUKO
5787 W ADAMS BLVD
LOS ANGELES CA 90016-2440

USE THESE NUMBERS ON ALL CHECKS AND CORRESPONDENCE — ASSESSOR'S ID. NO. Year	Seq. No.	Map Book	Page	Parcel	Pay Key
95	000	5048	007	034	1

1ST INSTALLMENT	INDICATE AMOUNT PAID
1063 80	

1ST INSTALLMENT
DUE NOV 1, 1995
DELINQUENT DEC. 10, 1995 ▶

96881

MAKE CHECKS PAYABLE TO:

If not paid by 12-10-95 add penalty of 106.38 to 1st installment 1170-18

LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

1ST INSTALLMENT 959950006504800703400010638000011701888111211

DETACH AND MAIL THIS STUB WITH PAYMENT

ANNUAL

NUMATA,KENJIRO AND MITSUKO
5787 W ADAMS BLVD
LOS ANGELES CA 90016-2440

1995 ☒

USE THESE NUMBERS ON ALL CHECKS AND CORRESPONDENCE — ASSESSOR'S ID. NO. Year	Seq. No.	Map Book	Page	Parcel	Pay Key
95	000	5048	007	034	2

2ND INSTALLMENT	INDICATE AMOUNT PAI
1063 79	

2ND INSTALLMENT
DUE FEB 1, 1996
DELINQUENT APR 10, 1996 ▶

96893

MAKE CHECKS PAYABLE TO:

If not paid by 04-10-96 add penalty and cost of 116.37 to 2nd installment 1180-16

LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 54018
LOS ANGELES, CA 90054-0018

2ND INSTALLMENT 969950006504800703400010637900011801689320410

DETACH AND MAIL THIS STUB WITH PAYMENT

76A5( ) (7/95)

F-350

Granted 11-09-95
Expires 11-09-96

Fire Department
City of Los Angeles
PERMIT

Reg. No. 4491
Fee Paid Exempt-714

In accordance with terms of the application on file with the Fire Prevention Bureau, permission is granted to: MUST COMPY WITH REQUIREMENTS NO 41.

Name
Ken Numata

Mail to
BJJ Services Company, Incorporated
8105 East Imperial Highway, Suite 4
Downey, CA 90242

Permit to: Abandon 1 atmospheric tank (s) as per plans and specification submitted to the Fire Prevention Bureau and subject to the field inspector's approval at the site.

Location
5787 West Adams
Los Angeles PJ

BY ORDER OF CHIEF ENGINEER

By: [illegible]
Fire Marshal

[illegible] ANGELES
[illegible] CLERK
[illegible] Permit [illegible]

#826010
#84
Fund 1304.00
Fine 0.00
Check 1304.00

11/09/95 01
12:42 0001 2001

TANK ABANDONMENT REPORTS II

FACILITY ADDRESS: 5787 W ADAMS

PERMIT # 4491 DATE

DUE IN 15 DAYS:

a. Soils analysis, from tank excavation, pipe trench, dispenser pits and spoils piles.
b. Plot plan, clearly illustrating the location soil samples were taken from.
c. Chain of custody.

THE SITE ADDRESS SHALL BE ON EVERY PAGE OF EVERY DOCUMENT

GAS
____ 8015 M
____ 8020 BTX+E
____ 7420 TOTAL LEAD

DIESEL
____ 8015 M
____ 8020 BTX+E
____ 7420 TOTAL LEAD

WASTE OIL
____ 418.1
____ 8020 BTX+E
____ 7420 TOTAL LEAD

	product	#samples
TANK #1	GAS	2
#2	"	2
#3	"	2
#4	"	2
#5	W/O	1

SPOILS PILES GAS	10
DIESEL	—
OIL	2
DISPENSER PITS	4
PIPING TRENCHES	—
7420 TL BACKGROUND LEAD	1
TOTAL	26

NO COMPOSITS RESULTS IN MG/KG

DUE IN 30 DAYS
____ UNIFORM MANAFEST FOR SOIL REMOVED FROM SITE
____ CERTIFICATE OF DISPOSAL FORM FOR WASHED TANK AND PIPING

ALL REPORTS IN DUPLICATE WITH SITE ADDRESS

Underground Tanks
Enforcement Unit
(213)237-0600
FAX
(213)237-0321

BUREAU OF FIRE PREVENTION
200 N. MAIN STREET
ROOM 930
LOS ANGELES, CA. 90012

DEAN J STIVASON
FIRE INSPECTOR
LOS ANGELES CITY FIRE DEPARTMENT

EXHIBIT 4

State of California—Environmental Protection Agency
Form Approved OMB No. 2050-0039 (Expires 9-30-96)
Please print or type. Form designed for use on elite (12-pitch) typewriter.

See Instructions on back of page 6.

Department of Toxic Substances Control
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.: CAC001133816
Manifest Document No.: [illegible]
2. Page 1 of 1
Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
[illegible]
[illegible] Adams, Los Angeles, Ca. [illegible]
4. Generator's Phone (213) 736-[illegible]

5. Transporter 1 Company Name: [illegible] AND SONS TRUCKING, INC.
6. US EPA ID Number: CAT080016116

7. Transporter 2 Company Name:
8. US EPA ID Number:

9. Designated Facility Name and Site Address
[illegible]
[illegible] ALAMEDA
[illegible], CA 90222
10. US EPA ID Number: CAT080013352

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol
[illegible] HAZARDOUS WASTE LIQUID	001	TT	[illegible]	G

[redacted]

Special Handling Instructions and Additional Information
[illegible] & OVERTON
[illegible] 17th STREET 310-432-5445
[illegible], CA 90813 CAD028409019
alternate • ENVIROPUR WEST CORPORATION
disposal • 1835 E. 29th STREET 310-595-7431
sites • SIGNAL HILL, CA 90806 CAT080011059

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name	Signature	Month	Day	Year
W. D. NEWCOME	[signature]			

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
[illegible]				

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.

Printed/Typed Name	Signature	Month	Day	Year

DO NOT WRITE BELOW THIS LINE.

DTSC 8022A (1/95)
EPA 8700—22

Yellow: GENERATOR RETAINS

State of California—Environmental Protection Agency
Form Approved OMB No. 2050-0039 (Expires 9-30-96)
*Please print or type. Form designed for use on elite (12-pitch) typewriter.

See instructions on back of page 6.

Department of Toxic Substances Control
Sacramento, California

IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550

GENERATOR

TRANSPORTER

FACILITY

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. | Manifest Document No. | 2. Page 1 of 1 | Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address

4. Generator's Phone ( )

5. Transporter 1 Company Name: NIETO AND SONS TRUCKING, INC.
6. US EPA ID Number: CAT000081[illegible]

7. Transporter 2 Company Name
8. US EPA ID Number

9. Designated Facility Name and Site Address: DEMENOT REDAPN
2000 E. ALAMEDA
COMPTON, CA 90222
10. US EPA ID Number: CAT000013[illegible]

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol
a. NON RCRA HAZARDOUS WASTE LIQUID	01	TT		G
b.				
c.				
d.				

15. Special Handling Instructions and Additional Information
CHEMET & OVERTON
1630 W. 17th STREET · 310-432-5445
LONG BEACH, CA 90813 CAD099409819
alternate • ENVIROPUR WEST CORPORATION
disposal • 180[illegible] S. 20th STREET 310-595-7431
alternate • SIGNAL HILL, CA 90806 CAT000611333

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name: W. D. NEW[illegible] | Signature: [illegible] | Month | Day | Year

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name | Signature | Month | Day | Year

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name | Signature | Month | Day | Year

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by the manifest except as noted in Item 19.
Printed/Typed Name: SHANE [illegible] | Signature: [illegible] | Month: 1 | Day: 15 | Year: 96

DO NOT WRITE BELOW THIS LINE.

EXHIBIT 5

TANK CERTIFICATION REPORT

CTL ENVIRONMENTAL SERVICES
24404 S. Vermont Avenue #307
Harbor City, CA 90710
TEL (310) 530-5006

TANK REMOVAL CERTIFICATE #: 03976

Date: 1/9/96

Permit #: LAFD 4491

Site: Ken's Auto Repair

Address of tank: 5757 W. Adams Blvd
Los Angeles CA

Client: NAST

TANK DESCRIPTION	TANK SIZE	TANK NUMBER	TANK CONTENT	INSPECTION
UST Steel	8,000 gallon	4491	gasoline	LEL 0% 11:30AM
" "	8000 gallon	"	"	" "
" "	8000 gallon	"	"	" "
" "	8000 gallon	"	"	" "
" "	8000 gallon	"	Waste oil	" "

The tank(s) described above has/have been inspected and found to be gas free based on readings obtained with an MSA type 2A Explosivity Meter (LEL of zero percent). A visual inspection has been made of the interior of the tank(s) and no visible contamination has been observed except as noted below.

EXCEPTION: Non

THE AMERICAN BOARD OF INDUSTRIAL HYGIENE INCORPORATED CERT. NO. 1973 1433

The tank(s) described above is/are approved for removal and transportation.

INSPECTED BY: [illegible]

CERTIFIED BY: STUART E. SALOT, PH.D.
CERTIFIED INDUSTRIAL HYGIENIST

CLIENT COPY	CTL COPY	FIRE DEPARTMENT COPY	TRANSPORTERS COPY	TRANSPORTERS COPY
White	Green	Canary	Pink	Goldenrod

EXHIBIT 6

AMERICAN FUEL TANK METAL RECYCLING, INC.

2202 South Milliken Avenue
Ontario, CA 91761
(714) 988-8000

No. 44038

TANK DISPOSAL FORM

Date: 1-9 ,1996
Job #
P. O. #

CONTRACTOR: DJJ Services
ADDRESS:
JOB SITE: Ken's Auto Repair
ADDRESS: 5987 W. Adams Dr. L.A. Calif
DESTINATION: A.M.R. 2202 S. Milliken Ave., Ontario, CA 91761

DATE	TIME	PROJECTED TANKS	ORDERED BY	LIC NO

SPECIAL INSTRUCTIONS: Gonzalez

TIME IN
TIME OUT

✓	Services Rendered	Cost
	Disposal Fee	200.00
	Extensive Loading Time	150.00
	Disposal Fee with Permit	300.00
	Fiberglass Tank Disposal Fee Per Tank	400.00
	Fiberglass Tank Delivered	200.00
	Bobtail Disposal Fee	250.00
	Cancellation Fee	250.00
	TOTAL CHARGES	$

All fees incurred are per load unless specified. Terms are net 30 days from date of invoice. Contractor's signature represents acceptance of terms for payment, and confirms that tank removal complies with State laws.

CONTRACTOR'S SIGNATURE

TANKS RECEIVED

QTY	GALLONS	TYPE F*	TYPE S*	NET TONS	TOTAL
	280	☐	☐	.14	
	500	☐	☐	.21	
1	550	☐	☐	.24	
	1000 - 12 ft.	☐	☐	.44	
	1000 - 6 ft.	☐	☐	.61	
	1500	☐	☐	.87	
	2000	☐	☐	.97	
	2500	☐	☐	1.14	
	3000	☐	☐	1.32	
	4000	☐	☐	1.64	
	5000	☐	☐	2.42	
	6000	☐	☐	2.84	
	7500	☐	☐	3.26	
4	8000	☐	☒	3.44	
	9000	☐	☐	3.82	
	10000	☐	☐	4.33	
	12000	☐	☐	4.93	

NO. OF TANKS: 5 TOTAL NET TONS:

*F — FIBERGLASS *S — STEEL 105

CERTIFICATE OF TANK DISPOSAL / DESTRUCTION

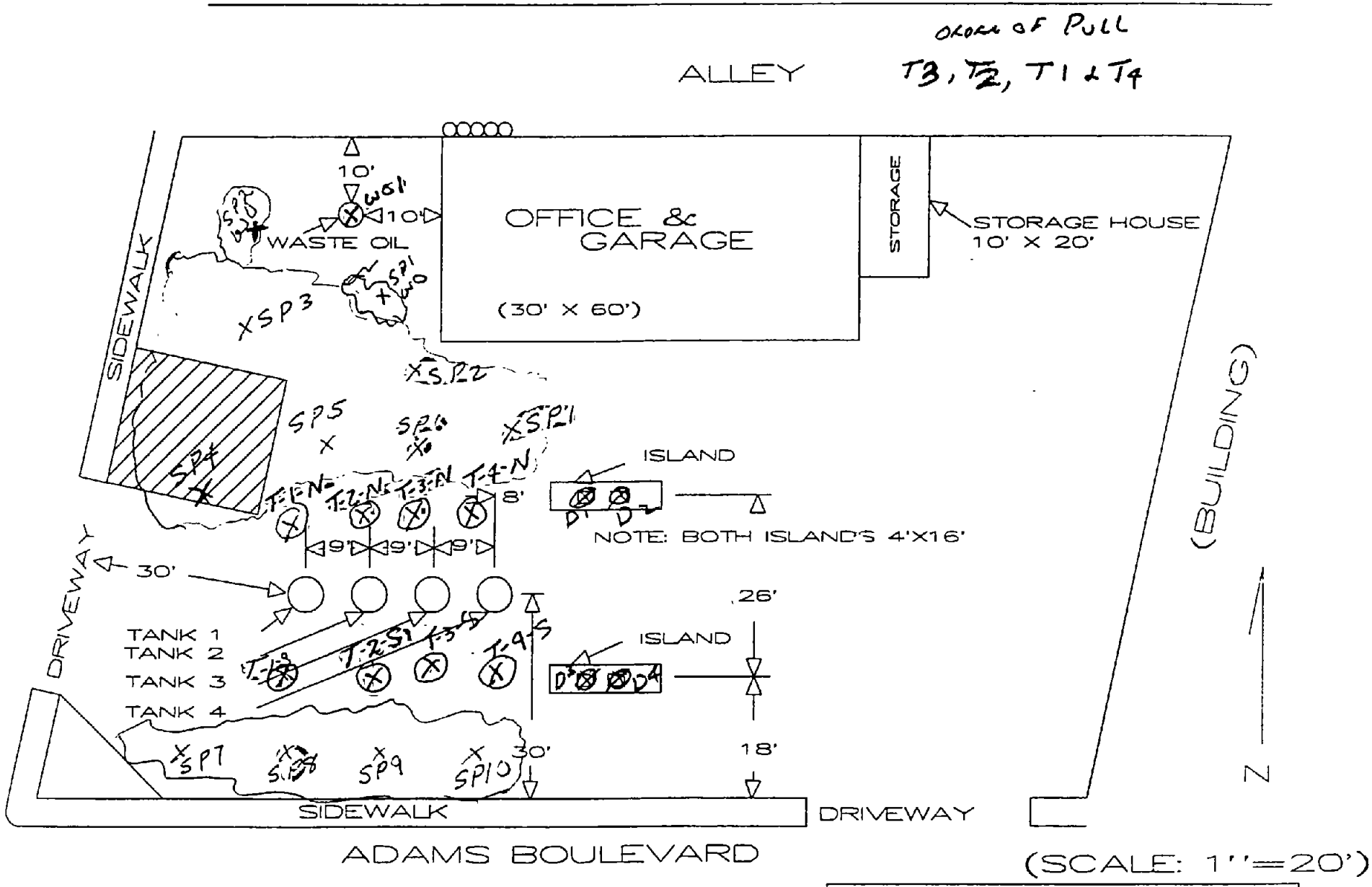
THIS IS TO CERTIFY THE RECEIPT AND ACCEPTANCE OF THE TANK(S) AS SPECIFIED ABOVE. ALL MATERIALS SPECIFIED HAVE BEEN COMPLETELY DESTROYED FOR SCRAP PURPOSES ONLY.

AUTHORIZED REP

1-9-96
DATE

CONTRACTOR COPY

EXHIBIT 7



(SCALE: 1''=20')

DR. BY BJJ SERVICES CO, INC.
8105 IMPERIAL HWY STE. 4
DOWNEY CA. 90242
(310)869—0784

KEN'S AUTO REPAIR
5787 W. ADAMS
L.A. CA. 90016

EXHIBIT 8

SIERRA
LABORATORIES

Date: 1/11/96

BJJ Services Co., Inc.		Client Project Number:	Kens Auto #95047
8105 E. Imperial Hwy., Suite 4		Date Sampled:	1/9/96
Downey, CA 90242		Date Samples Received:	1/9/96
Attention:	Mr. W.D. Newcome	Sierra Project No.:	9601-056

Attached are the results of the chemo-physical analysis of the sample(s) from the project identified above

The samples were received by Sierra Laboratories, Inc. with a chain of custody record attached or completed at the submittal of the samples.

The analysis were performed according to the prescribed method as outlined by EPA, Standard Methods, and A.S T.M.

The remaining portions of the samples will be disposed of within 30 days from the date of this report If you require additional retaining time, please advise us.

Richard K. Forsyth

Richard K. Forsyth
Laboratory Director

This report is applicable only to the sample received by the laboratory The liability of the laboratory is limited to the amount paid for this report This report is for the exclusive use of the client to whom it is addressed and upon the condition that the client assumes all liability for the further distribution of the report or its contents

26052 MERIT CIRCLE, SUITE 105, LAGUNA HILLS, CALIFORNIA 92653
TELEPHONE (714) 348-9389 FAX. (714) 348-9115

BJJ Services Co., Inc.		**Date Sampled:**	1/9/96
8105 E. Imperial Hwy., Suite 4		**Date Received:**	1/9/96
Downey, CA 90242		**Date Prepared:**	1/10-1/11/96
		Date Analyzed:	1/10-1/11/96
Sierra Project No.:	9601-056	**Analyst:**	AK
Client Project ID:	Kens Auto #95047		
Sample Matrix:	Soil	**Report Date:**	1/11/96

EPA METHOD 8020-BTEX/
EPA METHOD 8015 MODIFIED-GASOLINE RANGE HYDROCARBONS (C4-C12)
(PURGE AND TRAP)

	Concentration, mg/kg				
Client Sample No.:	SP1WO	SP2WO	SP1	SP2	**Method Detection Limit, mg/kg**
Sierra Sample No.:	1317	1318	1319	1320	
COMPOUNDS:					
Benzene	ND	ND	0.95	0.58	0.003
Toluene	ND	ND	0.98	0.52	0.003
Ethylbenzene	ND	ND	0.038*	0.34	0.003
Total Xylenes	ND	ND	4.0	3.6	0.003
Gasoline Range	N/A	N/A	560	540	0.05
Dilution Factor	1	1	1000,1*	250	**QC Limits**
% Surrogate Recovery: a,a,a-Trifluorotoluene	75	61	105	102	35-135

Quality Assurance/Quality Control Data

QC Sample ID: 9601-056-1317

Compounds	**LCS % Rec.**	**Spike % Rec.**	**Spike Dup % Rec.**	**QC Limits**	**RPD**	**QC Limits**
Benzene	108	114	103	39-150	10	0-30
Toluene	100	108	96	46-148	12	0-30
Ethylbenzene	106	124	106	32-160	16	0-30
Gasoline	111	133	126	50-150	5.4	0-30

ND means Not Detected

Reporting Limit (RL) = Method Detection Limit (MDL) x Dilution Factor

BJJ Services Co., Inc.		**Date Sampled:**	1/9/96
8105 E. Imperial Hwy., Suite 4		**Date Received:**	1/9/96
Downey, CA 90242		**Date Prepared:**	1/10-1/11/96
		Date Analyzed:	1/10-1/11/96
Sierra Project No.:	9601-056	**Analyst:**	AK
Client Project ID:	Kens Auto #95047		
Sample Matrix:	Soil	**Report Date:**	1/11/96

EPA METHOD 8020-BTEX/
EPA METHOD 8015 MODIFIED-GASOLINE RANGE HYDROCARBONS (C4-C12)
(PURGE AND TRAP)

	Concentration, mg/kg				
Client Sample No.:	SP3	SP4	SP5	SP6	**Method Detection Limit, mg/kg**
Sierra Sample No.:	1321	1322	1323	1324	
COMPOUNDS:					
Benzene	0.80	0.5	ND	0.60	0.003
Toluene	0.062	0.074*	ND	0.53	0.003
Ethylbenzene	0.0040*	0.075*	ND	1.6	0.003
Total Xylenes	0.028*	0.12	0.0048	12	0.003
Gasoline Range	68	64	5.6	1200	0.05
Dilution Factor	50,1*	50,1*	1	250	**QC Limits**
% Surrogate Recovery: a,a,a-Trifluorotoluene	111	112	86	100	35-135

Quality Assurance/Quality Control Data

QC Sample ID: 9601-056-1317

Compounds	**LCS % Rec.**	**Spike % Rec.**	**Spike Dup % Rec.**	**QC Limits**	**RPD**	**QC Limits**
Benzene	108	114	103	39-150	10	0-30
Toluene	100	108	96	46-148	12	0-30
Ethylbenzene	106	124	106	32-160	16	0-30
Gasoline	111	133	126	50-150	5.4	0-30

ND means Not Detected

Reporting Limit (RL) = Method Detection Limit (MDL) x Dilution Factor

BJJ Services Co., Inc.		**Date Sampled:**	1/9/96
8105 E. Imperial Hwy., Suite 4		**Date Received:**	1/9/96
Downey, CA 90242		**Date Prepared:**	1/10-1/11/96
		Date Analyzed:	1/10-1/11/96
Sierra Project No.:	9601-056	**Analyst:**	AK
Client Project ID:	Kens Auto #95047		
Sample Matrix:	Soil	**Report Date:**	1/11/96

EPA METHOD 8020-BTEX/
EPA METHOD 8015 MODIFIED-GASOLINE RANGE HYDROCARBONS (C4-C12)
(PURGE AND TRAP)

	Concentration, mg/kg				
Client Sample No.:	SP7	SP8	SP9	SP10	**Method Detection Limit, mg/kg**
Sierra Sample No.:	1325	1326	1327	1328	
COMPOUNDS:					
Benzene	0.66*	0.64	ND	ND	0.003
Toluene	ND	0.30	ND	ND	0.003
Ethylbenzene	ND	0.67	ND	0.0065	0.003
Total Xylenes	0.037	4.9	ND	0.027	0.003
Gasoline Range	66*	330	0.60	10	0.05
Dilution Factor	1,50*	100	1	1	**QC Limits**
% Surrogate Recovery: a,a,a-Trifluorotoluene	116	113	67	61	35-135

Quality Assurance/Quality Control Data

QC Sample ID: 9601-056-1317

Compounds	**LCS % Rec.**	**Spike % Rec.**	**Spike Dup % Rec.**	**QC Limits**	**RPD**	**QC Limits**
Benzene	108	114	103	39-150	10	0-30
Toluene	100	108	96	46-148	12	0-30
Ethylbenzene	106	124	106	32-160	16	0-30
Gasoline	111	133	126	50-150	5.4	0-30

ND means Not Detected

Reporting Limit (RL) = Method Detection Limit (MDL) x Dilution Factor

BJJ Services Co., Inc.		**Date Sampled:**	1/9/96
8105 E. Imperial Hwy., Suite 4		**Date Received:**	1/9/96
Downey, CA 90242		**Date Prepared:**	1/10-1/11/96
		Date Analyzed:	1/10-1/11/96
Sierra Project No.:	9601-056	**Analyst:**	AK
Client Project ID:	Kens Auto #95047		
Sample Matrix:	Soil	**Report Date:**	1/11/96

EPA METHOD 8020-BTEX/
EPA METHOD 8015 MODIFIED-GASOLINE RANGE HYDROCARBONS (C4-C12)
(PURGE AND TRAP)

	Concentration, mg/kg				
Client Sample No.:	WO1	D4	T1S	T2S	**Method Detection Limit, mg/kg**
Sierra Sample No.:	1329	1330	1332	1333	
COMPOUNDS:					
Benzene	ND	ND	1.6	7.7	0.003
Toluene	0.0088	ND	0.054	0.32	0.003
Ethylbenzene	0.062	ND	1.4	5.2	0.003
Total Xylenes	0.42	ND	1.8	10	0.003
Gasoline Range	N/A	0.056	20	71	0.05
Dilution Factor	1	1	50	50	**QC Limits**
% Surrogate Recovery: a,a,a-Trifluorotoluene	79	118	88	91	35-135

Quality Assurance/Quality Control Data

QC Sample ID: 9601-056-1317

Compounds	**LCS % Rec.**	**Spike % Rec.**	**Spike Dup % Rec.**	**QC Limits**	**RPD**	**QC Limits**
Benzene	108	114	103	39-150	10	0-30
Toluene	100	108	96	46-148	12	0-30
Ethylbenzene	106	124	106	32-160	16	0-30
Gasoline	111	133	126	50-150	5.4	0-30

ND means Not Detected

Reporting Limit (RL) = Method Detection Limit (MDL) x Dilution Factor

BJJ Services Co., Inc.		**Date Sampled:**	1/9/96
8105 E. Imperial Hwy., Suite 4		**Date Received:**	1/9/96
Downey, CA 90242		**Date Prepared:**	1/10-1/11/96
		Date Analyzed:	1/10-1/11/96
Sierra Project No.:	9601-056	**Analyst:**	AK
Client Project ID:	Kens Auto #95047		
Sample Matrix:	Soil	**Report Date:**	1/11/96

EPA METHOD 8020-BTEX/
EPA METHOD 8015 MODIFIED-GASOLINE RANGE HYDROCARBONS (C4-C12)
(PURGE AND TRAP)

	Concentration, mg/kg				
Client Sample No.:	T1N	T2N	D-3	D-2	**Method Detection Limit, mg/kg**
Sierra Sample No.:	1334	1335	1336	1337	
COMPOUNDS:					
Benzene	5.3	4.8	ND	ND	0.003
Toluene	3.1	30	ND	ND	0.003
Ethylbenzene	2.7	29	ND	ND	0.003
Total Xylenes	11	180	0.0038	ND	0.003
Gasoline Range	63	2400	0.52	0.13	0.05
Dilution Factor	50	1000	1	1	**QC Limits**
% Surrogate Recovery: a,a,a-Trifluorotoluene	90	104	65	90	35-135

Quality Assurance/Quality Control Data

QC Sample ID: 9601-056-1317

Compounds	**LCS % Rec.**	**Spike % Rec.**	**Spike Dup % Rec.**	**QC Limits**	**RPD**	**QC Limits**
Benzene	108	114	103	39-150	10	0-30
Toluene	100	108	96	46-148	12	0-30
Ethylbenzene	106	124	106	32-160	16	0-30
Gasoline	111	133	126	50-150	5.4	0-30

ND means Not Detected

Reporting Limit (RL) = Method Detection Limit (MDL) x Dilution Factor

BJJ Services Co., Inc.		**Date Sampled:**	1/9/96
8105 E. Imperial Hwy., Suite 4		**Date Received:**	1/9/96
Downey, CA 90242		**Date Prepared:**	1/10-1/11/96
		Date Analyzed:	1/10-1/11/96
Sierra Project No.:	9601-056	**Analyst:**	AK
Client Project ID:	Kens Auto #95047		
Sample Matrix:	Soil	**Report Date:**	1/11/96

EPA METHOD 8020-BTEX/
EPA METHOD 8015 MODIFIED-GASOLINE RANGE HYDROCARBONS (C4-C12)
(PURGE AND TRAP)

	Concentration, mg/kg				
Client Sample No.:	D-1	T4S	T3S	T4N	**Method Detection Limit, mg/kg**
Sierra Sample No.:	1338	1339	1340	1341	
COMPOUNDS:					
Benzene	ND	4.2	0.017	1.5	0.003
Toluene	ND	0.070	ND	0.052	0.003
Ethylbenzene	ND	3.4	0.018	1.1	0.003
Total Xylenes	ND	0.45	0.018	0.13	0.003
Gasoline Range	0.081	22	0.30	11	0.05
Dilution Factor	1	50	1	50	**QC Limits**
% Surrogate Recovery: a,a,a-Trifluorotoluene	69	90	88	85	35-135

Quality Assurance/Quality Control Data

QC Sample ID: 9601-056-1317

Compounds	**LCS % Rec.**	**Spike % Rec.**	**Spike Dup % Rec.**	**QC Limits**	**RPD**	**QC Limits**
Benzene	108	114	103	39-150	10	0-30
Toluene	100	108	96	46-148	12	0-30
Ethylbenzene	106	124	106	32-160	16	0-30
Gasoline	111	133	126	50-150	5.4	0-30

ND means Not Detected

Reporting Limit (RL) = Method Detection Limit (MDL) x Dilution Factor

BJJ Services Co., Inc.		**Date Sampled:**	1/9/96
8105 E. Imperial Hwy., Suite 4		**Date Received:**	1/9/96
Downey, CA 90242		**Date Prepared:**	1/10-1/11/96
		Date Analyzed:	1/10-1/11/96
Sierra Project No.:	9601-056	**Analyst:**	AK
Client Project ID:	Kens Auto #95047		
Sample Matrix:	Soil	**Report Date:**	1/11/96

EPA METHOD 8020-BTEX/
EPA METHOD 8015 MODIFIED-GASOLINE RANGE HYDROCARBONS (C4-C12)
(PURGE AND TRAP)

	Concentration, mg/kg				
Client Sample No.:	T3N				**Method Detection Limit, mg/kg**
Sierra Sample No.:	1342				
COMPOUNDS:					
Benzene	1.9				0.003
Toluene	0.044				0.003
Ethylbenzene	3.2				0.003
Total Xylenes	0.10				0.003
Gasoline Range	19				0.05
Dilution Factor	50				**QC Limits**
% Surrogate Recovery: a,a,a-Trifluorotoluene	87				35-135

Quality Assurance/Quality Control Data

QC Sample ID: 9601-056-1317

Compounds	**LCS % Rec.**	**Spike % Rec.**	**Spike Dup % Rec.**	**QC Limits**	**RPD**	**QC Limits**
Benzene	108	114	103	39-150	10	0-30
Toluene	100	108	96	46-148	12	0-30
Ethylbenzene	106	124	106	32-160	16	0-30
Gasoline	111	133	126	50-150	5.4	0-30

ND means Not Detected

Reporting Limit (RL) = Method Detection Limit (MDL) x Dilution Factor

BJJ Services Co., Inc.		**Date Sampled:**	1/9/96
8105 E. Imperial Hwy., Suite 4		**Date Received:**	1/9/96
Downey, CA 90242		**Date Prepared:**	1/10/96
		Date Analyzed:	1/11/96
Sierra Project No.:	9601-056	**Analyst:**	MM/JBN
Client Project ID:	Kens Auto #95047		
Sample Matrix:	Soil	**Report Date:**	1/11/96

INDIVIDUAL METALS FOR SOIL/HAZARDOUS WASTE
EPA METHOD 6010

		Concentration, mg/kg			
Sierra ID No.:	**Client ID No.:**	**TEST PARAMETERS:**			
		Lead			
1317	SP1WO	8.3			
1318	SP2WO	150			
1319	SP1	39			
1320	SP2	87			
1321	SP3	39			
1322	SP4	22			
1323	SP5	28			
1324	SP6	42			
1325	SP7	28			
1326	SP8	33			
1327	SP9	24			
1328	SP10	28			
1329	WO1	21			
1330	D4	18			
1331	LB	33			
1332	T1S	5.7			
1333	T2S	7.8			
1334	T1N	5.8			
1335	T2N	7.8			
1336	D-3	7.1			
Detection Limit, mg/kg		1.0			
Dilution Factor					

Reporting Limit (RL) = Method Detection Limit (MDL) x dilution factor

Value reported is actual value multiplied by dilution factor.

ND means Not Detected.

BJJ Services Co., Inc.		**Date Sampled:**	1/9/96
8105 E. Imperial Hwy., Suite 4		**Date Received:**	1/9/96
Downey, CA 90242		**Date Prepared:**	1/10/96
		Date Analyzed:	1/11/96
Sierra Project No.:	9601-056	**Analyst:**	MM/JBN
Client Project ID:	Kens Auto #95047		
Sample Matrix:	Soil	**Report Date:**	1/11/96

INDIVIDUAL METALS FOR SOIL/HAZARDOUS WASTE
EPA METHOD 6010

		Concentration, mg/kg			
Sierra ID No.:	**Client ID No.:**	**TEST PARAMETERS:**			
		Lead			
1337	D-2	9.2			
1338	D-1	42			
1339	T4S	6.3			
1340	T3S	3 6			
1341	T4N	48			
1342	T3N	5 5			
1343	CW1	5.7			
Detection Limit, mg/kg		1.0			
Dilution Factor					

Reporting Limit (RL) = Method Detection Limit (MDL) x dilution factor

Value reported is actual value multiplied by dilution factor.

ND means Not Detected

BJJ Services Co., Inc. **8105 E. Imperial Hwy., Suite 4** **Downey, CA 90242**	**Date Sampled:** 1/9/96 **Date Received:** 1/9/96 **Date Prepared:** 1/10/96 **Date Analyzed:** 1/10/96
Sierra Project No.: 9601-056 **Client Project ID:** Kens Auto #95047 **Sample Matrix:** Soil	**Analyst:** LT **Report Date:** 1/11/96

TOTAL RECOVERABLE PETROLEUM HYDROCARBONS
EPA METHOD 418.1

Sierra Sample No.	Client Sample No.	Concentration (mg/kg)	Dilution Factor	MDL (mg/kg)
1317	SP1WO	ND	1	10
1318	SP2WO	84	1	10
1329	WO1	420	1	10

Quality Assurance/Quality Control Data

QC Sample ID: 9601-049

Compound	LCS % Rec.	QC Limits	Spike % Rec.	Spike Dup % Rec.	QC Limits	RPD	QC Limits
TPH	77	80-120	79	83	50-150	4	0-30

ND means Not Detected

Reporting Limit (RL) = Method Detection Limit (MDL) x Dilution Factor

BJJ Services Co., Inc.		**Date Sampled:**	1/9/96
8105 E. Imperial Hwy., Suite 4		**Date Received:**	1/9/96
Downey, CA 90242		**Date Prepared:**	1/10/96
		Date Analyzed:	1/10/96
Sierra Project No.:	9601-056	**Analyst:**	AK
Client Project ID:	Kens Auto #95047		
Sample Matrix:	Water	**Report Date:**	1/11/96

EPA METHOD 8020-BTEX/
EPA METHOD 8015 MODIFIED-GASOLINE RANGE HYDROCARBONS (C4-C12)
(PURGE AND TRAP)

	Concentration, µg/l				
Client Sample No.:	GW1				**Method Detection Limit, µg/l**
Sierra Sample No.:	13437				
COMPOUNDS:					
Benzene	3900				0.5
Toluene	6500				0.5
Ethylbenzene	18000				0.5
Total Xylenes	110000				0.5
Gasoline Range	460000				50
Dilution Factor	500				**QC Limits**
% Surrogate Recovery: a,a,a-Trifluorotoluene	97				35-135

Quality Assurance/Quality Control Data

QC Sample ID: 9601-056

Compounds	**LCS % Rec.**	**Spike % Rec.**	**Spike Dup % Rec.**	**QC Limits**	**RPD**	**QC Limits**
Benzene	108	99	94	39-150	5.2	0-30
Toluene	100	94	92	46-148	1.7	0-30
Ethylbenzene	106	100	105	32-160	4.9	0-30
Gasoline	111	114	116	50-150	1.7	0-30

ND means Not Detected

Reporting Limit (RL) = Method Detection Limit (MDL) x Dilution Factor

BJJ Services Co., Inc.		**Date Sampled:**	1/9/96
8105 E. Imperial Hwy., Suite 4		**Date Received:**	1/9/96
Downey, CA 90242		**Date Prepared:**	1/13/96
		Date Analyzed:	1/16/96
Sierra Project No.:	9601-056 Addendum	**Analyst:**	MM/JBN
Client Project ID:	Kens Auto #95047		
Sample Matrix:	Liquid Extract	**Report Date:**	1/17/96

INDIVIDUAL METALS - STLC - EPA 200.7

		Concentration, mg/l			
Client Sample No.:		SP2WO	SP2		**Method Detection Limit, mg/l**
Sierra Sample No.:		1318	1320		
CONSTITUENTS:	**STLC Limits:**				
Lead	5.0	8.3	3.2		0 30
Dilution Factor					

Reporting Limit (RL) = Method Detection Limit (MDL) x dilution factor.

Value reported is actual value multiplied by dilution factor.

ND means Not Detected.

BJJ. SERVICES Co, INC. 9601-056

[redacted]

LICENSE 590883
REA 01205

A FULL SERVICE ENVIRONMENTAL FIRM
8105 E. IMPERIAL HWY. SUITE 4
DOWNEY, CALIFORNIA 90242
(310) 869-0784 (714) 265-1635
FAX (310) 869-1867

CHAIN OF CUSTODY RECORD

DATE 1-9-96 PAGE 1 OF 4

PROJECT MANAGER: W D NEWCOME

PHONE NUMBER: (310) 869-0784

SAMPLERS: (SIGNATURE) [signature]

PROJECT: KENS AUTO #95047

SAMPLE	LOCATION	DATE	TIME	SAMPLE TYPE COMP.	GRAB	AIR	SOLID	NO. OF CONTAINERS & TESTS REQUIRED
SP1WO	WASTE OIL SPOILS PILE, SEE PLOT	1-9	940 A	1317			✓	1 418.1, 8020 + 7420 LEAD
SP2WO	" " " " " "	1-9	943 A	1318			✓	1 " " " "
SP1	MAIN SPOILS PILE SEE PLOT	1-9	948 A	1319			✓	1 8015M GAS, 8020 + 7420 LEAD
SP2	" " " " " "	1-9	950 A	1320			✓	1 " " " " "
SP3	" " " " " "	1-9	957 A	1321			✓	1 " " " " "
SP4	" " " " " "	1-9	959 A	1322			✓	1 " " " " "
SP5	" " " " " "	1-9	1002 A	1323			✓	1 " " " " "
SP6	" " " " " "	1-9	1009 A	1324			✓	1 " " " " "

INSTRUCTIONS: REPORT TO LA COUNTY STANDARDS ALSO ONLY REPORT IN PARTS PER MILLION AND SO NOTED

I HEREBY AUTHORIZE THE ABOVE INDICATED WORK. [signature]

RELINQUISHED BY: (SIGNATURE) [signature]	RECEIVED BY: (SIGNATURE) [signature]	DATE 1/9/96	TIME 1930
RELINQUISHED BY: (SIGNATURE)	RECEIVED BY: (SIGNATURE)	DATE	TIME
RELINQUISHED BY: (SIGNATURE)	RECEIVED BY: (SIGNATURE)	DATE	TIME

RECEIVED FOR LABORATORY BY: Rick Forsyth SIERRA DATE TIME

BJS SERVICES CO, INC.

[redacted]

LICENSE 590883
REA 01206

A FULL SERVICE ENVIRONMENTAL FIRM
8105 E. IMPERIAL HWY. SUITE 4
DOWNEY, CALIFORNIA 90242
(310) 869-0784 (714) 265-1635
FAX (310) 869-1867

CHAIN OF CUSTODY RECORD

DATE 1-9-96 PAGE 2 OF 4

PROJECT MANAGER: W D NEWCOME

PHONE NUMBER: (310) 869-0784

SAMPLERS: (SIGNATURE)

PROJECT: KENS AUTO # 95047

SAMPLE	LOCATION	DATE	TIME	SAMPLE TYPE WATER COMP.	GRAB	AIR	SOLID	NO. OF CONTAINERS & TESTS REQUIRED	
SP7	SPOILS PILE MAIN SEE PLOT	1-9	10 05 A	1325			✓	1	8015 M GAS, 8020 + 7420 LEAD
SP8	" " "	1-9	10 07 A	1326			✓	1	" " " " "
SP9	" " "	1-9	10 10 A	1327			✓	1	" " " " "
SP10	" " "	1-9	10 12 A	1328			✓	1	" " " " "
WO1	CENTER 6' BG	1-9	11 15 A	1329			✓	1	418.1, 8020 + 7420 LEAD
D4	DISPENSER # 4, 5' BG SEE PLOT	1-9	11 30 A	1330			✓	1	8015 M GAS, 8020 + 7420 LEAD
LB	52' WEST OF S. TK AT 2' BG	1-9	11 34 A	1331			✓	1	7420 LEAD BACKGROUND ONLY
T-8	TK 1 SOUTH END 12' BG	1-9	12 15 P	1332			✓	1	8020, 8015 M GAS + 7420 LEAD

INSTRUCTIONS: REPORT TO LA COUNTY STANDARDS WITH ALL NUMBERS IN PPM AND SO NOTED

I HEREBY AUTHORIZE THE ABOVE INDICATED WORK.

RELINQUISHED BY: (SIGNATURE)	RECEIVED BY: (SIGNATURE) R Forsyth	DATE 1/9/96	TIME 1930
RELINQUISHED BY: (SIGNATURE)	RECEIVED BY: (SIGNATURE)	DATE	TIME
RELINQUISHED BY: (SIGNATURE)	RECEIVED BY: (SIGNATURE)	DATE	TIME

RECEIVED FOR LABORATORY BY: Rick Forsyth DATE 1/9/96 TIME 1930

BJJ SERVICES CO., INC.

[redacted]

LICENSE 590883
REA 01206

A FULL SERVICE ENVIRONMENTAL FIRM
8105 E. IMPERIAL HWY. SUITE 4
DOWNEY, CALIFORNIA 90242
(310) 869-0784 (714) 265-1635
FAX (310) 869-1867

CHAIN OF CUSTODY RECORD

DATE 1-9-96 PAGE 3 OF 4

PROJECT MANAGER: W D NEWCOMB

PHONE NUMBER: (310) 869-0784

SAMPLERS: (SIGNATURE)

PROJECT: KENS AUTO # 95047

SAMPLE	LOCATION	DATE	TIME	SAMPLE TYPE WATER COMP.	GRAB	AIR	SOLID	NO. OF CONTAINERS & TESTS REQUIRED	
T2S	TANK 2 SOUTH END 12' BG	1-9	12 20 P	1333			✓	1	8015M GAS, 8020 + 7420 LEAD
T1N	TANK 1 NORTH END 12' BG	1-9	12 30 P	1334			✓	1	" " " " "
T2N	TANK 2 NORTH END 12' BG	1-9	12 45 P	1335			✓	1	" " " " "
D-3	DISPENSER #3, 5' BG SEE PLOT	1-9	1 25 P	1336			✓	1	" " " " "
D-2	DISPENSER #2, 5' BG SEE PLOT	1-9	1 29 P	1337			✓	1	" " " " "
D-1	DISPENSER #1, 5' BG SEE PLOT	1-9	1 32 P	1338			✓	1	" " " " "
T4S	TANK 4 SOUTH END 12' BG	1-9	1 38 P	1339			✓	1	" " " " "
T3S	TANK 3 SOUTH END 12' BG	1-9	1 43 P	1340			✓	1	" " " " "

INSTRUCTIONS: REPORTS TO LA COUNTY STANDARDS WITH ALL NUMBERS IN PPM AND SO NOTED

I HEREBY AUTHORIZE THE ABOVE INDICATED WORK.

RELINQUISHED BY: (SIGNATURE)	RECEIVED BY: (SIGNATURE) R. Forsyth	DATE 1/9/96	TIME 1930
RELINQUISHED BY: (SIGNATURE)	RECEIVED BY: (SIGNATURE)	DATE	TIME
RELINQUISHED BY: (SIGNATURE)	RECEIVED BY: (SIGNATURE)	DATE	TIME

RECEIVED FOR LABORATORY BY: R Forsyth SIERRA DATE 1/9/96 TIME 1930

BJJ SERVICES CO., INC.

[redacted]

LICENSE 590883
REA 01205

A FULL SERVICE ENVIRONMENTAL FIRM
8105 E. IMPERIAL HWY. SUITE 4
DOWNEY, CALIFORNIA 90242
(310) 869-0784 (714) 265-1635
FAX (310) 869-1867

CHAIN OF CUSTODY RECORD

DATE 1-9-96 PAGE 4 OF 4

PROJECT MANAGER: W D NEWCOMB

PHONE NUMBER: (310) 869-0784

SAMPLERS: (SIGNATURE)

PROJECT: KENS AUTO #95047

SAMPLE	LOCATION	DATE	TIME	SAMPLE TYPE COMP.	GRAB	AIR	SOLID	NO. OF CONTAINERS & TESTS REQUIRED
				WATER				
T4N	TANK 4 NORTH END 12' BG	1-9	1 49 P	1341			✓	1 8015M GAS, 8020 + 7420 LEAD
T3N	TANK 4 NORTH END 12' BG	1-9	1 54 P	1342			✓	1 " " " " "
GW1	GROUND WATER IN BOTTOM OF EXCAVATION	1-9	2 04	1343	✓			1 " " " " "

INSTRUCTIONS: REPORT TO LA COUNTY STANDARDS WITH ALL NUMBERS IN PPM, SO NOTED

I HEREBY AUTHORIZE THE ABOVE INDICATED WORK.

RELINQUISHED BY: (SIGNATURE)	RECEIVED BY: (SIGNATURE) R Forsyth	DATE 1/9/96	TIME 1930
RELINQUISHED BY: (SIGNATURE)	RECEIVED BY: (SIGNATURE)	DATE	TIME
RELINQUISHED BY: (SIGNATURE)	RECEIVED BY: (SIGNATURE)	DATE	TIME

RECEIVED FOR LABORATORY BY: Rick Forsyth SIERRA DATE 1/9/96 TIME 1930

PHOTO LOG OF 5787 W. ADAMS BOULEVARD

1. Front of building with address.
2. Line of underground tank fills.
3. Close-up of typical underground tank fill pipe.
4. Waste oil tank opening.
5. Abandoned dispensers.

California Regional Water Quality Control Board
Los Angeles Region

Winston H. Hickox
Secretary for Environmental Protection

320 W 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640
Internet Address: http://www.swrcb.ca.gov/~rwqcb4

Gray Davis
Governor

TCS

SCANNED

SEP 21 2004

March 24, 2000

Mr. Ken Numata
Ken's Automotive
5787 West Adams Boulevard
Los Angeles, CA 90016

UNDERGROUND STORAGE TANK PROGRAM
KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD, LOS ANGELES, CA (ID# 900160252)
(USTCF # 11389)

Dear Mr. Numata,

We have reviewed the "Workplan for Additional Groundwater Characterization," dated February 10, 2000 and the "Workplan for Free Product Recovery," dated March 9, 2000, submitted by Aqua Geosciences, Inc., for the above referenced site. We have also reviewed the information contained in our case file.

The "Workplan for additional Groundwater Characterization" detailed the proposed drilling and installation of four off-site groundwater monitoring wells down-gradient from MW-7, MW-8, MW-9, and MW-10 as specified by our letter dated December 22, 1999, to delineate the extent of dissolved-phase hydrocarbon plume in groundwater. In addition, the "Workplan for Free Product Recovery" detailed the proposed removal of free product on-site by free product recovery system (product pumps and on-site above ground tank storage) and off-site removal by vacuum truck.

We concur with your "workplan for Additional Groundwater Characterization" and "Workplan for Free Product Recovery," provided the following conditions are met:

1. The construction and development of groundwater monitoring wells must comply with requirements prescribed in California Code of Regulations (CCRs), Title 23, Division 3, Chapter 16, Section 2649. All necessary permits must be obtained from the appropriate agencies prior to the start of work.

2. All work must be performed by or under the direction of the registered geologist, or civil engineer. A statement is required in the report that the registered professional in responsible charge actually supervised or personally conducted all work associated with the project. A statement is required in the report that the registered professional in responsible charge actually supervised or personally conducted all work associated with the project.

3. The newly installed groundwater monitoring wells must be developed and surveyed to a benchmark of known elevation above mean sea level by a licensed land surveyor or registered civil engineer.

4. Your report submitted to this office must conform to the "Guidelines for Report Submittals," (June 1993) published by the Los Angeles County Department of Public Works.

5. The soil and groundwater samples must be analyzed by EPA Method 8015 for TPH_G, EPA Method 8021 or 8260B for BTEX, including methyl tertiary butyl ether (MTBE) and EPA Method 8260B for di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), tertiary butyl alcohol (TBA). If MTBE is detected it must be quantified using EPA Method 8260B. All analytical data must be reported by a California certified laboratory in the Regional Board's laboratory report forms.

6. A revised health and safety plan that include a discussion on MTBE risk assessment must be submitted 2 weeks prior to start of field work.

7. You are required to submit a technical report by **June 1, 2000**. The report must include soil boring logs, well permits, as-built construction details of the groundwater monitoring wells to be installed.

8. Please notify us at least five working days prior to the start of work so that we may schedule a member of our staff to be present.

9. Because of the significant volumes of free product present, you are required to implement the free product recovery system as proposed in the "Workplan for Free Product Recovery" until free product removal rates are sufficiently reduced such that this approach is no longer economically justified.

10. A monthly free product status report must be submitted that include the free product thickness encountered in each monitoring well, the volume of free product removed during each month and cumulatively, and the percentage of free-product in storage. The report submitted must also include an evaluation of the data collected with conclusions and recommendations.

You are required to continue the quarterly groundwater monitoring program. Your next groundwater monitoring report is due **April 15, 2000**.

If you have any question regarding this matter, please call Mr. Tom Shih at (213) 576-6729.

Sincerely,

Jay C. Huang C.E.G.

for Yue Rong, Unit Chief
Environmental Specialist IV
Underground Tanks/LA Coastal

Cc: Mr. James Young, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Ms. Evelyn Tompkins, Department of Water Resources Southern District
Mr. Al Bragg, Water Well Permits, Los Angeles County Department of Health Services
Mr. Chris Nagler, Department of Water Resources Southern District
Mr. Bob Campbell, Water replenishment District of Southern California
Captain Dennis Wilcox, Los Angeles City Fire Department, Underground Storage Tank Program
Mr. Philip Goalwin, Aqua Geosciences, Inc.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION

LABORATORY REPORT FORM (COVER PAGE 1)

Laboratory Name: _____

Address: _____

_____

Telephone/Fax: _____

ELAP Certification No./
Expiration Date _____

Authorized Signature
Name, Title (print) _____

Signature, Date _____

Client Name _____

Project No. _____

Date(s) Sampled: (from – to) _____

Date(s) Received: (from – to) _____

Date(s) Reported: (from – to) _____

Chain of Custody Received: Yes _____ No _____

Comments _____

_____

_____

_____

_____

_____

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION

LABORATORY REPORT FORM (COVER PAGE 2)

Organic Analyses	# of Samples	# of Samples Subcontracted

Sample Condition:

Inorganic Analyses	# of Samples	# of Samples Subcontracted

Sample Condition.

Microbiological Analyses	# of Samples	# of Samples Subcontracted

Sample Condition:

Other Types of Analyses	# of Samples	# of Samples Subcontracted

Sample Condition:

INSTRUCTIONS FOR RWQCB-LA LABORATORY REPORT FORM COVER PAGES (6/00)

These instructions assist in completion of the report format required by the Regional Water Quality Control Board, Los Angeles Region. Other agencies or regulatory bodies may also require the use of this reporting format. The report format is to be applied to all stationary laboratories and mobile laboratories that undertake analyses under RWQCB-LA's jurisdiction. Failure to report in the format required may result in rejection of the analytical results.

Laboratories can use their available software to duplicate the reporting formats. The format and terminology shall be kept the same as this format with the exception of column widths and font types. The shading and grid lines are optional, however they help the reader to locate data easily.

Cover pages 1 and 2 can be used for all RWQCB LabForms. RWQCB LabForm 10A is designed for reporting all organics analyses. RWQCB LabForm 10C is for metal analyses. Do not try to amend the report forms to fit in analyses other than specified.

Page 1: Laboratory and Project Information

1. Complete the top section of page one with the laboratory information. The laboratory name, address, telephone and facsimile (FAX) numbers, California ELAP Certification number and expiration date are required. The actual expiration date must be entered. If renewal is in the process, enter the expiration date and enter "Renewal in process" under the date.

2. Under "AUTHORIZED SIGNATURE", print or type the name and title of the authorized person who has reviewed the report. This person must sign and date the following line. The authorized person must be the laboratory director, QA/QC officer, or the person who is in charge of reviewing the data.

3. After "CLIENT NAME", enter the full name of the company or agency that submitted the samples to the laboratory for analysis.

4. After "PROJECT No.", enter the number, name and/or site of the project as identified by the client.

5. After "DATE(S) SAMPLED", "DATE(S) RECEIVED", and "DATE(S) REPORTED", enter the date, or range of dates, that the samples were collected and submitted to the laboratory and the sample results were reported to the client (e.g., Date Sampled: 6/2/94 to 6/3/94; Date Received: 6/3/94; Date Reported 6/10/94). The dates sampled and received should correspond to the dates on the chain of custody forms. The date reported is when the results were first released to the client.

6. Circle either "YES" or "NO" to indicate whether or not a Chain of Custody form was received with the samples. Attach a copy of Chain of Custody form.

7. The Comments section is used to describe any problem which occurred with the samples or analysis which may potentially affect the technical or legal defensibility of the data. Examples of problems may include sample head-space, insufficient sample volume, exceeded holding time, and QA/QC outside of acceptance limits. To avoid rejection of data

by regulatory agencies, efforts should be made to resolve any of these problems prior to the analysis and release of sample results.

Page 2: Sample Summary

1. Page 2 contains four different analysis sections: ORGANICS (VOCs, TPH, Pesticides, Herbicides, PCBs, etc.), INORGANICS (Metals), MICROBIOLOGICAL, and OTHER TYPES OF ANALYSES. In each applicable section, list EPA method used, the number of samples analyzed by that method at the laboratory listed on page 1 and the number of samples, if any, subcontracted to another laboratory which must also be certified by ELAP.

2. After "SAMPLE CONDITION" at the bottom of each analysis section, indicate the condition of the samples upon receipt at the laboratory. If the sample condition meets all of the necessary criteria, then enter "Acceptable". If the sample condition does not meet the criteria, enter the deficiency (e.g., no preservative, head-space present, unchilled samples).

Project No:_____ (RWQCB LabForm10A;Ver6/00)

ANALYTICAL RESULT FOR ORGANICS

METHOD: **REPORTING UNIT:**

DATE ANALYZED						
DATE EXTRACTED						
LAB SAMPLE I.D.						
CLIENT SAMPLE I.D.						
EXTRACTION SOLVENT						
EXTRACTION METHOD						
DILUTION FACTOR						
COMPOUND	CRDL					

SURROGATE	SPK CONC	ACP%	%RC	%RC	%RC	%RC	%RC

Project No:_____ (RWQCB LabForm10A,Ver6/00)

QA/QC REPORT

I. Calibration Standard

(A). Initial Calibration

DATE PERFORMED: _____ ANALYTICAL METHOD:_____

STANDARD SUPPLY SOURCE:_____ DATE OF SOURCE:_____

INSTRUMENT I.D.._____ LOT NUMBER:_____

COMPOUND	DETECTOR	RT	MASS/CONC UNIT:	AREA	RF	RF_{ave}	SD_{n-1}	%RSD
Compound 1			1st conc					
			2nd conc					
			3rd conc					
			4th conc					
			5th conc					
Compound 2								
Compound k			1st conc					
			2nd conc					
			3rd conc					
			4th conc					
			5th conc					

(B). Continuing Calibration (Mid-Point)

COMPOUND	DETECTOR	RT	MASS/CONC UNIT:	AREA	RF	%DIFF	ACP RGE %DIFF
Compound 1							
Compound 2							
Compound k							

Project No:_____ (RWQCB LabForm10A;Ver6/00)

QA/QC REPORT (Continued)

II. Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

DATE PERFORMED:_____ ANALYTICAL METHOD:_____

BATCH #:_____

LAB SAMPLE I.D.:_____ UNIT: (Circle one) µg/kg µg/l

ANALYTE	SAMPLE RESULT	SPIKE CONC	MS	%MS	SPIKE CONC (DUP)	MSD	%MSD	RPD	MS/MSD LIMIT	RPD LIMIT

III. Laboratory Quality Control Check Sample (LCS)

DATE PERFORMED:_____ ANALYTICAL METHOD:_____

STANDARD SUPPLY SOURCE _____ DATE OF SOURCE:_____

INSTRUMENT I.D.:_____ LOT NUMBER: _____

LAB LCS I.D.: _____ UNIT: (Circle one) µg/kg µg/l

ANALYTE	SPIKE CONC	RESULT	%RECOVERY	ACP %REC LIMIT

This form can be used for reporting analyses of volatile organic compounds, semi-volatile, petroleum hydrocarbons, PCBs, pesticides, herbicides, and other organics.

Page 1 of 3: Analytical Result

A. Header Information

1. After "Project No:", enter the client's project number (from cover page 1). This number is required on every page of the report.

2. After "METHOD", enter the analytical method used. (e.g., EPA 8260, or EPA method 8021).

3. After "REPORTING UNIT", enter the appropriate reporting unit. The units ug/L for water samples and ug/Kg for soil samples are recommended for volatile analyses. The units mg/L and mg/Kg are recommended for TPH/semi-volatile analyses.

4. After "DATE ANALYZED", enter the date on which the sample is analyzed.

5. After "DATE EXTRACTED", enter the date on which the sample is extracted with solvent. If no solvent is used (e.g., purge and trap without organic solvent extraction), enter "N/A" (Not Applicable).

6. After "LAB SAMPLE I.D.", enter the I.D. number the laboratory assigned to each sample.

7. After "CLIENT SAMPLE I.D.", enter the I.D. number the client used when the sample was collected.

8. After "EXTRACTION SOLVENT", enter the type of solvent used for extraction before purge and trap or injection into instrument.

9. After "EXTRACTION METHOD", enter EPA Method used for extraction. (e.g., EPA 3550). For VOC sample which is extracted with methanol, enter the method used. (e.g., EPA 5030 for EPA 8021, EPA 8260 for the GC/MS methods.)

10. After "DILUTION FACTOR", enter the dilution factor for each sample. If a sample is not diluted (e.g., direct purge and trap of water sample), enter "1" as dilution factor.

11. If more than one page is needed, complete the header information for all samples analyzed on the subsequent pages. The method blank does not need to be repeated on each subsequent page. If more than one method blank is analyzed, report each method blank with the samples to which it applies for validation purposes. The column widths may he changed to put analysis results for more samples on each page.

B. Analytical Results

1. Under "COMPOUND", list each analyte which the samples were tested for. List the analytes (alphabetical order or elution order is recommended). EPA Methods analyzed in series (e.g., EPA 8015 (modified) may be listed on the same results page. For hydrocarbons which cannot be positively identified as a specific product, indicate the type of hydrocarbons detected (e.g., hydrocarbons in the range of C23-C32).

2. Under "CRDL" (Contract Required Detection limit), list the detection limit used for reporting each analyte. If sample has to be diluted for one constituent, do not automatically adjust the CRDL for other constituents by the same dilution factor, and report results of other constituents under the CRDL without dilution.

3. In each column for the method blank and the samples, report all analytes detected above the CRDL. Do not subtract blank or adjust sample results for blank contamination. Any analyte not detected above the CRDL should be reported as "<CRDL value" (whatever the CRDL value is after taking into account dilution factor, e.g., <0.5). Samples must show the final results calculated with dilution factor. (e.g., sample after 10 times dilution gives analysis result of 10 ppb. Then the final result reported for this sample should be 100 ppb.) The CRDL for some analytes may be at or near the laboratory method detection limit. However, do not flag any data as estimated or below certain confidence levels.

4. If the list of analytes continues on to the second page, repeat the analytical method, reporting unit, laboratory sample identification and client sample identification on the second page in the spaces provided. Continue with the reporting of detection limits and analytical results as on the first page.

5. If samples are analyzed under different dilution factor, use separate column to report. Report a result as "non-detected" (ND) only for samples analyzed <u>without</u> dilution.

6. For SURROGATE, list surrogate compounds added to blank and samples. Report Spike Concentration (SPK CONC) of added surrogate, Acceptable % Limits (ACP%) for each surrogate, and % Recovery (%RC) of each surrogate in blank and each sample. If the analyte list lasts only one page, place the surrogate box at the bottom of the first page. If the analyte list continues on to other pages, place the surrogate box at the bottom of the last page.

<u>Page 2 of 3: QA/QC Report</u>

I. Calibration Standard

A. Initial Calibration (IC)

1. The initial calibration format provided or direct printouts from analytical instruments can be

used as an alternative of the IC format.

2. No matter which IC format (RWQCB form or direct instrument printouts) is used, provide the following data:

Date performed:	Date the IC was performed most recently and applied in calculation of the sample results.
Standard Supply Source:	Source of the standard used in IC.
Instrument I.D.:	ID or name of the instrument used for IC, QA/QC, and sample analyses.
Analytical Method:	EPA method used in IC, all QA/QC, and sample analyses.
Date of source:	Date when standard for IC was received or prepared in-house.
Lot Number:	The lot number of the standard used for IC.
Compound:	Name of compounds in IC.
Detector:	Detector used for analysis of the listed compound.
RT:	Retention time of listed compound.
Mass/Conc:	Injected mass or concentration of the listed compound. List all five masses or concentrations. Unit must be given (e.g., ng for mass and ug/L for concentration). If concentration is used, volume of standard injected must be reported.
Area:	Area count of each concentration level.
RF:	Response factor of each concentration level.
RF(ave):	Average RF.
SD(n-1):	Standard deviation with (n-1) degree of freedom.
%RSD:	% relative standard deviation.

B. Continuing Calibration (CC) (Daily Mid-point Calibration)

1. The CC format provided or direct printouts from analytical instruments can be used as an alternative of the CC format.

2. No matter which CC format (RWQCB form or direct instrument printouts) is used, provide the following data:

Compound:	Names of compounds in CC.
Detector:	Same as above in (A) Initial Calibration.
RT:	Same as above in (A) Initial Calibration.
Mass/Conc:	Same as above in (A) Initial Calibration.
Area:	Same as above in (A) Initial Calibration.
RF:	Same as above in (A) Initial Calibration.
%DIFF:	Percent difference between RF of continuing calibration and RF(ave) of initial calibration.
ACP RGE	

%DIFF: Acceptable range for %DIFF.

Page 3 of 3: QA/QC Report (Continued)

II. Matrix Spike/Matrix Spike Duplicate (MS/MSD)

1. Under "DATE PERFORMED", enter the date that MS/MSD is performed, which must be the same as the batch of samples that are analyzed.

2. Under "BATCH #", enter laboratory batch number associated with samples.

3. Under "LAB SAMPLE I.D.", enter the name or number of laboratory sample which is used for MS/MSD analyses.

4. Under "Analytical Method", enter the EPA Method and circle a reporting unit. The EPA Method and reporting unit must be the same as that reported for the samples.

5. Circle one to indicate unit.

Provide the following data in the table:

Analyte:	The spiking analytes in sample.
Sample Result:	The original sample result associated with the spiking analytes.
Spike Conc:	MS concentration of added analyte in sample.
MS:	Result of MS.
%MS:	% recovery for MS.
Spike Conc (Dup):	MSD concentration of added analyte in sample.
MSD:	Result of MSD.
%MSD:	% recovery for MSD
RPD:	Relative percent difference between MS and MSD
MS/MSD LIMIT:	Acceptance % limit for MS
RPD LIMIT:	acceptance limit for RPD

If the original sample results are "<CRDL" without dilution, enter "0" for sample result on this MS/MSD table.

III. Laboratory Control Sample (LCS)

1. After "DATE PERFORMED", enter the date LCS is analyzed, which must be the same as the batch of samples that are analyzed.

2. After "ANALYTICAL METHOD", enter EPA method used in LCS, which must be the same method used in QA/QC and sample analyses.

3. After "STANDARD SUPPLY SOURCE", enter source of the LCS standard.

4. After "DATE OF SOURCE", enter date when standard is used for LCS is received or prepared in-house.

5. After "INSTRUMENT I.D.", enter lab instrument I.D. for the LCS run.

6. After "LOT NUMBER", enter the lot number of the LCS standard.

7. After "LAB LCS I.D.", enter the laboratory ID number assigned to LCS.

8. Circle one to indicate unit.

Provide the following data in the table:

Analyte:	The LCS analyte.
Spike Conc:	Concentration of LCS analyte.
Result:	Result for each analyte.
%Recovery:	% recovery for LCS.
ACP %REC LIMIT:	Acceptance limit for LCS % recovery.

IV. General Reporting Requirements

1. Chromatograms, raw data on analysis, copy from logbooks, extraction logs, and other laboratory data relating to sample results are not required with report, but must be submitted upon request.

2. Workplan or monitoring program for a specific project may require additional site-specific analytes and/or conditions.

3. Use a separate sheet for more information for date of standard supply source, date of preparation, instrument I.D., lot number, etc.

V. General Requirements For Organics

The following requirements are not a replacement or substitution of the EPA method requirements which must be followed by the laboratories. These requirements serve as a specific emphasis or clarification to LARWQCB's QA/QC objectives in addition to EPA method requirements. Laboratories must comply with these requirements.

Sample Condition

The criteria for acceptable sample condition is determined by the method(s) which the samples will be analyzed. The laboratory should try to resolve any sample condition problems before the samples are accepted for analysis. If the problems are beyond being resolved, the samples should be rejected and resampling should be requested.

Subcontracted Samples

Samples subcontracted to another laboratory, which must be certified by ELAP, must also conform to the requirements of this program and results must be submitted by the subcontracted laboratory on this report format.

Target Compounds

The target compounds should be those specified in the method or as required by the LARWQCB.

Volatile organic compounds (VOCs) analysis must include the following compounds as target compounds at a minimum. If other compounds are also expected or detected in samples, they must be included in the target list. GC/MS method (e.g., EPA 8260) and ELCD (electronic conductivity detector)/PID (photoionization detector) in series method (e.g., EPA 8021) must include all target compounds. ELCD method (e.g. EPA 8021) must include all target halogenated compounds. PID method (e.g., 8021) must include all target aromatics.

Halogenated compounds

Bromodichloromethane
Bromoform
Bromomethane
Carbon tetrachloride
Chlorobenzene
Chloroethane
Chloroform
Chloromethane
Dibromochloromethane
1,2-Dichlorobenzene
1,3-Dichlorobenzene
1,4-Dichlorobenzene
1,1-Dichloroethane (1,1-DCA)
1,2-Dichloroethane (1,2-DCA)
1,1-Dichloroethylene (1,1-DCE)
cis-1,2-Dichloroethene (c-1,2-DCE)
trans-1,2-Dichloroethene (t-1,2-DCE)
1,2-Dichloropropane
cis-1,3-Dichloropropene
trans-1,3-Dichloropropene
Methylene chloride (Dichloromethane)
1,1,2,2-Tetrachloroethane
1,1,1,2-Tetrachloroethane
Tetrachloroethene (PCE)
1,1,1-Trichloroethane (1,1,1-TCA)
1,1,2-Trichloroethane (1,1,2-TCA)
Trichloroethene (TCE)
Trichlorofluoromethane (Freon 11)
Dichlorodifluoromethane (Freon 12)
Vinyl chloride (VC)

Aromatics

Benzene
Ethyl benzene
Toluene
m,p-Xylenes
o-Xylene

CRDL

The detection limits should be those required by the LARWQCB, as specified in the assessment workplan/monitoring program or as specified in EPA methods used. Lower detection limits than these specified below can be required based on site-specific needs. If CRDL cannot be achieved due to matrix problem, laboratory must provide a written explanation and propose a reasonable CRDL under the situation.

CRDLs for VOCs must be 1 ug/L or 2 ug/Kg except for the following compounds. This low CRDLs are applicable to the samples with no detectable VOCs or low levels of VOCs. If sample needs to be diluted due to high contamination, see section concerning dilution in sample analysis requirements.

CRDL of 0.5 ug/L or 1.0 ug/Kg is required for these following compounds because MCLs or Action limits (AL) for these compounds are low as shown.

	MCL	AL
Benzene	1.0	
Carbon tetrachloride	0.5	
1,2-Dichloroethane	0.5	
1,3-Dichloropropene	0.5	
Dichlorodifluoromethane(Freon 12)		1.0
Vinyl chloride	0.5	

CRDL of 100 ug/L or 100 ug/Kg will be acceptable for following compounds.

Acetone
Acrolein
Acrylonitrile
Methyl Ethyl Ketone (2-butanone)
Methyl Isobutyl Ketone (4-Methyl-2-pentanone)

CRDL shall be 100-500 ug/L or 500-5000 ug/Kg for petroleum hydrocarbons depending on type of hydrocarbons to be tested (e.g., gasoline, jet fuel, diesel, etc.).

Analysis Methods

1. For VOCs, if the samples have never been analyzed before (the type of compounds present is unknown), at least 10 % of samples from each site (or a minimum one sample if total samples are less than 10) should be analyzed using GC/MS method (e.g., EPA 8260B) first. The rest of samples can then be analyzed with non-GC/MS methods (e.g., EPA 8021) if desired.

2. Laboratory must report the number of tentative identified compounds and estimated results if possible for those samples analyzed by GC/MS method as required by Item 1 above.

3. If the GC/MS method analysis shows the presence of compounds that cannot or will not be detected by non-GC/MS method, then all the samples shall be analyzed by GC/MS method.

4. If the compounds present are known from previous analyses, the samples can be analyzed by either non-GC/MS or GC/MS method.

5. If the PID/ELCD in series method (e.g., EPA 8021) is used, the method must be reported as such (e.g., not reported as 8010/8020).

6. For other organic analyses (e.g., pesticides), confirmation must also be done by GC/MS. If GC/MS cannot confirm the compound due to low level, use second column for confirmation.

Initial Calibration

1. Initial 5 point calibration must be performed for all compounds in the above target list and any expected, required, or detected compound.

2. %RSD must be calculated for each compound and must not exceed 20%.

3. For GC/MS analyses, the %RSD of the Calibration Check Compounds (CCC) must be less than or equal to 30%. The CCC are: 1,1-dichloroethene, chloroform, 1,2-dichloropropane, toluene, ethylbenzene, and vinyl chloride.

4. Average Calibration Factor (CF) or Average Response Factor (RF(ave)) must be used for calculation of all sample results and QA/QC analyses.

5. In terms of practicality during compliance with the above requirements, for GC analyses, the percent relative standard deviation (%RSD) must not exceed 20% for 80% of all analytes calibrated. The %RSD for any analyte must not exceed 35%. However the %RSD for all compounds detected in samples must not exceed 20%.

Continuing Calibration (CC) (Daily mid-point calibration)

1. In terms of practicality during compliance with the requirement, for GC analyses, the percent difference (%DIFF) from initial calibration must not exceed 15% for 80% of all analytes calibrated. The compounds that meet the 15% difference requirement must be the same compounds which meet the %RSD in the initial calibration. The %DIFF for any analyte calibrated must not exceed 35%. However, the %DIFF for all compounds detected

in samples must not exceed 15%.

2. For GC/MS analyses, the %DIFF of CCC must not exceed 20%.

Surrogate

The surrogate(s) used and surrogate recovery acceptance limits should be determined by the EPA Method guidelines. If there are no EPA guidelines, the laboratory can use the appropriate surrogate(s) and the recovery limits should be in a range determined by in-house laboratory control charts. Data for the control charts must be submitted upon request.

Method Blank

The method blank should not show any concentration more than five times (5X) the CRDL for any single target compound. If exceeded, the laboratory should investigate the source of contamination and take corrective actions before proceeding with further sample analysis. Any disclaimer statement such as the following example concerning the blank and interpretation of result will not be acceptable and should not be included in report.

"Results should not be considered reliable unless the sample result exceeds five times (5X) the CRDL or ten times (10X) the blank concentration."

MS/MSD

MS/MSD analyses should be performed for every project (for each site) at a minimum rate of one per 20 samples or per batch, whichever is more often. The spiking analytes used for the MS/MSD analyses should be those required by the LARWQCB. When the spiking analytes are not specified by LARQWCB, the ones specified in EPA methods should be used. If EPA method does not specify, then appropriate ones chosen by the laboratory can be used. If MS/MSD is not required by the method used, MS/MSD may not be required unless specified in workplan.

For VOCs analysis, the following compounds must be included in the spiking for MS/MSD.

Halogenated Compounds:	**Aromatics**:
Chloroform	Benzene
1,1-Dichloroethane (1,1-DCA)	Toluene
1,2-Dichloroethane	MTBE
1,1-Dichloroethylene (1,1-DCE)	
Tetrachloroethylene (PCE)	
Trichloroethylene (TCE)	

The acceptance limit should agree with EPA guidelines for each method used. If there are no EPA guidelines, it may be determined in a range by in-house laboratory control charts. Data for the control charts must be submitted upon request. Trace levels of analyte may be used in

MS/MSD calculations even if reported as non-detected on the report form.

Laboratory Control Sample (LCS)

The LCS analysis must be performed each day that samples are analyzed. The LCS must be obtained from a different supplier or a different lot from the calibration standards. If prepared in-house, it must be prepared from a stock solution different from calibration standards. The LCS should be analyzed in reagent water. It does not have to be matrix matched like the MS/MSD analyses.

The spiking analytes used for the LCS analyses should be those required in the target compound list or those required by the LARWQCB.

The acceptance limits for the LCS for volatile organic analyses are 80%-120%. LCS acceptance limits for other organic analyses should be determined by EPA Method guidelines, or in-house laboratory control charts if there are no EPA Method guidelines for this compound. Data for the control charts must be submitted upon request.

Sample Analysis

All samples must be analyzed to comply with CRDL requirements above. If sample dilution is required due to high concentrations of some compounds, the initial run must be used to calculate the results for constituents that are not affected by the high concentrations so that CRDL can be met for these compounds.

If concentrations of compounds present in samples are known to be high (outside the calibration range) from previous analyses or confirmative information, the samples can be directly diluted and then analyzed. Low CRDL will not be applicable for these samples if they are found to be high. If not, an undiluted sample must be reanalyzed to meet the CRDL requirements.

ACKNOWLEDGEMENTS

The following staff of the California Regional Water Quality Control Board - Los Angeles Region involved to finalize this document: David Bacharowski, Alex Carlos, Rebecca Chou, Yue Rong, Hiam Tan. During the reporting form development and revision, representatives from many regulated laboratories, especially the Association of California Testing Laboratories (ACTLabs), and the California Health Department Environmental Laboratory Accreditation Program (ELAP), provided valuable comments that make the improvement of the form possible.

California Regional Water Quality Control Board

Los Angeles Region

Over 50 Years Serving Coastal Los Angeles and Ventura Counties
Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Winston H. Hickox
Secretary for Environmental Protection

Gray Davis
Governor

320 W 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.swrcb.ca.gov/rwqcb4

November 6, 2001

Mr. Ken Numata
Ken's Automotive
912 Tegner Drive
Monterey Park, CA 91754

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7001 1140 0000 1129 7484

SCANNED
SEP 21 2004

CLEANUP AND ABATEMENT ORDER NO. 00-096
KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD, LOS ANGELES (ID NO. 900160252)
USTCF NO. 11389

Dear Mr. Numata:

Thank you for your reports containing the "Interim Remedial Action Plan for Free Product Recovery and Vapor Extraction System," ("IRAP") dated June 14, 2001, and "Report of Findings for Additional Hydrogeological Assessment; Second Quarter 2001 Groundwater Monitoring Report and Workplan for Additional Hydrogeological Assessment," ("Workplan") dated June 29, 2001, and "Monthly Status Report," dated September 11, 2001, submitted by E_2C, Inc., on your behalf for the above referenced site. We have also contacted the impacted parties for comments on the above identified documents. Their comments, where appropriate, have been incorporated into this letter. In reference to the above documents, we have the following comments:

I. Groundwater Assessment Workplan

The "Workplan" proposed to install three new groundwater-monitoring wells (MW-21, MW-23, and MW-24) in the area north of wells MW-15 and MW-16 to define the plume limits to the north and northwest. We concur with your workplan, provided all work is complete as proposed and the following conditions are met:

1. The "Workplan" does not contain a plot plan for the proposed locations of the new monitoring wells. You must submit a site plan depicting the locations of the proposed wells to this Regional Board at least two weeks prior to the start of work. You can proceed with field work after Regional Board staff concur with your proposed well locations.

2. You must submit a site-specific health and safety plan to this Regional Board at least two weeks prior to start of work.

3. The construction and development of groundwater monitoring wells must comply with requirements prescribed in California Code of Regulations (CCRs), Title 23, Division 3, Chapter 16, Section 2649.

4. Soil must be logged at 5-foot intervals. The registered professional shall review the boring logs and assumes responsibility for the accuracy and completeness of the boring logs and well construction details.

5. The groundwater monitoring wells must be developed and surveyed to a benchmark of known elevation above the mean sea level by a licensed land surveyor or registered civil engineer. Prior to collecting samples, free product thickness (if present) must be determined. If free product is present in any groundwater monitoring wells, a regular program of free product removal is to be implemented. Prior to collecting samples for analysis, the depth to water must be measured in the wells to be sampled, then the wells are to be properly purged until temperature, conductivity, and pH stabilize, and the water has a turbidity of less than 10 NTU's.

6. You are required to submit a site assessment report by **January 15, 2002**. The report must include a scaled plot plan, soil boring logs, well permits, as-built well construction details, and analytical results of soil and groundwater samples.

7. You are required to continue the quarterly groundwater-monitoring program for all existing and newly installed wells. The groundwater monitoring report for the Fourth Quarter 2001, (October-December) is due **January 15, 2002**.

II. Soil and Groundwater Remediation

The "IRAP" proposes to implement a weekly vacuum truck free-product recovery operation on-site and off-site. The "IRAP" also proposes to install eight vapor extraction wells on-site as part of the soil vapor extraction (SVE) system to facilitate remediation, and to conduct a SVE pilot test event. The SVE pilot test event will be used to estimate the radius of influence, the volumetric extraction rate, and to determine the need for additional extraction wells and modifications of the proposed SVE system. We concur with your proposal, provided all work is completed as proposed and the following conditions are met:

1. You must obtain a South Coast Air Quality Management District (SCAQMD) permit and appropriate permits from local agencies for the operation of the SVE system.

2 You must submit a site-specific health and safety plan to this Regional Board at least two weeks prior to start of work.

3. Hazardous waste manifest on hauler reports documenting legal disposal of extracted groundwater.

4. Soil must be sampled and logged at 5-foot intervals. The registered professional shall review the boring logs and assumes responsibility for the accuracy and completeness of the boring logs and well construction details.

5. Soil vapor extraction well screen intervals shall be constructed based on the information obtained from the lithology and the vertical distribution of soil contaminant concentrations. You are required to install the screen intervals at the most permeable soil lithological layer

and the relatively high soil concentration zone(s). You are required to submit a revision or justification of screen intervals proposed prior to commencing any field work.

6. Monthly cleanup progress reports must include, at a minimum, the amount of extracted groundwater, contaminant mass, and/or fuel hydrocarbons; volume of extracted free product; analytical test results from influent, intermediate, and final treated effluent; influent flow rate; influent concentrations; the location of discharge; number of days of system operation during the reporting period; system maintenance completed during the reporting period; an evaluation of the effectiveness of containment of groundwater flow to the site; and any modifications and/or changes needed to the soil and groundwater recovery and/or treatment system. The monthly cleanup progress reports must be submitted according to the same schedule as outlined in our June 16, 2000 letter.

Upon completion of the startup test, you must submit a technical report which includes the following:

a) A scaled map which shows actual locations of the wells, piping manifold, instrumentation and sample port locations, locations of blower, and all other equipment, buried utility trenches;

b) Provide cross sections of site lithology containing soil contaminant concentrations, screened interval(s) for soil vapor and groundwater monitoring wells, and groundwater elevations;

c) A table with airflow rates, vacuum readings, and temperature at sampling locations at startup;

d) A table of water levels in all existing wells;

e) Startup test data presented in tabular and graphic form; and

f) Startup test data analyses and supporting calculations, including radii of influences, design flow rates, and hydrocarbon mass removal rates.

You are required to submit the technical report by **February 11, 2002**.

III. General Requirements

1. All necessary permits must be obtained from the Los Angeles County Department of Health Services and the other appropriate agencies prior to the start of work.

2. All reports submitted to this office must conform to the "Guidelines for Report submittals," (June 1993) published by the Los Angeles County Department of Public Works.

3. All work must be performed by or under the direction of a registered geologist or civil engineer. A statement is required in the report that the registered professional in responsible charge actually supervised or personally conducted all the work associated with the project.

4. Soil and groundwater samples must be analyzed by EPA Method 8015 for TPH_G, EPA Method 8021 or 8260B for BTEX, and EPA Method 8260B for methyl tertiary butyl ether (MTBE), di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), and tertiary butyl alcohol (TBA). Soil samples must be prepared per EPA Method 5035. All analytical data must be reported by a California certified laboratory.

5. Please notify us at least seven working days prior to the start of work so that we may schedule a member of our staff to be present.

IV. New Regulatory Requirement for Electronic Submission of Laboratory Data to the State Geotracker Internet Database

On June 28, 2001, the State Water Resources Control Board-Underground Storage Tank Program manager, Mrs. Liz Haven, sent you a letter (copy attached) informing you of the new requirements for submission of electronic laboratory data for Underground Storage Tank Program reports. These requirements are contained in emergency regulations (CCR Title 23, Chapter 16, Article 12, Sections 2729 and 2729.1) recently adopted by the State Water Resources Control Board (Board), and became effective September 1, 2001. The Board adopted these regulations to implement Assembly Bill 2886 (Chapter 727, Statutes of 2000, "AB 2886"). The regulations and other background information are available on the Internet by going to http://geotracker.swrcb.ca.gov and clicking on "AB 2886". The emergency regulations (Water Code Sections 13195-13198) require persons to ensure electronic submission of laboratory data (i.e. soil or water chemical analysis) and locational data (i.e. location and elevation of groundwater monitoring wells), via the Internet to the SWRCB's GeoTracker database.

In accordance with the above regulations, you are required to submit all future laboratory data over the Internet in the Electronic Deliverable Format to the SWRCB's GeoTracker database for any soil and/or groundwater samples obtained after September 1, 2001. This would include any sampling completed for underground storage tank system removal, site assessment activities, periodic groundwater monitoring, and post cleanup verification sampling. In accordance with the above regulations, you are also required to submit locational data for all groundwater monitoring wells (i.e., latitude, longitude, and elevation survey data) together with groundwater information (i.e., elevation, depth to free product, monitoring well status, etc.) and a site map commencing January 1, 2002. Hard copy paper reports are still required.

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V. Enforcement

Pursuant to Section 13350 of the California Water Code, you are hereby directed to submit the site assessment report and the Fourth Quarter 2001 groundwater monitoring report by **January 15, 2002,** and the technical report on remediation system startup test by **February 11, 2002**. Failure to submit the required technical reports by the due dates specified may result in the imposition of civil liability penalties by this Regional Board of up to $5,000.00, but not less than $500.00 per day for each day the reports are not received pursuant to Section 13350 of the California Water Code. These civil liabilities can be assessed by the Regional Board at any time after **January 15, 2002**, and without further warning.

Please contact Mr. Tom Shih at (213) 576-6729 if you have any questions regarding this matter.

Sincerely,

Dennis Dickerson
Executive Officer

Enclosure: 1) State Water Resources Control Board letter dated June 28, 2001

Cc Mr Harri Patel, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Ms Evelyn Tompkins, Department of Water Resources Southern District
Mr Chris Nagler, Department of Water Resources Southern District
Mr. Bob Campbell, Water Replenishment District of Southern California
Mr. Al Bragg, Water Well Permits, Los Angeles County Department of Health Services
Captain Al Gonzales, Los Angeles City Fire Department, Underground Storage Tank Program
Mr. Philip Goalwin, Aqua Geosciences, Inc.
Mr. Susumu Tamashiro
Mr Dat Quach, Los Angeles City Department of Water and Power
Phillips Family Trust
Mr. Norman Joseph
Mr William Johnson, Jr., William Johnson Trust
Mr. Armando Rubio
Mr. Norman Pradia, Norman and Romaine Pradia Trust
Mr Adam J. Leventhal
Ms. Jacqueline Shulman, Shulman and Landsberger Trust
Ms. Linda G Lopez
Ms. Marjory Hanlon, Hanlon Family Trust
Mr Hanoch Londoner
Mr Edward Chuntz

California Regional Water Quality Control Board
Los Angeles Region

Winston H. Hickox
Secretary for Environmental Protection

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640
Internet Address: http://www.swrcb.ca.gov/~rwqcb4

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Governor

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December 18, 2000

Mr. Ken Numata
Ken's Automotive
912 Tegner Drive
Monterey Park, CA 91754

UNDERGROUND STORAGE TANK PROGRAM
KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD, LOS ANGELES, CA (ID# 900160252)

Dear Mr. Numata,

We have reviewed the "Environmental Site Assessment and Third Quarter 2000 Groundwater Monitoring Report," dated August 29, 2000, submitted by E2C Environmental Engineering Consultants, Inc., for the above referenced site. The report contains data from the additional groundwater characterization activities performed in July 2000, the third quarter 2000 groundwater monitoring and sampling analytical results, and a workplan for additional investigation. We have also contacted the impacted parties for comments. Their comments, where appropriate, have been incorporated into this letter. In reference to the above documents, we have the following comments:

The workplan for additional investigation proposes to install eight additional groundwater-monitoring wells (MW-15, MW-16, MW-17, MW-18, MW-19, MW-20, MW-21, and MW-22) off-site to further delineate the extent of dissolved-phase hydrocarbon plume in groundwater. MW-15 and MW-19 will be located north and south of the site, respectively. MW-16, MW-17, and MW-18 will be located northwest, west, and southwest of the site, respectively. MW-21 and MW-22 will be located east of the site, and MW-20 will be located southeast of the site. We concur with your workplan, provided all work is completed as proposed and the following conditions are met:

1. The construction and development of groundwater monitoring wells must comply with requirements prescribed in California Code of Regulations (CCRs), Title 23, Division 3, Chapter 16, Section 2649.

2. Soil and groundwater samples must be analyzed by EPA Method 8015 for TPH_G, EPA Method 8021 or 8260B for BTEX, and EPA Method 8260B for methyl tertiary butyl ether (MTBE), di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), and tertiary butyl alcohol (TBA). Soil samples must be prepared per EPA Method 5035. All analytical data must be reported by a California certified laboratory.

3. The newly installed groundwater monitoring wells must be surveyed to a benchmark of known elevation above mean sea level by a licensed land surveyor or registered civil engineer.

4. All necessary permits must be obtained from the Los Angeles County Department of Health Services and the other appropriate agencies prior to the start of work.

5. Soil must be sampled and logged at 5-foot intervals. The registered professional shall review the boring logs and assumes responsibility for the accuracy and completeness of the boring logs and well construction details.

6. All work must be performed by or under the direction of the registered geologist or civil engineer. A statement is required in the report that the registered professional in responsible charge actually supervised or personally conducted all work associated with the project.

7. All reports submitted to this office must conform to the "Guidelines for Report Submittals," (June 1993) published by the Los Angeles County Department of Public Works.

8. You must submit a site-specific health and safety plan to this office prior to the start of work.

9. You are required to submit a site assessment report by **March 31, 2001**. The report must include a scaled plot plan, soil boring logs, well permits, as-built well construction details, and analytical results of soil and groundwater samples. It must contain recommendations for any supplemental work needed.

10. Please notify us at least five working days prior to the start of work so that we may schedule a member of our staff to be present.

You are required to continue the quarterly monitoring program for all existing and newly installed wells. The groundwater monitoring report for the Fourth Quarter 2000, (October-December) is due **January 15, 2001**.

If you have any question regarding this matter, please call me at (213) 576-6729.

Sincerely,

T. Shih

Tom C. Shih
Environmental Specialist II
Underground Storage Tanks/LA Coastal Unit

Cc: Ms. Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Ms. Evelyn Tompkins, Department of Water Resources Southern District
Mr. Chris Nagler, Department of Water Resources Southern District
Mr. Bob Campbell, Water Replenishment District of Southern California
Mr. Al Bragg, Water Well Permits, Los Angeles County Department of Health Services
Captain Al Gonzales, Los Angeles City Fire Department, Underground Storage Tank Program
Mr. Philip Goalwin, Aqua Geosciences, Inc.
Mr. Susumu Tamashiro
Mr. Dat Quach, Los Angeles City Department of Water and Power
Phillips Family Trust
Mr. Norman Joseph

Mr. William Johnson, Jr., William Johnson Trust
Mr. Armando Rubio
Mr. Norman Pradia, Norman and Romaine Pradia Trust
Mr. Adam J. Leventhal
Ms. Jacqueline Shulman, Shulman and Landsberger Trust
Ms. Linda G. Lopez
Ms. Marjory Hanlon, Hanlon Family Trust
Mr. Hanoch Londoner
Mr. Edward Chuntz

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STATE OF CALIFORNIA
REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION

CLEANUP AND ABATEMENT ORDER NO. 00-069

REQUIRING MR. KEN NUMATA TO ASSESS, CLEAN UP AND ABATE THE EFFECTS OF PETROLEUM HYDROCARBON CONTAMINATION DISCHARGED TO SOIL AND GROUNDWATER

The California Regional Water Quality Control Board, Los Angeles Region (hereinafter "Regional Board" or "LARWQCB") herein finds:

1. Mr. Ken Numata is the current owner of the property located at 5787 West Adams Boulevard on the north side of West Adams Boulevard, Los Angeles (Exhibit 1). The property itself was formerly used as a gasoline service station and automobile repair shop known as Ken's Automotive. The underground fuel storage tanks were removed in 1996 and since then the facility has been operated solely as an automotive repair shop under the name of Sam's Auto Repair.

2. Site operations historically consisted of retail gasoline sales and automobile repair and maintenance Four underground fuel storage tanks each with a capacity of 5,000 gallons and one 500-gallon waste oil tank had been operated at the subject site and were removed on January 9, 1996. Initial site assessment was conducted around the areas beneath the tanks and associated dispensers. Elevated concentrations of gasoline constituents were detected and an assessment of the extent of contamination followed. Due to the potential for groundwater contamination at the subject site, the City of Los Angeles Fire Department referred this case to the LARWQCB on March 18, 1997, for regulatory oversight.

3. The site is located within the Santa Monica Groundwater Basin of the Los Angeles Coastal Plain. The Regional Board adopted a Revised Water Quality Control Plan (Basin Plan) for the Los Angeles Region on June 13, 1994. The Basin Plan designates the following beneficial uses for groundwater within the Santa Monica Groundwater Basin: municipal and domestic supply, agricultural supply, industrial process supply, and industrial service supply.

4. The site overlies a producing aquifer within the Santa Monica Groundwater Basin. The Southern California Water Company operates one active production well (Well No. 8) and one recently abandoned production well (Well No. 13), located at 2920 Sentney Street, Culver City, California. The subject site is located less than 0.5 miles northeast of the producing wells, and within the boundaries of the Santa Monica Groundwater Basin (Exhibit 2).

5. LARWQCB staff have reviewed and evaluated technical reports containing site underground storage tank operation information together with soil and groundwater assessment data provided by Mr. Ken Numata and his consultants for the subject site. The Regional Board has issued letters requiring Mr. Ken Numata to take certain actions. The following findings are based upon that review and evaluation.

6. The lithology of the soil at the site consists of a primary clay unit that extends from the surface to approximately 20 feet below ground surface (bgs). The clay layer varies in thickness and interbeds with black organic clays, dense plastic clays, and silty clays with subordinate silts and silty sands. A loose, coarsely grained and gravelly aquifer sand occurs beneath the clay. The aquifer is unconfined or partially confined. Depth to groundwater is approximately 20 feet bgs at the clay-sand interface. The groundwater flow direction is towards the southwest based on the orientation of the contaminant plume and the initial flow direction determined for the site.

7. Soil and groundwater are contaminated with petroleum hydrocarbons from past releases at the site. Since May 1999, free product has been discovered in five on-site wells, two of which contained up to 7 feet of product, and in two off-site wells that contained in excess of 5 feet of product. During the February 9, 2000, groundwater-sampling event free product was encountered in 6 of the 11 sampled wells. In the remaining groundwater wells, dissolved gasoline constituents ranged from 222 to 45,000 μg/L of gasoline (TPH_G), 22 to 619 μg/L of benzene, non-detected (ND) to 145 μg/L of toluene, ND to 136 μg/L of ethylbenzene, ND to 206 μg/L of total xylenes, and ND for methyl tertiary butyl ether (MTBE). Soil contamination has been detected up to 2,400 mg/kg of TPH_G and 5.3 mg/kg of benzene, 8.6 mg/kg of toluene, 11 mg/kg of ethylbenzene, and 23 mg/kg of total xylenes. Because of the shallow depth to groundwater and porous nature of the groundwater aquifer, petroleum gasoline products likely migrated directly into the water bearing zone.

8. The extent of the soil and groundwater contamination has not been adequately defined. The most down-gradient groundwater monitoring well MW-9, located approximately 150 feet from the subject property in a southwesterly direction, still contained 2.83 feet of free product during the most recent groundwater-sampling event (February 9, 2000). The very significant residual contamination is considered to be an ongoing source migrating off-site in the shallow groundwater underlying the site

9. In January 1997 Aqua Geosciences, Inc. (AGI), on behalf of Mr. Ken Numata, submitted a "Workplan for Site Investigation/Characterization of Soil and Groundwater," and proposed to drill 5 soil borings and convert 4 of the soil borings to groundwater monitoring wells to assess the lateral and vertical extent of petroleum hydrocarbons in the groundwater. In a letter dated April 2, 1997, the LARWQCB authorized Mr. Ken Numata to proceed with the site assessment. Based on the results of this phase of the investigation, the need for additional on-site and/or off-site groundwater monitoring wells would be determined.

10. In October 1997 AGI, on behalf of Mr. Ken Numata, submitted a "Site Assessment Report and Preliminary Remedial Action Plan." The results indicate the presence of significant amount of free product. In a letter dated December 1, 1997, the LARWQCB required Mr. Ken Numata to install six additional monitoring wells, to implement weekly free product recovery from all groundwater monitoring wells containing free phase hydrocarbon, and to conduct groundwater monitoring on a quarterly basis. Between December 1, 1997 and May 12, 1999, the required activities were not performed.

11. The LARWQCB issued an enforcement letter pursuant to California Water Code Section 13267, dated May 12, 1999, requiring Mr. Ken Numata to submit the required technical report detailing the results from the installation of six additional groundwater monitoring wells, originally due March 31, 1998, by June 15, 1999. The letter also referenced the delinquent groundwater monitoring reports, with the first quarter 1998 originally due April 15, 1998.

12. On June 15, 1999, the LARWQCB received a "Monitoring Well Installation and Second Quarter 1999 Groundwater Monitoring Report and Interim Remedial Action plan," dated June 11, 1999, which detailed the significant amount of free product detected. The maximum amount of free product reported was approximately seven feet in MW-9, which is located in excess of 150 feet from the former UST locations. The June 11, 1999 Report estimated the amount of free product underneath the site and off-site to be approximately 66,600 gallons of product covering a 30,000 square feet area. The report recommended the removal of free product by weekly vacuum truck pump outs until this method is no longer economically justified. The Report estimated that approximately 13 weeks of vacuum truck pump outs would be required.

13. In the LARWQCB letter dated June 18, 1999, Mr. Ken Numata was required to perform the work detailed in the June 11, 1999 workplan, which included the installation of two additional groundwater monitoring wells off-site and the submittal of technical reports detailing this phase of the investigation by September 10, 1999. Mr. Ken Numata was required to implement a weekly program of free product removal by vacuum truck and to submit quarterly free product removal reports. Mr. Ken Numata was also required to sample all existing groundwater monitoring wells and submit quarterly groundwater monitoring reports, submit a mailing list of property owners, and a certification declaration or a copy of the grant deed by June 30, 1999. To date, the required technical reports have not been submitted.

14. In a letter dated July 29, 1999, the State Underground Storage Tank Cleanup Fund pre-approved the reimbursement of costs as presented in the Revised Proposal dated July 1, 1999, submitted by AGI on behalf of Mr. Ken Numata. In particular, the cost associated with the estimated 13 weeks of immediate free product removal by vacuum truck pump out was pre-approved.

15. On November 2, 1999, the LARWQCB received the "Third Quarter 1999 Groundwater Monitoring and Free Product Removal Report," dated October 28, 1999. The October 28, 1999 Report detailed the progress of the free product removal operations and results from the quarterly monitoring. The weekly vacuum truck removal operations commenced on August 12, 1999, and up to that point approximately 33,850 gallons of separate phase hydrocarbons and impacted groundwater had been pumped from three on-site and two off-site monitoring wells. The Report recommended the continuation of the weekly free product removal by vacuum truck operations

16. The weekly free product removal operations were suspended on November 17, 1999, pending the cost pre-approval of an additional 13 weeks of product removal operation by the State Underground Storage tank Cleanup Fund. As of that date, a total of 58,750 gallons of fluid containing approximately 25% separate phase hydrocarbons had been removed. However, approximately 60,000 gallons of free product may still be present.

17. In a LARWQCB letter dated December 22, 1999, Mr. Ken Numata was required to continue the weekly product removal operations by vacuum truck pump out and to install 4 additional down-gradient wells to further delineate the extent of the hydrocarbon impacted groundwater. The workplan for the additional site assessment was due February 15, 2000.

18. In a letter dated February 8, 2000, the State Underground Storage Tank Cleanup Fund denied the pre-approval of proposed costs for completing the October 28, 1999, AGI workplan. The State Underground Storage Tank Cleanup Fund requested AGI, on behalf of Mr. Ken Numata, to submit a new workplan to address the free product removal operations, in particular, to assess whether a more cost-effective approach may be possible.

19. On February 18, 2000, the LARWQCB received the "Workplan for Additional Groundwater Characterization." On March 9, 2000, the LARWQCB received the "Workplan for Free Product Recovery." The "Workplan for Free Product Recovery" evaluated two approaches for free product recovery at the site and prepared a cost benefit analysis. The first approach was a continuation of weekly free product recovery from on-site and off-site wells by vacuum truck as performed previously. The second approach involved the installation of a free product recovery system on the subject site, including two pumps in the two on-site wells and installation of an above ground tank to store free product between periodic pickups by vacuum truck for disposal. The evaluation demonstrated that the free product recovery system approach would be more cost-effective, and a workplan based on the free product recovery system approach was included in the "Workplan for Free Product Recovery."

20. In a letter dated March 24, 2000, the LARWQCB approved the "Workplan for Free Product Recovery," requiring Mr. Ken Numata to implement the workplan for the free product recovery system and to submit a monthly free product status report as proposed

in the March 9, 2000 workplan. The LARWQCB also approved the "Workplan for Additional Groundwater Characterization," dated February 18, 2000. A technical report containing the results of the site assessment work was due by June 1, 2000.

21. Several discussions between Regional Board staff and AGI regarding the status of the site assessment activities took place between January 2000 and March 2000. On May 4, 2000, an additional discussion took place in which AGI described the difficulty in obtaining a Department of Water and Power (DWP) permit for site assessment activities to be conducted on their property. According to AGI, since December 1999 and for approximately five months thereafter the DWP has been reviewing AGI's request without reaching a decision. AGI stated that as a consequence, they will most likely not be able to conduct the necessary site assessment activities and submit the required technical report by June 1, 2000. In the May 4, 2000 discussion between the LARWQCB and AGI, the LARWQCB requested AGI to locate the proposed monitoring wells elsewhere if they cannot obtain a DWP permit in time to conduct the site assessment activities to meet the June 1, 2000 technical report submittal requirement. Due to the potential health and safety risks associated with the significant amount of free product present in addition to the threat posed to water quality, it is imperative that the implementation and completion of all required assessment and cleanup activities be carried out in a timely manner. As a result, the LARWQCB staff informed AGI that no extension of the due date past June 1, 2000 for submittal of the technical report would be granted.

22. Based on the Findings of Fact set forth above, Regional Board Staff have concluded and determined that:

    a. The activities contained in this Order are necessary to abate the effects of gasoline constituents polluting the groundwater underlying the subject site within the Santa Monica Groundwater Basin.

    b. Mr. Ken Numata is jointly and severally liable under Section 13304 of the California Water Code for performing the activities contained in this Order.

23. Section 13304 of the California Water Code states, in part, that:

"Any person...who has caused or permitted, causes or permits, or threatens to cause or permit any waste to be discharged or deposited where it is, or probably will be, discharged into the waters of the state and creates, or threatens to create, a condition of pollution or nuisance, shall upon order of the Regional Board, clean up the waste or abate the effects of the waste or, in the case of threatened pollution or nuisance, take other necessary remedial action."

24. Section 13350 of the California Water Code states, in part, that:

"Any person who (1) intentionally or negligently violates any cease and desist order or cleanup and abatement order hereafter issued, reissued, or amended by a regional board or the state board...shall be liable civilly in accordance with subdivision (d), (e), or (f).

(d) When there is a discharge, and a cleanup and abatement order is issued pursuant to Section 13304, liability shall be imposed as follows:

(1) Civil liability may be administratively imposed by a regional board pursuant to Article 2.5...for a violation of this section in an amount which shall not exceed five thousand dollars ($5,000), but shall not be less than five hundred dollars ($500), for each day in which the discharge occurs and for each day the cleanup and abatement order is violated.

25. This action is being taken for the protection of the environment and as such is exempt from the provisions of the California Environmental Quality Act (Public Resources Code, Section 21000, et. seq.) in accordance with Section 15321, Chapter 3, Title 14, California Administrative Code.

IT IS HEREBY ORDERED, pursuant to California Water Code, Section 13304, Mr. Ken Numata shall adequately assess, monitor, report, and clean up and abate the effects of gasoline discharged to soil and groundwater, and shall comply with the following:

A. Ownership Information

If investigation activities indicate that the contaminant plume has migrated off-site, the California Health and Safety Code, Chapter 6.75, Section 25299.37.2 requires regulatory agencies to notify all current fee title holders of a site impacted by releases from underground storage tanks prior to considering corrective action, cleanup or case closure. Mr. Ken Numata must submit a grant trust deed for each individual site or a complete mailing list that contains Regional Board case number, Regional Board contact, site name, site address, property owner(s) name, property owner(s) mailing address, property owner(s) telephone number and a certification declaration from the affected property's owner. This information is due July 1, 2000.

B. Quarterly Groundwater Sampling and Quarterly Groundwater Monitoring Reports

Quarterly gauging, sampling, and progress reports detailing all activities implemented and results obtained during the previous quarter, as required by this Order, shall be submitted within 15 days after the quarter ends, with the first report beginning July 17, 2000. With written justification, Mr. Ken Numata may request a change in the frequency of reporting for the Executive Officer's approval These reports must contain, at a minimum, the following information:

1. A summary of all groundwater elevation measurements from mean sea level and depths to groundwater from all on-site monitoring wells. Monitoring wells shall be sounded for total depth at each gauging event. A list of all recovery and injection wells actively remediating the site during the previous quarter, total volume of fluids recovered during each month of the previous quarter, cumulative volume of fluids recovered for the year, cumulative volume of fluids recovered since initiation of recovery. This information shall be presented in tabular form to include well locations (latitude/longitude) and on a plot plan depicting the locations of the borings/wells with groundwater elevation data relative to mean sea level.

2. Results of analyses of groundwater samples collected from selected site monitoring wells during the sampling period together with an evaluation of all test results. Groundwater sample collection procedures and analyses shall be according to the workplan approved by this Regional Board on March 24, 2000.

3. A summary table of all current and historical analytical results. A dissolved phase contaminant isoconcentration contour map including groundwater flow direction.

A summary of activities completed during the reporting period and a final compilation of the activity modifications proposed for the next reporting period. All workplan modifications must be approved by the Executive Officer.

C. Implementation of Workplan Approved by Regional Board

The installation and development of four additional groundwater monitoring wells, soil and groundwater sampling and analyses from the wells, free product recovery, and reporting requirements must be performed as required in the LARWQCB letter dated March 24, 2000 (See Attachment No. 1) and according to the approved workplan dated February 10, 2000. The implementation of the workplan approved on March 24, 2000, must be initiated by June 30, 2000, with the installation and development of four additional groundwater monitoring wells completed by August 1, 2000.

D. Additional Hydrogeologic Investigation

An investigation to determine the extent of on-site and off-site contamination shall be completed during this phase of the project. If the four additional monitoring wells do not adequately define the extent of on-site and off-site contamination, acceptable to the Executive Officer, Mr. Ken Numata must continue the investigation using step-out soil borings and/or additional groundwater monitoring wells. Mr. Ken Numata must inform the LARWQCB of proposed boring and/or well locations, and install the additional borings and/or monitoring wells, upon approval from the Executive Officer. The workplan for additional site assessment is due August 31, 2000.

E. Monthly Cleanup Progress Reports

1. To ensure that on-site and off-site cleanup is completed in a timely manner, monthly reports of cleanup progress will be required during the remaining assessment and cleanup phases

of the project. Monthly progress reports will be due by the last day of each succeeding month, with the first progress report due August 31, 2000. Reports shall include at a minimum: 1) a discussion of all completed activities and on-going work activities during the reporting period; 2) a discussion of proposed work activities for the next reporting period; 3) an updated time schedule for completion of all work activities needed to complete the project; and 4) the results of any soil and/or groundwater monitoring completed during the reporting period.

2. Monthly cleanup progress reports must include, at a minimum, the amount of extracted groundwater, contaminant mass, and/or fuel hydrocarbons; volume of extracted free product; analytical test results from influent, intermediate, and final treated effluent; influent flow rate; influent concentrations; the location of discharge; number of days of system operation during the reporting period; system maintenance competed during the reporting period; an evaluation of the effectiveness of containment of groundwater flow to the site; and any modifications and/or charges needed to the soil and groundwater recovery and/or treatment system. These reporting requirements may be modified based upon the final cleanup plan approved by the Executive Officer.

F. Interim Remedial Action Plan (IRAP)

Based upon the results of the investigation, Mr. Ken Numata shall submit a soil and groundwater cleanup plan to clean up all soil and groundwater impacted by petroleum hydrocarbon constituents on-site and off-site. In addition, a Treatment Feasibility Study (TFS) shall be prepared in order to evaluate potential groundwater treatment options to restore the aquifer to its designated beneficial use. The IRAP and TFS are due August 31, 2000.

G. DELIVERABLES

Requirements	Deliverables Due Dates
1. Ownership Information (off-site)	July 1, 2000
2. Quarterly groundwater monitoring reports	July 17, 2000 (quarterly thereafter; i.e. October 15, January 15, April 15, and July 15)
3 Free Product Recovery System in operation	August 15, 2000
4. Site Assessment Report	August 31, 2000
5. Workplan for additional site assessment (delineation of the plume)	August 31, 2000
6. Monthly cleanup progress reports	August 31, 2000 (monthly thereafter by the last day of the month)
7. Interim Remedial Action Plan and Treatment Feasibility Study	August 31, 2000

H. PROVISIONS

1. Abandonment of any groundwater well(s) at the site must be reported and approved by the Executive Officer in advance. Any groundwater wells removed must be replaced within a reasonable time, at a location approved by the Executive Officer. With written justification, the Executive Officer may approve of the abandonment of groundwater wells without replacement. When a well is removed, all work shall be completed in accordance with California Monitoring Well Standards, Bulletin 74-90, Part III, Sections 16-19. Permits for well abandonment and installation must be obtained from the Los Angeles County Department of Health Services, Water and Sewage Program, prior to conducting such work.

2. The Regional Board's authorized representative shall be allowed:

   a. Entry upon premises where a regulated facility or activity is located, conducted, or where records are kept, under the conditions of this Order;

   b. Access to copy any records that are kept under the conditions of this Order;

   c. To inspect any facility, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Order; and

   d. To photograph, sample, and monitor for the purpose of assuring compliance with this Order, or as otherwise authorized by the California Water Code.

3. This Order is not intended to permit or allow Mr. Ken Numata to cease any work required by any other Order issued by this Regional Board, nor shall it be used as a reason to stop or redirect any investigation or cleanup or remediation programs ordered by this Board or any other agency.

4. This Order does not exempt Mr. Ken Numata from compliance with any other laws, regulations, or ordinances which may be applicable, nor does it legalize these waste treatment and disposal facilities and it leaves unaffected any further restraints on those facilities which may be contained in other statues or required by other agencies.

5. Mr. Ken Numata shall provide the Regional Board advance notice of any planned physical alterations to the facility or planned changes in the facility's activities that may affect compliance with this Order.

6 Mr Ken Numata shall provide to the Regional Board advance notice of any planned change in name, ownership, or control of the facility; provide notice to any succeeding owner or operator of this Order by letter; forward a copy of such notification to the Regional Board.

7. The discharge of wastes or hazardous substances that degrade water quality or adversely affect beneficial uses of water of the State is prohibited.

8. Further migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.

9. The storage, handing, treatment or disposal of contaminated soil and/or polluted groundwater shall not create a condition of nuisance as defined in California Water Code Section 13050(m).

10. Mr. Ken Numata shall maintain in good working order and operate as efficiently as possible any control or remediation system(s) installed to achieve compliance with the requirements of this Order.

11. All investigations must be conducted by, or under the direct supervision of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer, with the appropriate experience.

12. All analytical data must be reported by a California certified laboratory as shown on the enclosed laboratory report forms 10A/B (copy enclosed).

13. This Order in no way limits the authority of the Regional Board, as contained in the California Water Code, to require additional investigation and cleanup pertinent to this project. It is the intent of this Regional Board to issue Waste Discharge Requirements or other Orders pursuant to Sections 13260, 13304, and 13350 of the California Water Code when appropriate to facilitate this cleanup and abatement activity. Additionally, continued monitoring of the groundwater quality beneath this facility after the completion of this cleanup and abatement activity may be required. This Order may be revised by the Executive Officer as additional information becomes available.

14. For good cause shown, the Executive Officer may grant an extension of time as to the deadlines provided herein. Such requests, however, must be made in writing and submitted prior to the deadline.

15 Failure to comply with the terms and conditions of this Order may result in the imposition of civil liability, either administratively by the Regional Board or judicially by the Superior Court, in accordance with Section 13350 et. Seq., of the California Water Code and/or referral to the Attorney General of the State of California for such legal action as he may deem appropriate.

16. Pursuant to California Water Code Section 13320, an aggrieved person may seek review of this Order by filing a petition within 30 days with the State Water Resources Control Board (SWRCB). The petition must be sent to the SWRCB, P.O. Box 100, 901P Street, Sacramento, CA 95812.

Dennis A. Dickerson Date 6/16/00

Dennis A. Dickerson, Executive Officer
California Regional Water Quality Control Board,
Los Angeles Region

tcs\

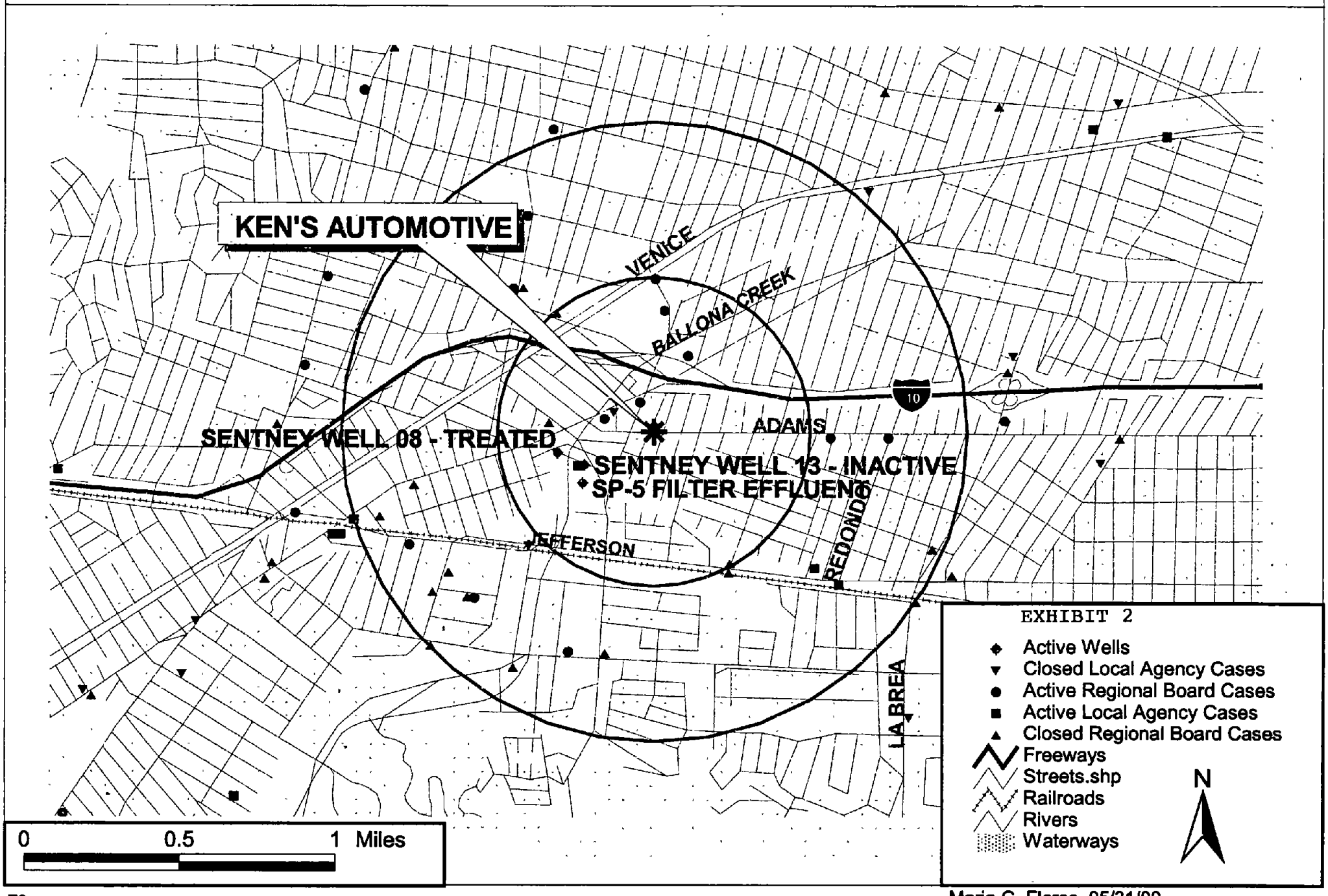
Map Scale: 1" = 2860'

KEN'S AUTOMOTIVE
5787 West Adams Blvd.
Los Angeles, California

VICINITY MAP

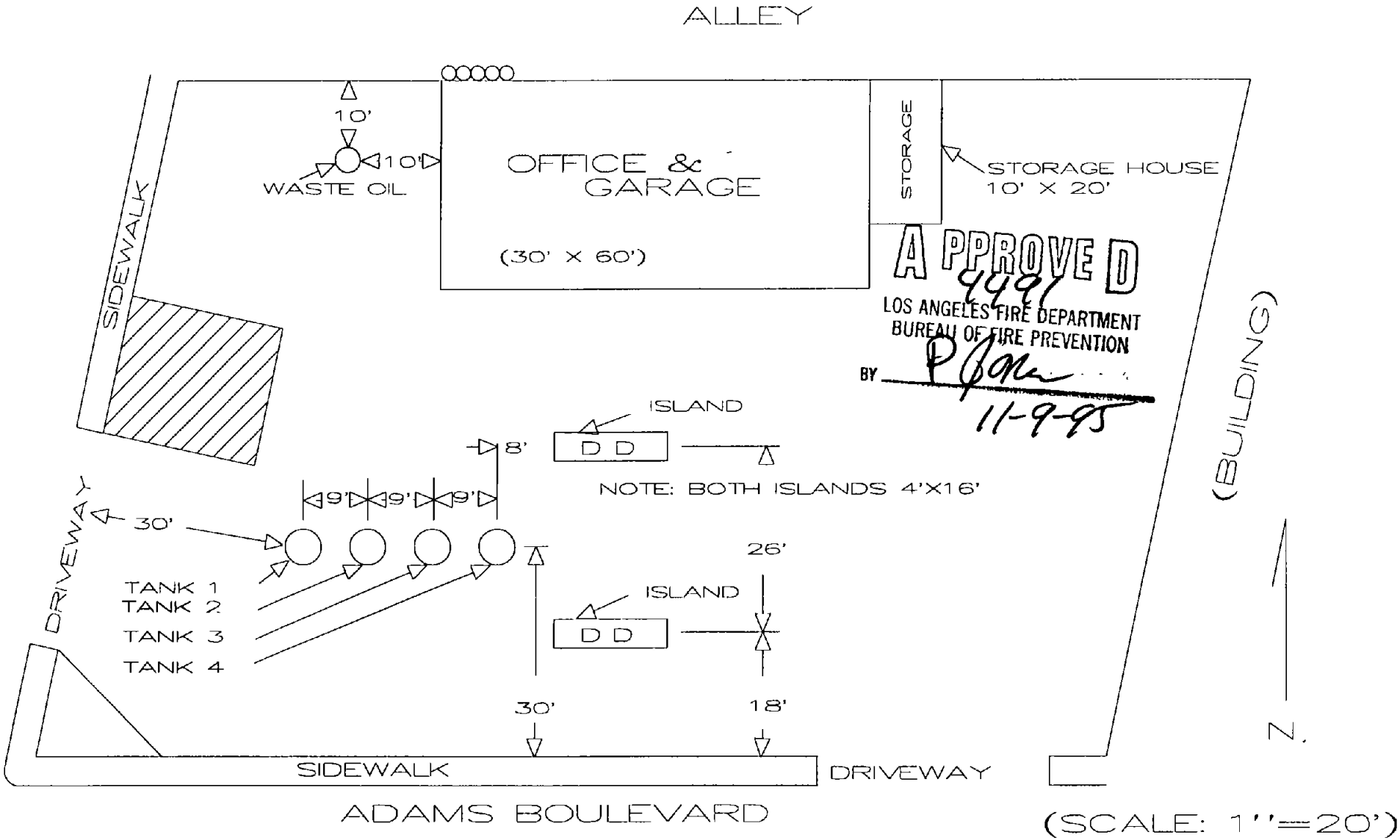
EXHIBIT
1

5787 W. Adams Blvd. Los Angeles, CA 90016



TS

Maria G. Flores 05/31/00

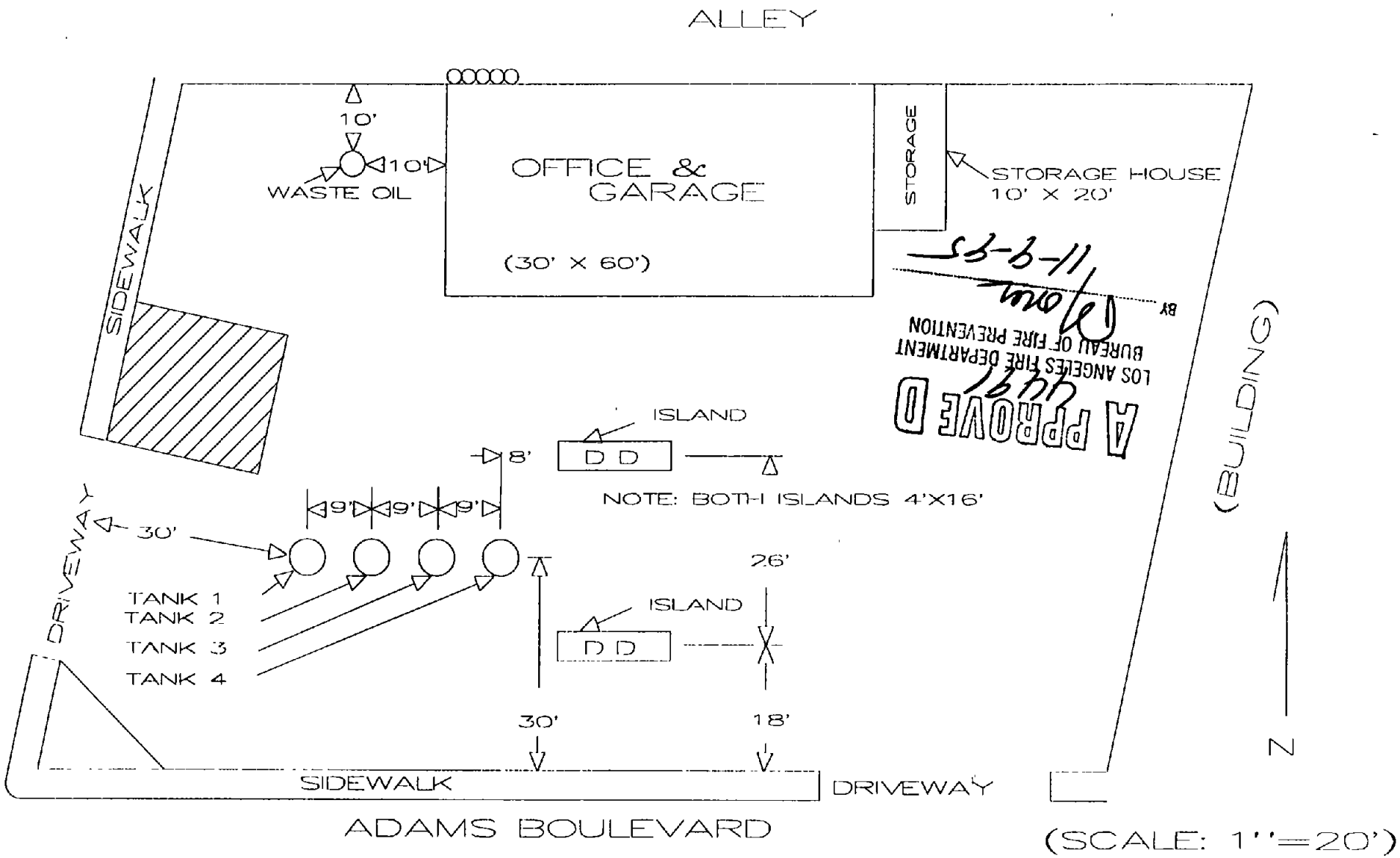


APPROVED
4497
LOS ANGELES FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
BY P Jones
11-9-95

(SCALE: 1''=20')

DR. BY BJJ SERVICES CO, INC.
8105 IMPERIAL HWY STE. 4
DOWNEY CA. 90242
(310)869-0784

KEN'S AUTO REPAIR
5787 W. ADAMS
L.A. CA. 90016



(SCALE: 1''=20')

APPROVED
LOS ANGELES FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
BY

DR. BY BJJ SERVICES CO, INC.
8105 IMPERIAL HWY STE. 4
DOWNEY CA. 90242
(310)869-0784

KEN'S AUTO REPAIR
5787 W. ADAMS
L.A. CA. 90016

STATE UST FUND
ADVISORY & SERVICES

22930 CALABASH STREET
WOODLAND HILLS,
CALIFORNIA, 91364
PHONE 818-222-9411
PAGER 818-559-1012

March 12, 1996

Mr. David Castaneda, Inspector II
LOS ANGELES FIRE DEPARTMENT
Legal Liaison
200 North Main Street, City Hall East
Los Angeles, CA 90012

RE: THE REMOVAL OF UNDERGROUND STORAGE TANKS
5787 WEST ADAMS BOULEVARD
CASE NUMBER - 95R01560

Dear Inspector Castaneda:

As a follow-up to our telephone conversation, please be advised that the underground storage tanks (UST), at the above referenced site have been removed.

Briefly, Mr. Ken Numata retained a tank removal contractor (BJJ Services Co., Inc.), to remove his underground storage tanks. On November 9, 1995, your department issued a permit to remove five (5) UST's. On January 9, 1996, all UST's were removed from the site. Attached are the Closure Permit, and Inspector Dean Stivason's Tank Abandonment Report II.

In January 1996, BJJ Services Co., Inc. submitted a complete tank closure report detailing all site activities. After reviewing said report Inspector Dennis Taylor of the Plan Check Unit concluded that contamination above your department's action levels were present at the site. Inspector Taylor issued Corrective Active Order by requesting the site undergo a Site Investigation to determine the extent of contamination (Attached).

On January 23, 1996, Mr. Numata submitted his application to State Clean up Fund. The process for determining that only reasonable, cost effective methods are used requires that, at a minimum three bids are obtained to determine and evaluate any site investigation or cleanup methodology. Requesting bids and review such bids will take some time. To add to this attached is a recent technical review guidance document (Document No. 4) issued by the State Clean up Fund.

This guidance document incorporates recent changes/recommendations from conclusions published by the Lawrence Livermore National Laboratory

(LLNL), after a statewide program study was conducted. This study is expected to promulgate State policy changes that will have a significant impact on soil and ground water cleanups at petroleum UST sites. As such in order for Mr. Numata to request Pre-approval for any cost associated with the investigation and subsequent clean up of the site, certain Site risk factors will have to be made.

As I understand Mr. Numata is expected to appear in court on Thursday March 14, 1996, as such this letter is intended to update you on the status of Mr. Numata's compliance efforts.

If you have any questions, please contact me at (818) 222-9411.

Sincerely Yours,

Josef Solares

cc: Mr. Ken Numata, Site Owner w/o Attachments

JRS:dls
Attltr.396

CI OF LOS ANGELES
CALIFORNIA

BOARD OF
FIRE COMMISSIONERS
485-6032

BRUCE CORWIN
PRESIDENT
IRA K. REINER
VICE-PRESIDENT
GEORGE BEAUBIEN
JOE M. SANCHEZ
JOHN G. LAWSON

TOM BRADLEY
MAYOR

DEPARTMENT OF FIRE
200 NORTH MAIN ST
LOS ANGELES, CALIF 90012

RAYMOND M. HILL
CHIEF ENGINEER
AND
GENERAL MANAGER

November 12, 1974

Spencer & Jones
247 N. Covina Lane
City of Industry, Calif. 91746

REGARDING: Installation of Alteration (1) Alter piping for vapor recovery system

Shell Oil Co. 5787 W. Adams

Enclosed is an approved copy of your drawing and our Permit No. 26245.

This approval is subject to field inspection and written approval from a Fire Department representative before the installation is placed in operation.

Please contact Captain Myers of our West Industrial Unit, telephone 485-6072, at least one working day in advance to make necessary arrangements for inspection.

RAYMOND M. HILL
Chief Engineer and General Manager

C. G. Drummond

C. G. Drummond
Fire Prevention Engineer
Engineering and Research Section

CGD: GHS : jh
Enc.
cc: West Industrial Unit

FPB #92

F-280

FIRE DEPARTMENT — CITY OF LOS ANGELES

APPLICATION FOR PERMIT

Reg. No. [illegible]

Date NOV 7 1974

Name of Owner: SHELL OIL COMPANY	Doing Business As: SAME
Address of Owner: P O BOX 2608 11224 VENICE BLVD. CULVER CITY, CA 90232	Owner's Phone: 213-870-9371
Address of Installation: 787 W. ADAMS & GENEESE	Phone at Installation:
Mail Permit to: SPENCER & JONES 247 N. COVINA LANE, CITY OF INDUSTRY, CA. 91746	
Signature of Applicant: Keith Spencer	Title: CONTRACTOR — Contractor's Phone: 213-960-1811

Do Not Write Below This Line

NO	ITEM	FEE
1	alter piping (vapor recovery sys)	10.00

NOV 8 1974

PERMIT GRANTED

Total Fee	Approved	Disapproved	Date	Inspector
10.00	☑	☐	11-7-74	[illegible]

F-230—2M—10-65 (F-38)

FIRE DEPARTMENT — CITY OF LOS ANGELES

APPLICATION FOR PERMIT

Reg. No. 17193

Date APR 2 1970

Name of Owner: SHELL OIL CO.	Doing Business As: SAME
Address of Owner: P.O. Box 2608, CULVER CITY	Owner's Phone: UP-09371
Address of Installation: 5787 W. ADAMS & GENESSEE	Phone at Installation:
Mail Permit to: SPENCER & JONES, P.O. Box 311, EL MONTE, CALIF. 91734	
Signature of Applicant: George Spencer	Title: AGENT
Contractor's Phone: 283-2732	

Do Not Write Below This Line

NO.	ITEM	FEE
1	8 m. U.G. Tank W./G	$25

PERMIT ISSUED APR 2 1970

Total Fee	Approved	Disapproved	Date	Inspector
$25	☑	☐	4-6-70	[signature]

Capt Maurich Wst.

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
FIRE COMMISSIONERS
624-9211
STA. 3369

RUSSELL L. SORENSEN
PRESIDENT
EDWARD V. HILL
VICE-PRESIDENT
LEE HAMER
JOHNNY GRANT

SAM YORTY
MAYOR

DEPARTMENT OF FIRE
217 S. HILL ST
LOS ANGELES, CALIF. 90012
628-6161

RAYMOND M. HILL
CHIEF ENGINEER
AND
GENERAL MANAGER

April 6, 1970

Spencer and Jones
P. O. Box 311
El Monte, California 91734

REGARDING: Installation of 1 Atmospheric Tank for Shell Oil Company, 5787 West Adams Boulevard Los Angeles, California.

Permit No. 17193 authorizes you to make the above installation, subject to the following conditions:

1. Field inspection by a member of this Department prior to covering of tanks and piping.

2. Pressure test of piping prior to covering. This must be done in the presence of the field inspector.

3. Final approval in writing shall be obtained from the field inspector before the installation may be placed in operation.

Section 57.04.03 requires that all auto fueling stations have a permit, which shall be secured from the City Clerk's Office, Room 1, City Hall.

Please contact Captain Maricich of our West Unit, telephone 776-2685, to make necessary arrangements for inspection.

RAYMOND M. HILL
Chief Engineer and General Manager

James H. Shern

James H. Shern
Fire Prevention Engineer
Engineering and Research Section

JHS. GHS.cp
Enc.
cc: West Unit

FPB #181

F-280—11-64

FIRE DEPARTMENT — CITY OF LOS ANGELES

APPLICATION FOR PERMIT

Reg. No 8622

Date

Name of Owner: Shell Oil Co	Doing Business As:
Address of Owner: 1008 W 6th ST L.A.	Owner's Phone: Au 23131
Address of Installation: 5787 Adams	Phone at Installation:
Mail Permit to: 6226 Cherry Ave Long Beach — J.W. Marshall & Sons	
Signature of Applicant: William Skrivan	Title: 3 copies Capt Maricopa Supt
	Contractor's Phone: Ne 6 9334

Do Not Write Below This Line

NO.	ITEM	FEE
3	stmo w/s 8000 gal	24.00
1	" " 550 gal	

PERMIT GRANTED

JUN 15 1965

Total Fee	Approved ☒	Disapproved ☐	Date	Inspector
			6-14-65	L. Leamard

3 prints

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
FIRE COMMISSIONERS

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PRESIDENT
DR IVO J LOPIZICH
VICE-PRESIDENT
NED NORTH
FRED W KLINE
HENRI O BRYANT

SAMUEL WM. YORTY
MAYOR

DEPARTMENT OF FIRE
217 S HILL ST
LOS ANGELES, CALIF 90012
628-6161

WILLIAM L. MILLER
CHIEF ENGINEER

June 15, 1965

Name J. W. Marshall & Sons

Address 6226 Cherry Avenue

City, State Long Beach, California

RE: Installation: (4) Atmospheric Tanks (1-550 & 1-8000 Gallon)

Name Shell Oil Company

Location 5767 Adams

Los Angeles, California

Permit No. 8622 authorizes you to make the above installation, subject to the following conditions.

1. Field inspection by a member of this Department prior to covering of tanks and piping.

2. Pressure test of piping prior to covering. This must be done in the presence of the field inspector.

3. Final approval in writing shall be obtained from the field inspector before the installation may be placed in operation.

Section 57.04.03 requires that all auto fueling stations have a permit, which shall be secured from the City Clerk's Office, Room 1, City Hall.

Please contact Captain H. Maricich of our West Unit, telephone 776-2685, to make necessary arrangements for inspection.

WILLIAM L. MILLER, CHIEF ENGINEER

James M Hammack

James M. Hammack
Fire Prevention Engineer
Engineering & Research Section

REM:of
Enc.
cc: West Unit

FPB #181

TANK ABANDONMENT REPORTS II

FACILITY ADDRESS: 5787 W ADAMS

PERMIT # 4491 DATE

DUE IN 15 DAYS:

a. Soils analysis, from tank excavation, pipe trench, dispenser pits and spoils piles.
b. Plot plan, clearly illustrating the location soil samples were taken from.
c. Chain of custody.

THE SITE ADDRESS SHALL BE ON EVERY PAGE OF EVERY DOCUMENT

GAS
____ 8015 M
____ 8020 BTX+E
____ 7420 TOTAL LEAD

DIESEL
____ 8015 M
____ 8020 BTX+E
____ 7420 TOTAL LEAD

WASTE OIL
____ 418.1
____ 8020 BTX+E
____ 7420 TOTAL LEAD

	product	#samples
TANK #1	GAS	2
#2	"	2
#3	"	2
#4	"	2
#5	W/O	1

SPOILS PILES	
GAS	10
DIESEL	—
OIL	2
DISPENSER PITS	4
PIPING TRENCHES	—
7420 TL BACKGROUND LEAD	1
TOTAL	26

NO COMPOSITS RESULTS IN MG/KG

DUE IN 30 DAYS
____ UNIFORM MANAFEST FOR SOIL REMOVED FROM SITE
____ CERTIFICATE OF DISPOSAL FORM FOR WASHED TANK AND PIPING

ALL REPORTS IN DUPLICATE WITH SITE ADDRESS

Underground Tanks
Enforcement Unit
(213)237-0600
FAX
(213)237-0321

BUREAU OF FIRE PREVENTION
200 N. MAIN STREET
ROOM 930
LOS ANGELES, CA. 90012

DEAN J. STIVASON
FIRE INSPECTOR
LOS ANGELES CITY FIRE DEPARTMENT

1-1400 (7/89)
Part 1 - Citizen
Part 2 - Fire Dept
Part 3 - Fire Dept.

City of Los Angeles
DEPARTMENT OF FIRE

FIRE/LIFE SAFETY VIOLATION

№ 082892

OCCUPANCY	DISTRICT	BLOCK NO.	MAP BOOK	PAGE	PARCEL	DATE
Auto Repair	373					02-08-96

TO: (Name) Mr. Ken Numata (Title) Owner FIRM OR D.B.A. Ken's Auto Repair

ADDRESS: (Street) 5787 West Adams Boulevard (City) Los Angeles (State) CA (Zip Code) 90016 PHONE 213 936-2228

ADDRESS OF VIOLATION: (Street) 5787 West Adams Boulevard (City) Los Angeles (State) CA (Zip Code) 90016

COMPLY WITH REQUIREMENTS AS NOTED

[x] Provide a Site Assessment performed by a Professional Geologist, or an Engineering Geologist who is registered or certified by the State of California and who is experienced in the use of the Unified Soil Classification System. (57.31.38.01)

This report shall include but not be limited to the vertical and horizontal extent of contamination using Methods 8015 Modified for Total Petroleum Hydrocarbon, 8020 for BTXE, 7420 for Total Lead, 418.1 for total recoverable petroleum hydrocarbons, location of groundwater using an authoritative source, clean-up recommendations and any other information that may be required by the Chief. Please submit all reports in triplicate to the:

Bureau of Fire Prevention and Public Safety
Underground Tank Plan Check Unit
200 North Main Street, Room 930, City Hall East
Los Angeles, California 90012

[x] Secure the area from unauthorized entry. (57.31.50)

[x] No site remediation shall occur until the Fire Department has received and approved a written plan of remediation.

ADDITIONAL INFORMATION ON ☐ BACK OF THIS FORM
☐ ATTACHED SHEET(S)

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE ON OR BEFORE May 9, 1996 WILL SUBJECT YOU TO PENALTIES PRESCRIBED BY SAID ORDINANCE. A REINSPECTION OF THE PREMISES SHALL BE MADE FOR FULL COMPLIANCE

RECEIVED BY _____ TITLE _____

FOR ADDITIONAL INFORMATION PHONE	DATE COMPLETED	BY ORDER OF THE CHIEF ENGINEER AND GENERAL MANAGER
(213) 485-7515	INSPECTOR	BY Dennis H. Taylor, UGT-P/C Unit INSPECTOR ASSIGNMENT SIGNATURE

STATE UST FUND
ADVISORY & SERVICES

22930 CALABASH STREET

WOODLAND HILLS,

CALIFORNIA, 91364

PHONE: 818-222-9411

PAGER: 818-559-1012

March 12, 1996

Mr. David Castaneda, Inspector II
LOS ANGELES FIRE DEPARTMENT
Legal Liaison
200 North Main Street, City Hall East
Los Angeles, CA 90012

RE: THE REMOVAL OF UNDERGROUND STORAGE TANKS
5787 WEST ADAMS BOULEVARD
CASE NUMBER - 95R01560

Dear Inspector Castaneda:

As a follow-up to our telephone conversation, please be advised that the underground storage tanks (UST), at the above referenced site have been removed.

Briefly, Mr. Ken Numata retained a tank removal contractor (BJJ Services Co., Inc.), to remove his underground storage tanks. On November 9, 1995, your department issued a permit to remove five (5) UST's. On January 9, 1996, all UST's were removed from the site. Attached are the Closure Permit, and Inspector Dean Stivason's Tank Abandonment Report II.

In January 1996, BJJ Services Co., Inc. submitted a complete tank closure report detailing all site activities. After reviewing said report Inspector Dennis Taylor of the Plan Check Unit concluded that contamination above your department's action levels were present at the site. Inspector Taylor issued Corrective Active Order by requesting the site undergo a Site Investigation to determine the extent of contamination (Attached).

On January 23, 1996, Mr. Numata submitted his application to State Clean up Fund. The process for determining that only reasonable, cost effective methods are used requires that, at a minimum three bids are obtained to determine and evaluate any site investigation or cleanup methodology. Requesting bids and review such bids will take some time. To add to this attached is a recent technical review guidance document (Document No. 4) issued by the State Clean up Fund.

This guidance document incorporates recent changes/recommendations from conclusions published by the Lawrence Livermore National Laboratory

(LLNL), after a statewide program study was conducted. This study is expected to promulgate State policy changes that will have a significant impact on soil and ground water cleanups at petroleum UST sites. As such in order for Mr. Numata to request Pre-approval for any cost associated with the investigation and subsequent clean up of the site, certain Site risk factors will have to be made.

As I understand Mr. Numata is expected to appear in court on Thursday January 14, 1996, as such this letter is intended to update you on the status of Mr. Numata's compliance efforts.

If you have any questions, please contact me at (818) 222-9411.

Sincerely Yours,

Josef Solares

cc: Mr. Ken Numata, Site Owner w/o Attachments

JRS:dls
Attlr.396

BOARD OF
FIRE COMMISSIONERS
485-6032

DAVID W. FLEMING
PRESIDENT

KENNETH LOMBARD
VICE PRESIDENT

LARRY GONZALEZ

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LYNNE NELSON
EXECUTIVE ASSISTANT

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF FIRE
200 NORTH MAIN STREET
LOS ANGELES, CA 90012

WILLIAM R. BAMATTRE
CHIEF ENGINEER
AND
GENERAL MANAGER

February 8, 1996

Mr. Ken Numata
Ken's Auto Repair
5787 West Adams
Los Angeles, CA 90016

Dear Mr. Numata:

Ken's Auto Repair
5787 West Adams Boulevard
Los Angeles, California

The Fire Department has reviewed the Soils Report dated January 1996, as submitted by B.J.J. Services.

Based on the information provided, contamination above this Department's action level exists at this site. Enclosed is Fire/Safety Violation Notice Number 082892 to provide a site assessment.

If you require additional information from the Los Angeles City Fire Department, contact Inspector Dennis H. Taylor of the Underground Tank Plan Check Unit, at (213) 485-7543.

Very truly yours,

WILLIAM R. BAMATTRE
Chief Engineer and General Manager

Jeffrey J. Mills

Jeffrey J. Mills, Captain I
Commander, Underground Tank Plan Check Unit

JJM:DHT:kz:ugt1175

Enclosure

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

California Regional Water Quality Control Board

Los Angeles Region

(50 Years Serving Coastal Los Angeles and Ventura Counties)

Winston H. Hickox
Secretary for Environmental Protection

Gray Davis
Governor

320 W 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640
Internet Address: http://www.swrcb.ca.gov/rwqcb4

#2499
Jorna

May 29, 2001

Mr. Ken Numata
Ken's Automotive
912 Tegner Drive
Monterey Park, CA 91754

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7099 3400 0006 3771 1713

CLEANUP AND ABATEMENT ORDER NO. 00-096
EXTENSION REQUEST FOR COMPLETION OF SITE ASSESSMENT REPORT
KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD, LOS ANGELES (ID NO. 900160252)
USTCF NO. 11389

Dear Mr. Numata,

Reference is made to our letter dated December 18, 2000 that required you to submit a Site Assessment Report for the installation of eight additional off-site groundwater-monitoring wells for the above referenced site. The technical report (Site Assessment Report) was initially due by March 31, 2001, and subsequently extended to May 30, 2001, to this Regional Board. A letter was submitted, on your behalf, by E_2C, Inc., dated May 7, 2001, requesting another extension for the submittal of the technical report to June 30, 2001. The letter indicated that additional time is needed to obtain the encroachment permits from the Los Angeles City Department of Public Works and to obtain off-site access agreements. We consider that adequate time has been provided for you to obtain the necessary encroachment permits, access agreements, and to complete the installation of groundwater monitoring wells. However, we will grant a final extension of the due date to submit the technical report until June 29, 2001. No further time extension will be granted. You must submit the required Site Assessment Report by **June 29, 2001**.

Pursuant to Section 13350 of the California Water Code, you are hereby directed to submit the site assessment report by **June 29, 2001**. Failure to submit the required technical report by the due date specified may result in the imposition of civil liability penalties by this Regional Board of up to $5,000.00, but not less than $500.00 per day for each day the report is not received pursuant to Section 13350 of the California Water Code. These civil liabilities can be assessed by the Regional Board at any time after **June 29, 2001**, and without further warning.

If you have any questions regarding this matter, please call Dr. Yue Rong at (213) 576-6710 or Mr. Tom Shih at (213) 576-6729.

Sincerely,

SCANNED
SEP 21 2004

Dennis A. Dickerson
Executive Officer

RECEIVED
JUN - 1 2001
UNDERGROUND TANK
PLAN CHECK/ENVIRO

CC: Mr. Jorge Leon, Office of Chief Counsel, SWRCB
Mr. Harri Patel, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Ms. Evelyn Tompkins, Department of Water Resources Southern District
Mr. Chris Nagler, Department of Water Resources Southern District
Mr. Bob Campbell, Water Replenishment District of Southern California
Mr. Al Bragg, Water Well Permits, Los Angeles County Department of Health Services
Captain Al Gonzales, Los Angeles City Fire Department, Underground Storage Tank Program
Mr. Philip Goalwin, E^2C, Inc
Mr. Susumu Tamashiro
Mr. Dat Quach, Los Angeles City Department of Water and Power
Phillips Family Trust
Mr. Norman Joseph
Mr. William Johnson, Jr , William Johnson Trust
Mr. Armando Rubio
Mr. Norman Pradia, Norman and Romaine Pradia Trust
Mr Adam J Leventhal
Ms. Jacqueline Shulman, Shulman and Landsberger Trust
Ms. Linda G. Lopez
Ms. Marjory Hanlon, Hanlon Family Trust
Mr. Hanoch Londoner
Mr. Edward Chuntz

California Regional Water Quality Control Board

Los Angeles Region

(50 Years Serving Coastal Los Angeles and Ventura Counties)

Winston H. Hickox
Secretary for Environmental Protection

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640
Internet Address: http://www.swrcb.ca.gov/rwqcb4

Gray Davis
Governor

RECEIVED
MAR 20 2001
UNDERGROUND TANK
PLAN CHECK/ENVIRO
R #2459
Janet

March 15, 2001

Mr. Ken Numata
Ken's Automotive
912 Tegner Drive
Monterey Park, CA 91754

UNDERGROUND TANKS PROGRAM
KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD, LOS ANGELES (ID NO. 900160252)

Dear Mr. Numata,

Reference is made to our letter dated December 18, 2000 (copy attached) that required you to submit a technical report for the installation of eight additional off-site groundwater-monitoring wells for the above referenced site, initially due March 31, 2001, to this Regional Board. A letter was submitted, on your behalf, by E_2C, Inc., dated March 12, 2001, requesting an extension for the submittal of the technical report to May 30, 2001. The letter indicated that additional time is needed to file for the required permits and bonds to install the off-site wells. Your request is granted. You must submit the required site assessment report by **May 30, 2001**.

Pursuant to Section 13267(b) of the California Water Code, you are hereby required to submit the site assessment report to this Regional Board by **May 30, 2001**. Failure to submit the required technical report by the due date may result in an enforcement action by the Regional Board.

If you have any questions regarding this matter, please call Mr. Tom Shih at (213) 576-6729.

Sincerely,

Jay C. Huang C.E.G.
for Yue Rong, Unit Chief
Environmental Specialist IV
Underground Tanks/LA Coastal

Enclosure: Regional Board letter dated December 18, 2000

CC: Ms. Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Ms. Evelyn Tompkins, Department of Water Resources Southern District
Mr. Chris Nagler, Department of Water Resources Southern District
Mr. Bob Campbell, Water Replenishment District of Southern California
Mr. Al Bragg, Water Well Permits, Los Angeles County Department of Health Services
Captain Al Gonzales, Los Angeles City Fire Department, Underground Storage Tank Program
Mr. Philip Goalwin, E^2C, Inc.
Mr. Susumu Tamashiro
Mr. Dat Quach, Los Angeles City Department of Water and Power

Phillips Family Trust
Mr. Norman Joseph
Mr. William Johnson, Jr., William Johnson Trust
Mr. Armando Rubio
Mr. Norman Pradia, Norman and Romaine Pradia Trust
Mr. Adam J. Leventhal
Ms. Jacqueline Shulman, Shulman and Landsberger Trust
Ms. Linda G. Lopez
Ms. Marjory Hanlon, Hanlon Family Trust
Mr. Hanoch Londoner
Mr. Edward Chuntz

California R ional Water Quality Control Board

Los Angeles Region

(50 Years Serving Coastal Los Angeles and Ventura Counties)

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Gray Davis
Governor

June 27, 2002

Mr. Ken Numata
Ken's Automotive
912 Tegner Drive
Monterey Park, CA 91754

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7001 1140 0000 1129 6012

UNDERGROUND STORAGE TANK – DELINQUENT TECHNICAL REPORT FOR ELECTRONIC DELIVERABLE FORMAT (EDF) SUBMISSION OF LABORATORY DATA TO THE STATE GEOTRACKER INTERNET DATABASE PURSUANT TO ASSEMBLY BILL 2886
KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD, LOS ANGELES (ID NO. 900160252)
USTCF NO. 11389

Dear Mr. Numata:

You were required by our letter of October 29, 2001, (copy attached) to submit data over the Internet to the State Water Resources Control Board (SWRCB) GeoTracker System. After **September 1, 2001**, all soil and water chemistry analytical data (technical information) included in compliance reports must be electronically submitted. Beginning **January 1, 2002**, you are also required to submit locational data for all groundwater monitoring wells (i.e., latitude, longitude, and elevation survey data) together with groundwater information (i.e., elevation, depth to free product, monitoring well status, etc.) and a site map electronically to the SWRCB GeoTracker System.

Based on the records in the SWRCB GeoTracker system you have not submitted any analytical data electronically after September 1, 2001, as required.

Pursuant to section 13267(b) of the California Water Code you are hereby required to submit all analytical data collected after September 1, 2001, to the SWRCB GeoTracker system in EDF by **July 31, 2002.** Failure to submit the delinquent technical report, by the due date specified, may result in the imposition of civil liability penalties by this Regional Board of up to $1,000.00 per day for each day the information is not received pursuant to section 13268 of the California Water Code.

If you have any questions or need additional information, please call Tom Shih at (213) 576-6729.

Sincerely,

SCANNED

SEP 21 2004

Jay C. Huang CEG.
for Yue Rong, Ph. D
Acting Program Manager
Underground Tanks Section
RWQCB-LA Region

Enclosure

Cc: Robert Sams, Office of Chief Counsel, State Water Resources Control Board
Mr. Hari Patel, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Mr. Chris Nagler, Department of Water Resources Southern District
Dr. Bruce Mowry, Water Replenishment District of Southern California
Mr. Jose Reynoso, Water Well Permits, Los Angeles County Department of Health Services
Captain Al Gonzales, Los Angeles City Fire Department, Underground Storage Tank Program
Mr. Philip Goalwin, E_2C, Inc.

California Re ›nal Water Quality C trol Board

Los Angeles Region

Winston Hickox
Secretary for Environmental Protection

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320 West 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640

Gray Davis
Governor

RECEIVED
JUL 11 2000
UNDERGROUND TANK
PLAN CHECK/ENVIRO

June 20, 2000

Mr. Craig Luna
Department of Water and Power
111 North Hope Street
Room 1031
Los Angeles, CA 90012

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7099 3220 0004 2781 9069

SCANNED
SEP 21 2004

UNDERGROUND STORAGE TANK PROGRAM
OFFSITE SOIL AND GROUNDWATER INVESTIGATION
KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD, LOS ANGELES, CA (ID #900160252)
(USTCF# 11389)

Dear Mr. Luna,

In a Cleanup and Abatement Order dated June 16, 2000, the Regional Board has directed Mr. Ken Numata to investigate and remediate the soil and groundwater contamination at the referenced site under the California Water Code of Regulations, Title 23, Division 3, Chapter 16. It is necessary for Aqua Geosciences, Inc. (AGI), representing Mr. Ken Numata to gain access to your property located between Fairfax Avenue and Genesee Street on the north and south side of West Adams Boulevard to complete their offsite soil and groundwater investigation.

AGI has unsuccessfully tried to come to an agreement with you regarding the installation of two groundwater-monitoring wells on your property (DWP reference File No. P-76723). Should access continue to be denied, this Board may direct you, at your cost to determine the extent of the groundwater contamination under your property pursuant to Section 13267 of the California Water Code.

The Board urges you to make an arrangement with AGI so the groundwater investigation can proceed in a timely manner. Board staff is available to meet with you or your representative to work out all the necessary details to ensure that any disruption on your property is minimal.

Please notify this office in writing of your response to our request no later than **July 7, 2000**. We have attached a copy of the most recent groundwater-monitoring report for your review and reference.

If you have any questions concerning this matter, please call Mr. Tom Shih at (213) 576-6729.

Sincerely,

for David A Barkowski

Yue Rong, Unit Chief
Environmental Specialist IV
Underground Tanks/LA Coastal

SCANNED

Enclosures: (1) AGI's access application letter to DWP dated October 25, 1999
(2) DWP's letter dated December 6, 1999
(3) AGI's letter dated May 9, 2000
(4) First Quarter 2000 Groundwater Monitoring Report dated March 27, 2000

cc: Mr. Jorge Leon, State Water Resources Control Board, Office of Chief Counsel
Ms. Pam Rarick, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Mr. Al Bragg, Water Well Permits, Los Angeles County Department of Health Services
Captain John Durso, Los Angeles City Fire Department, Underground Storage Tank Program
Mr. Phil Goalwin, Aqua Geosciences, Inc.

California Re onal Water Quality C itrol Board

Los Angeles Region

Winston Hickox
Secretary for Environmental Protection

Internet Address. http://www.swrcb.ca gov/~rwqcb4
320 West 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640

Gray Davis
Governor

RECEIVED
JUL 11 2000
UNDERGROUND TANK PLAN CHECK/ENVIRO

June 16, 2000

Mr. Ken Numata
Ken's Automotive
912 Tegner Drive
Monterey Park, CA 91754

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. 7099 3220 0004 2781 9045

CLEANUP AND ABATEMENT ORDER NO. 00-069, ISSUED TO KEN'S AUTOMOTIVE TO INVESTIGATE AND CLEAN UP PETROLEUM HYDROCARBON CONTAMINATION IN SOILS AND GROUNDWATER (FILE No. 900160252, USTCF No. 11389)

Jones

Dear Mr. Numata,

This Regional Board has determined that the presence of petroleum hydrocarbon contamination, discharged from Ken's Automotive located at 5787 West Adams Boulevard, Los Angeles, creates or threatens to create a condition of pollution or nuisance pursuant to section 13304 of the California Water Code. Enclosed is Cleanup and Abatement Order No. 00-069, directing Ken's Automotive to define the extent of soil and groundwater contamination on-site and off-site, and to clean up and abate the contamination at 5787 West Adams Boulevard, Los Angeles to the extent that it no longer poses a threat to water quality.

This order is issued under Section 13304 of the California Water Code. The Order requires you to initiate the implementation of the workplan approved by the Regional Board on March 24, 2000 by **June 30, 2000**, and to submit a Site Assessment Report (SAR) by **August 31, 2000**. Should you fail to fully comply with any provision of this Order, you may be subject to further enforcement action, including injunctive relief and civil monetary remedies, pursuant to appropriate California Water Code Sections including, but not limited to, Sections 13304 and 13350. If you fail to comply with the terms of this Order, the Regional Board may impose administrative civil liability of up to $5,000.00, but not less than $500, per day or seek injunctive relief in accordance with Section 13350 of the California Water Code.

If you have any questions concerning this Order, please contact Dr. Yue Rong at (213) 576-6710 and Mr. Tom Shih at (213) 576-6729 immediately regarding this matter.

Sincerely,

Dennis A. Dickerson
Executive Officer

Enclosures: (1) Cleanup and Abatement Order 00-069
(2) Site location map
(3) Site and water wells map
(4) Workplan approval letter dated March 24, 2000
(5) RWQCB Lab Form 10A (6/00)
(6) Instructions for RWQCB-LA Lab Report Form (6/00)

cc: Regional Board Members
Mr. Jorge Leon, Office of Chief Counsel, SWRCB
Mr. James Young, Underground Storage Tank Cleanup Fund, SWRCB.
Ms. Denise Kruger, Southern California Water Company
Mr. Rob Saperstein, Hatch and Parent
Ms. Evelyn Tompkins, Department of Water Resources Southern District
Mr. Al Bragg, Water Well Permits, Los Angeles County Department of Health Services
Mr. Chris Nagler, Department of Water Resources Southern District
Mr. Bob Campbell, Water Replenishment District of Southern California
Mr. Gary Yamamoto, Drinking Water Field Operations Branch, State Department. of Health Services
Captain John Durso, Los Angeles City Fire Department
Mr. Philip Goalwin, Aqua Geosciences, Inc.

California Regional Water Quality Control Board
Los Angeles Region

Winston H. Hickox
Secretary for Environmental Protection

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640
Internet Address: http://www.swrcb.ca.gov/~rwqcb4

Gray Davis
Governor

March 24, 2000

Mr. Ken Numata
Ken's Automotive
5787 West Adams Boulevard
Los Angeles, CA 90016

#2499 Jones

UNDERGROUND STORAGE TANK PROGRAM
KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD, LOS ANGELES, CA (ID# 900160252)
(USTCF # 11389)

Dear Mr. Numata,

We have reviewed the "Workplan for Additional Groundwater Characterization," dated February 10, 2000 and the "Workplan for Free Product Recovery," dated March 9, 2000, submitted by Aqua Geosciences, Inc., for the above referenced site. We have also reviewed the information contained in our case file.

The "Workplan for additional Groundwater Characterization" detailed the proposed drilling and installation of four off-site groundwater monitoring wells down-gradient from MW-7, MW-8, MW-9, and MW-10 as specified by our letter dated December 22, 1999, to delineate the extent of dissolved-phase hydrocarbon plume in groundwater. In addition, the "Workplan for Free Product Recovery" detailed the proposed removal of free product on-site by free product recovery system (product pumps and on-site above ground tank storage) and off-site removal by vacuum truck.

We concur with your "workplan for Additional Groundwater Characterization" and "Workplan for Free Product Recovery," provided the following conditions are met:

1. The construction and development of groundwater monitoring wells must comply with requirements prescribed in California Code of Regulations (CCRs), Title 23, Division 3, Chapter 16, Section 2649. All necessary permits must be obtained from the appropriate agencies prior to the start of work.

2. All work must be performed by or under the direction of the registered geologist, or civil engineer. A statement is required in the report that the registered professional in responsible charge actually supervised or personally conducted all work associated with the project. A statement is required in the report that the registered professional in responsible charge actually supervised or personally conducted all work associated with the project.

3. The newly installed groundwater monitoring wells must be developed and surveyed to a benchmark of known elevation above mean sea level by a licensed land surveyor or registered civil engineer.

4. Your report submitted to this office must conform to the "Guidelines for Report Submittals," (June 1993) published by the Los Angeles County Department of Public Works.

RECEIVED
APR - 6 2000
UNDERGROUND TANK
PLAN CHECK/ENVIRO

5. The soil and groundwater samples must be analyzed by EPA Method 8015 for TPH_G, EPA Method 8021 or 8260B for BTEX, including methyl tertiary butyl ether (MTBE) and EPA Method 8260B for di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), tertiary butyl alcohol (TBA). If MTBE is detected it must be quantified using EPA Method 8260B. All analytical data must be reported by a California certified laboratory in the Regional Board's laboratory report forms.

6. A revised health and safety plan that include a discussion on MTBE risk assessment must be submitted 2 weeks prior to start of field work.

7. You are required to submit a technical report by **June 1, 2000**. The report must include soil boring logs, well permits, as-built construction details of the groundwater monitoring wells to be installed.

8. Please notify us at least five working days prior to the start of work so that we may schedule a member of our staff to be present.

9. Because of the significant volumes of free product present, you are required to implement the free product recovery system as proposed in the "Workplan for Free Product Recovery" until free product removal rates are sufficiently reduced such that this approach is no longer economically justified.

10. A monthly free product status report must be submitted that include the free product thickness encountered in each monitoring well, the volume of free product removed during each month and cumulatively, and the percentage of free-product in storage. The report submitted must also include an evaluation of the data collected with conclusions and recommendations.

You are required to continue the quarterly groundwater monitoring program. Your next groundwater monitoring report is due **April 15, 2000**.

If you have any question regarding this matter, please call Mr. Tom Shih at (213) 576-6729.

Sincerely,

Jay C. Huang C.E.G.

for Yue Rong, Unit Chief
Environmental Specialist IV
Underground Tanks/LA Coastal

Cc: Mr. James Young, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Ms. Evelyn Tompkins, Department of Water Resources Southern District
Mr. Al Bragg, Water Well Permits, Los Angeles County Department of Health Services
Mr. Chris Nagler, Department of Water Resources Southern District
Mr. Bob Campbell, Water replenishment District of Southern California
Captain Dennis Wilcox, Los Angeles City Fire Department, Underground Storage Tank Program
Mr. Philip Goalwin, Aqua Geosciences, Inc.

California Regi al Water Quality Cor ·ol Board
Los Angeles Region

Winston H. Hickox
Secretary for Environmental Protection

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640
Internet Address: http://www.swrcb.ca.gov/~rwqcb4

Gray Davis
Governor

SCANNED

MAY 24 1999

SEP 21 2004

May 12, 1999

Mr. Ken Numata
Ken's Automotive
5787 West Adams Boulevard
Los Angeles, CA 90016

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
CLAIM NO. P 361 202 490

UNDERGROUND STORAGE TANK PROGRAM – DELINQUENT REPORTS
KEN'S AUTOMATIVE
5787 WEST ADAMS BOULEVARD, LOS ANGELES (ID NO. 900160252)
(USTCF NO. 11389)

Dear Mr. Numata:

Reference is made to our letter dated December 1, 1997, (copy attached) that approved your workplan for installing six additional groundwater monitoring wells at the above referenced site. Our letter required you to submit a technical report detailing the results of this phase of investigation by March 31, 1998. The letter also required you to submit groundwater monitoring reports on a quarterly basis. Your first quarter 1998 was due April 15, 1998. We have received a letter dated July 9, 1998, submitted by Aqua Geosciences, Inc., indicating that the required work was anticipated beginning before the end of August 1998. To date, we have not received the required reports or any information regarding the status of the reports.

You are hereby required to submit the delinquent technical and monitoring reports as indicated in the December 1, 1997, letter by **June 15, 1999**. Failure to comply with this new due date may result in an enforcement action by this Regional Board.

In addition, in our letter dated February 23, 1999, (copy attached), you were required to provided us by March 11, 1999, the name, mailing address, and telephone number for all record fee title holders for the subject site and any offsite property(ies) impacted by the release from the subject site, together with a copy of county record of current ownership (grant trust deed), available from the County Recorder's Office, for each property affected for verification. To date, we have not received the information either. Please provide the required information by **June 15, 1999**.

If you have any questions regarding this matter, please call Dr. Weixing Tong at (213)576-6715.

Sincerely,

Rong, Y

YUE RONG, Unit Chief
Environmental Specialist IV
Underground Tanks/LA Coastal

Enclosures

cc: Ms. Pam Rarick, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Ms. Evelyn Tompkins, Department of Water Resources Southern District
Mr. Chris Nagler, Department of Water Resources Southern District
Mr. Bob Campbell, Water Replenishment District of Southern California
Mr. Dennis Wilcox, Los Angeles City Fire Department, Underground Tank Unit
Captain Dennis Wilcox, Los Angeles City Fire Department, Underground Tank Unit
Mr. Timothy Reed, Aqua Geosciences, Inc.

BOARD OF
FIRE COMMISSIONERS
485-6032

ELIZABETH H. LOWE
PRESIDENT
DAVID W FLEMING
VICE-PRESIDENT
LARRY GONZALEZ
KENNETH LOMBARD
LESLIE SONG WINNER

LYNNE NELSON
EXECUTIVE ASSISTANT

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF FIRE
200 NORTH MAIN STREET
LOS ANGELES, CA 90012

WILLIAM R. BAMATTRE
CHIEF ENGINEER
AND
GENERAL MANAGER

March 18, 1997

Mr. Ken Numata
5787 West Adams Boulevard
Los Angeles, CA 90016

Dear Mr. Numata:

Ken's Automotive
5787 West Adams Boulevard
Los Angeles, California

The Fire Department has reviewed the Site Assessment dated January 1997, as submitted by Aqua Geoscience Incorporated. The report indicated there is groundwater contamination at this site. Pursuant to Section 25297 (b), Health and Safety Code, we are referring the matter to the State Regional Water Quality Control Board for further action. Subsequent questions or correspondence should be directed to the following:

State Regional Water Quality Control Board
101 Centre Plaza Drive
Monterey Park, California 91754-2156
(213) 266-7500

If you require additional information from the Los Angeles City Fire Department, contact Inspector Percy E. Jones, Environmental Unit, at (213) 485-7543.

Very truly yours,

WILLIAM R. BAMATTRE
Chief Engineer and General Manager

Jesus S. Pasos, Captain II
Commander, Environmental Unit

JSP PEJ lvv.ENV1790

cc: State Regional Water Quality Control Board
Mr. Philip Goalwin, Aqua Geoscience Incorporated

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER Recyclable and made from recycled waste

RETURN TO FIRE PREVENTION/UPDATE

Date: 7-18-96

F.S. or Unit: ~~FS~~ CGT. UNIT

Name: CAPT - /OR UNIT INSP.

Site Address: 5787 W. ADAMS

PLEASE REVIEW THE FOLLOWING INFORMATION REGARDING THIS CASE AND TAKE THE APPROPRIATE ACTION.

__ Please reinspect and write the owner of record as indicated on the Data Quick or Lexis. Notice must be written to a named person, not a corp., partnership or company etc.

__ Have photos taken of all observable violations. Document photo session on F-340. Prepare a separate photo log for pictures. Make F-2 entry.

__ Personal contact with the owner, or attempted contact, must be documented on back of F-340 . Use additional sheet of paper if necessary.

__ This case was insufficient for litigation and or was not accepted by the City Attorney at this time. See below.

__ Forward an F-338 for all non-Fire Code violations to the appropriate agencies. Journalize this referral.

COMPLIANCE WAS OBTAINED BY:

__ Telephone contact of: _____

__ City Attorney hearing with: _____

X Court Disposition: NO FURTHER ACTION BY C/A

INFORMATION:

__ Defendant completed probation on _____

X This file is being returned to you for your records and updating your FPOS.

__ A bench warrant was issued for the defendant on _____

ADD. INFO: OWNER HAS COMPLIED W/NOTICE ISSUED.

f you have any questions please contact Inspector Castaneda of the egal Liaison Unit at (213) 485-5979.

[signature]

ohn Kitchens
ommander, Legal Liaison Unit

F-140C (7/89)
Part 1 - Citizen
Part 2 - Fire Dept
Part 3 - Fire Dept

City of Los Angeles
DEPARTMENT OF FIRE

FIRE/LIFE SAFETY VIOLATION

№ 082892

OCCUPANCY	DISTRICT	BLOCK NO	MAP BOOK	PAGE	PARCEL	DATE
Auto Repair	373					02-08-96

TO. (Name) Mr. Ken Numata (Title) Owner — FIRM OR DBA: Ken's Auto Repair

ADDRESS (Street) 5787 West Adams Boulevard (City) Los Angeles, (State) CA (Zip Code) 90016 — PHONE (213) 936-2228

ADDRESS OF VIOLATION: (Street) 5787 West Adams Boulevard (City) Los Angeles, (State) CA (Zip Code) 90016

COMPLY WITH REQUIREMENTS AS NOTED

[x] Provide a Site Assessment performed by a Professional Geologist, or an Engineering Geologist who is registered or certified by the State of California and who is experienced in the use of the Unified Soil Classification System. (57.31.38.01)

This report shall include but not be limited to the vertical and horizontal extent of contamination using Methods 8015 Modified for Total Petroleum Hydrocarbon, 8020 for BTXE, 7420 for Total Lead, 418.1 for total recoverable petroleum hydrocarbons, location of groundwater using an authoritative source, clean-up recommendations and any other information that may be required by the Chief. Please submit all reports in triplicate to the:

Bureau of Fire Prevention and Public Safety
Underground Tank Plan Check Unit
200 North Main Street, Room 930, City Hall East
Los Angeles, California 90012

[x] Secure the area from unauthorized entry. (57.31.50)

[x] No site remediation shall occur until the Fire Department has received and approved a written plan of remediation.

ADDITIONAL INFORMATION ON ☐ BACK OF THIS FORM ☐ ATTACHED SHEET(S)

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE ON OR BEFORE May 9, 1996 WILL SUBJECT YOU TO PENALTIES PRESCRIBED BY SAID ORDINANCE. A REINSPECTION OF THE PREMISES SHALL BE MADE FOR FULL COMPLIANCE.

RECEIVED BY _____ TITLE _____

FOR ADDITIONAL INFORMATION PHONE	DATE COMPLETED	BY ORDER OF THE CHIEF ENGINEER AND GENERAL MANAGER
(213) 485-7543	INSPECTOR	BY Dennis H. Taylor, UGT-P/C Unit — INSPECTOR — ASSIGNMENT — SIGNATURE

F-3 C (7/89)
Part 1 - Citizen
Part 2 - Fire Dept.
Part 3 - Fire Dept

City of Los Angeles
DEPARTMENT OF FIRE

FIRE/LIFE SAFETY VIOLATION

№ 082892

OCCUPANCY	DISTRICT	BLOCK NO.	MAP BOOK	PAGE	PARCEL	DATE
Auto Repair	373					02-08-96

TO (Name)	(Title)	FIRM OR D.B.A.
Mr. Ken Numata	Owner	Ken's Auto Repair

ADDRESS: (Street)	(City) (State)	(Zip Code)	PHONE
5787 West Adams Boulevard	Los Angeles, CA	90016	213) 936-2228

ADDRESS OF VIOLATION: (Street)	(City)	(State)	(Zip Code)
5787 West Adams Boulevard	Los Angeles, CA		90016

COMPLY WITH REQUIREMENTS AS NOTED

[x] Provide a Site Assessment performed by a Professional Geologist, or an Engineering Geologist who is registered or certified by the State of California and who is experienced in the use of the Unified Soil Classification Systen. (57.31.38.01)

This report shall include but not be limited to the vertical and horizontal extent of contamination using Methods 8015 Modified for Total Petroleum Hydrocarbon, 8020 for BTXE, 7420 for Total Lead, 418.1 for total recoverable petroleum hydrocarbons, location of groundwater using an authoritative source, clean-up recommendations and any other information that may be required by the Chief. Please submit all reports in triplicate to the:

Bureau of Fire Prevention and Public Safety
Underground Tank Plan Check Unit
200 North Main Street, Room 930, City Hall East
Los Angeles, California 90012

[x] Secure the area from unauthorized entry. (57.31.50)

[x] No site remediation shall occur until the Fire Department has received and approved a written plan of remediation.

ADDITIONAL INFORMATION ON ☐ BACK OF THIS FORM
☐ ATTACHED SHEET(S)

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE ON OR BEFORE May 9, 1996 WILL SUBJECT YOU TO PENALTIES PRESCRIBED BY SAID ORDINANCE. A REINSPECTION OF THE PREMISES SHALL BE MADE FOR FULL COMPLIANCE.

RECEIVED BY _____ TITLE _____

FOR ADDITIONAL INFORMATION PHONE	DATE COMPLETED	BY ORDER OF THE CHIEF ENGINEER AND GENERAL MANAGER
(213) 485-754	INSPECTOR	BY Dennis H. Taylor, UGT-P/C Unit INSPECTOR ASSIGNMENT SIGNATURE

ADDITIONAL REQUIREMENTS AND / OR NOTES

☐ FORWARDED TO LEGAL LIAISON ON: _____
(DATE)

☐ COMPLIANCE: _____
(SIGNATURE) (DATE)

WARNING ISSUED — STATE REVENUE & TAXATION CODE - SECTION 17299 & 24436.5

☐ I MAILED THIS NOTICE VIA U.S. MAIL ON _____
(DATE) (Member's Signature)

☐ I DELIVERED THIS NOTICE TO _____ ON _____
(Name) (Date)

_____
(Member's Signature)

☐ I DISCUSSED THE VIOLATIONS ON THIS NOTICE WITH _____ ON _____
(Name) (Date)

_____
(Member's Signature)

Part 1 - Citizen
Part 2 - Fire Dept
Part 3 - Fire Dept

City of Los Angeles
DEPARTMENT OF FIRE

FIRE/LIFE SAFETY VIOLATION

№ 082892

OCCUPANCY	DISTRICT	BLOCK NO.	MAP BOOK	PAGE	PARCEL	DATE
Auto Repair	373					02-08-96

TO. (Name)	(Title)	FIRM OR D B A.
Mr. Ken Numata	Owner	Ken's Auto Repair

ADDRESS. (Street)	(City) (State)	(Zip Code)	PHONE
5787 West Adams Boulevard	Los Angeles, CA	90016	213) 936-2228

ADDRESS OF VIOLATION: (Street)	(City)	(State)	(Zip Code)
5787 West Adams Boulevard	Los Angeles, CA		90016

COMPLY WITH REQUIREMENTS AS NOTED

[x] Provide a Site Assessment performed by a Professional Geologist, or an Engineering Geologist who is registered or certified by the State of California and who is experienced in the use of the Unified Soil Classification System. (57.31.38.01)

This report shall include but not be limited to the vertical and horizontal extent of contamination using Methods 8015 Modified for Total Petroleum Hydrocarbon, 8020 for BTXE, 7420 for Total Lead, 418.1 for total recoverable petroleum hydrocarbons, location of groundwater using an authoritative source, clean-up recommendations and any other information that may be required by the Chief. Please submit all reports in triplicate to the:

Bureau of Fire Prevention and Public Safety
Underground Tank Plan Check Unit
200 North Main Street, Room 930, City Hall East
Los Angeles, California 90012

[x] Secure the area from unauthorized entry. (57.31.50)

[x] No site remediation shall occur until the Fire Department has received and approved a written plan of remediation.

ADDITIONAL INFORMATION ON ☐ BACK OF THIS FORM
☐ ATTACHED SHEET(S)

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE ON OR BEFORE May 9, 1996 WILL SUBJECT YOU TO PENALTIES PRESCRIBED BY SAID ORDINANCE. A REINSPECTION OF THE PREMISES SHALL BE MADE FOR FULL COMPLIANCE.

RECEIVED BY _____ TITLE _____

FOR ADDITIONAL INFORMATION PHONE	DATE COMPLETED	BY ORDER OF THE CHIEF ENGINEER AND GENERAL MANAGER
(213) 485-7543	INSPECTOR	BY Dennis H. Taylor, UGT-P/C Unit INSPECTOR ASSIGNMENT SIGNATURE

ADDITIONAL REQUIREMENTS AND / OR NOTES

☐ FORWARDED TO LEGAL LIAISON ON: _____
(DATE)

☐ COMPLIANCE: _____
(SIGNATURE) (DATE)

WARNING ISSUED — STATE REVENUE & TAXATION CODE - SECTION 17299 & 24436.5

☐ I MAILED THIS NOTICE VIA U.S. MAIL ON _____
(DATE) (Member's Signature)

☐ I DELIVERED THIS NOTICE TO _____ ON _____
(Name) (Date)

_____
(Member's Signature)

☐ I DISCUSSED THE VIOLATIONS ON THIS NOTICE WITH _____ ON _____
(Name) (Date)

_____
(Member's Signature)

BOARD OF
FIRE COMMISSIONERS
485-6032

DAVID W. FLEMING
PRESIDENT

KENNETH LOMBARD
VICE PRESIDENT

LARRY GONZALEZ

ELIZABETH H. LOWE

LESLIE SONG WINNER

LYNNE NELSON
EXECUTIVE ASSISTANT

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF FIRE
200 NORTH MAIN STREET
LOS ANGELES, CA 90012

WILLIAM R. BAMATTRE
CHIEF ENGINEER
AND
GENERAL MANAGER

February 8, 1996

Mr. Ken Numata
Ken's Auto Repair
5787 West Adams
Los Angeles, CA 90016

Dear Mr. Numata:

Ken's Auto Repair
5787 West Adams Boulevard
Los Angeles, California

The Fire Department has reviewed the Soils Report dated January 1996, as submitted by B.J.J. Services.

Based on the information provided, contamination above this Department's action level exists at this site. Enclosed is Fire/Safety Violation Notice Number 082892 to provide a site assessment.

If you require additional information from the Los Angeles City Fire Department, contact Inspector Dennis H. Taylor of the Underground Tank Plan Check Unit, at (213) 485-7543.

Very truly yours,

WILLIAM R. BAMATTRE
Chief Engineer and General Manager

Jeffrey J. Mills

Jeffrey J. Mills, Captain I
Commander, Underground Tank Plan Check Unit

JJM:DHT:kz:ugt1175

Enclosure

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

[illegible] info. sheet

disk 2 [illegible]

TATUS OF TANKS ON SITE

A. Have all tanks been abandoned on this ? YES or NO - How many tank ? 0

B. Are any tanks going to be installed on this site in the future? YES - How many? [ ] or NO

OUTING INSPECTORS - Insert ONE copy in each of the following:
1. Div 5 package (original) 2. Inspection blue book 3. Data entry 4. Haz Mat Box F.S. 94 Fac. No.

te address 5787 W ADAMS Inspection District No. Division 5 permit No. 4491

spector name STIVASON Inspector No. 383 Date of abandonment 1-9-96

ontractor BJJ Resp Person BILL Phone no. 310 869-0784

ANK INFORMATION

Facility/Tank I.D. no.	Tank size Metal or FRP (circle)	Product	Soils test	No. of samples	Soil color of tank bed, pile, trench, or pit	Tank condition Holes
4491	8K M/F	GAS	8015/8020/7420	2	D GRAY CLAY	HOLES
"	8K M/F	"	"	2	"	"
"	8K M/F	"	"	2	"	OK
"	8K M/F	"	"	2	"	HOLES
"	500 M/F	W/O	418.1/8020/7420	1	D GRAY CLAY	RUST OIS
B6	M/F		7420	1	"	
Soils pile				12	"	Destination of
Piping trench				—		AMR
Dispenser pit				4	"	

Describe excavation: Odor YES Liquid in hole YES Other W/SAMPLE

OCUMENTS: NECESSARY FOR A COMPLETE PACKAGE

ABANDONMENT METHOD (CHECK)	WASH	HAZARD WASTE	FILL IN PLACE	
Abandonment info sheet	X			Document
Time log - Site specific sheet	X			Due
Division 5 permit, application, and plot plans	X			
Cleaning certificates				Collect on
Uniform manifest: rinse liquid or tank	rinse	tank	rinse	Collect on
Uniform manifest - Piping that is not flushed	X			Collect on
Certificate of disposal - Tank	X			
Certificate of disposal - Piping	X			
Soil Analysis Report	X			
Chain of custody	X			
Plot plan - showing locations of samples				

Division 4 fire permit registration - for tanks discovered on site, that have not been previously paid for.

ILS REPORT INFORMATION mg/kg - per million ug/kg - per billion

	Action level	Enter highest reading in mg/kg	Exceeds Action level
PH	100 PPM (mg/kg)	420 PPM	YES NO
enzene	1 PPM (mg/kg)	5.3 PPM	YES NO
oluene	50 PPM (mg/kg)	PPM	YES NO
ylene	50 PPM (mg/kg)	180 PPM	YES NO
hylene	50 PPM (mg/kg)	PPM	YES NO
otal lead	0-200 PPM above bkgrd	PPM	YES NO
ater samples anything detected		mg/kg ug/kg	YES NO

Misc. comments

PLAN CK

Package completion & forwarding date: 2-2-96

O Check here for comments on ba

SUMMARY

January 18, 1996

Inspector Jaramillo represented the Department. Mr. Numata appeared in Div. 83. The tanks have been removed but the soil sample results have not returned yet. A new date of 3-14-96 was set to determine progress. Victor verified this with the contractor.

TANK CERTIFICATION REPORT

CTL ENVIRONMENTAL SERVICES
24404 S. Vermont Avenue, #307
Harbor City, CA 90710
TEL. (310) 530-5006

TANK REMOVAL CERTIFICATE #: 03976

Date: 11/9/96

Permit #: LAFD 4491

Site: Ken's Auto Repair

Address of tank: 5757 W. Adams Blvd.
Los Angeles, CA

Client: NATT

TANK DESCRIPTION	TANK SIZE	TANK NUMBER	TANK CONTENTS	RESULTS OF TANK INSPECTION
UST Steel	8,000 gallon	4491	gasoline	LEL 0% 11:30AM
" "	8,000 gallon	"	"	" " "
" "	8,000 gallon	"	"	" " "
" "	8,000 gallon	"	"	" " "
" "	500 gallon	"	waste oil	" " "

The tank(s) described above has/have been inspected and found to be gas free based on readings obtained with an MSA type 2A Explosivity Meter (LEL of zero percent). A visual inspection has been made of the interior of the tank(s) and no visible contamination has been observed except as noted below.

EXCEPTION: None

THE AMERICAN BOARD OF INDUSTRIAL HYGIENE INCORPORATED
CERT. NO. #1973 1433
PENNSYLVANIA 1960
STUART E. SALOT, Ph.D.

The tank(s) described above is/are approved for removal and transportation.

INSPECTED BY: [illegible]

CERTIFIED BY: STUART E. SALOT, Ph.D., C.I.H.
CERTIFIED INDUSTRIAL HYGIENIST (#1973 & 1433)

CLIENT COPY	CTL COPY	FIRE DEPARTMENT COPY	TRANSPORTERS COPY	TRANSPORTERS COPY
White	Green	Canary	Pink	Goldenrod

STATE OF CALIFORNIA - CALIFORNIA ENVIRONMF PROTECTION AGENCY PETE WILSON, Governor

STATE WATER RESOURCES CON..OL BOARD
DIVISION OF CLEAN WATER PROGRAMS
2014 T STREET, SUITE 130
P O BOX 944212
SACRAMENTO, CA 94244-2120

DEC 2 7 1995

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND) TECHNICAL REVIEW GUIDANCE DOCUMENT NO. 4

Pre-Approving Corrective Action Costs, Assisting Claimants and Improving California's UST Cleanup Process

This guidance document is intended to inform claimants that 1) they may request pre-approval of corrective action cost estimates or bids, 2) the Fund's staff makes a concerted effort to help claimants with UST corrective action and 3) recent guidance from the State Water Resources Control Board (SWRCB) is expected to significantly alter UST corrective action

The most important area of assistance to claimants is pre-approval of corrective action cost estimates and bids. Pre-approval is a way for claimants to have the Fund's staff determine the eligibility of corrective action costs in a specific contract or change order **before the contract is signed and costs are incurred** The Fund has found that pre-approval eliminates most of the problems that have kept claimants from being fully reimbursed for UST corrective action costs Additionally the Fund has found that pre-approved corrective action costs are reimbursed more quickly than costs not pre-approved for reimbursement This is because the Fund's staff is already familiar with the proposed work, and it is more a matter of confirming that the invoiced costs and actual scope of work are consistent with the original proposal

*It is strongly recommended that individuals and smaller businesses request and obtain pre-approval, before authorizing work to begin, for **all** contracts or change orders for corrective action. In some cases, the Fund may require that a claimant obtain pre-approval of corrective action costs*

Pre-approval is not pre-payment of corrective action costs: The Fund reimburses only invoiced costs necessary for UST corrective action: those invoices still must be submitted according to the Fund's Reimbursement Request Instructions before the claimant can receive reimbursement.

Pre-approval does not guarantee the amount to be reimbursed: The scope of work originally pre-approved must be conducted If changes to the original scope of work are directed by the lead regulatory agency, reimbursement will be adjusted consistent with the pre-approved costs and scope of work

How to obtain pre-approval of a cost estimate or bid: Claimants should obtain a copy of the "Cost Pre-Approval Request" form from the Fund The form must be signed by the claimant or a representative duly authorized on the Fund's "Authorized Representative Designation" form Consultants, contractors or parties not duly authorized may not request pre-approval on behalf of the claimant. In addition, the following documents or information must be submitted for review

- A complete, signed copy of the proposed investigation work plan or Corrective Action Plan (CAP) as defined and required by the California Underground Storage Tank Regulations

- A signed copy of the lead regulatory agency letter approving the work plan or CAP

- A complete copy of the Invitation For Bids (IFB) with a list of all firms invited to bid. (The Fund has the discretion to waive the bidding requirement if it is "unnecessary, unreasonable or impossible" to obtain three bids If the claimant believes that one of these criteria apply, then a letter explaining the situation should accompany the request for pre-approval)

- Complete copies of all bids or other correspondence received in response to the IFB.

- A time schedule for the proposed corrective action.

- A detailed project budget

The Fund's staff is available to **assist** claimants It is still the claimant's responsibility to prepare IFBs, obtain bids, contract for consultant and contractor services and ensure that corrective action is completed in a timely manner at a reasonable cost There are many ways, however, in which the Fund's staff, based on its experience reviewing corrective action and its cost, can help claimants with the mechanics of hiring qualified consultants and contractors and managing corrective action and its cost

Lastly, the SWRCB has moved recently to implement the recommendations of the Lawrence Livermore National Laboratory (LLNL) report Recommendations to Improve the Cleanup Process for California's Leaking Underground Fuel Tanks This policy is expected to have a significant impact on soil and ground water cleanups at petroleum UST sites Claimants who have approved, soil or ground water cleanup work plans that haven't been implemented should reconfirm with the lead regulatory agency that the work proposed is still necessary. Claimants who have not yet submitted work plans covering soil or ground water cleanup work also should be aware, and make their consultants aware, of the December 8, 1995, SWRCB guidance, attached, regarding the LLNL report. Regardless of the status of your UST corrective action, claimants are urged to request pre-approval of all contracts, whether for investigation **or** cleanup, for UST corrective action

Assistance and pre-approval of costs can be given only on request. The only way to receive help is to ask for it.

Claimants should contact the Fund directly if they have any questions regarding the eligibility of costs **before** those costs are incurred It is easy to prevent unreasonable costs from being incurred; it is impossible to prevent unreasonable costs that already have been incurred.

Sincerely,

Dave Deaner, Manager
Underground Storage Tank Cleanup Fund Program

Attachment

DIV.4-714/715 # 826010-84 LAFD # 3990 Fire Station District # ~~84~~ Field Office 384

F-280

FIRE DEPARTMENT-CITY OF LOS ANGELES

APPLICATION FOR PERMIT-ATMOSPHERIC UNDERGOUND TANK(S)

Reg. No. 4491

Date 11-9-95

Name of Owner: Ken Numata	Doing Business As: Ken's Auto Repair
Address of Owner: 5787 W. Adams, Los Angeles, CA 90016	Owner's Phone: 213/936-2228
Address of Site: 7 W. Adams, Los Angeles, Ca 90016	Phone at Installation: 213/936-2228

Contractor's Name: BJJ SERVICES CO., INC.
Address: 8105 E.Imperial Hwy., Suite 4, Downey State: CA Zip: 90242 Contact: W.D. Newcome

Signature of Applicant: W. D. NEWCOME	Title: President	Contractor's Phone: (310) 869-0784

QTY.	ITEM	I.D.NO(S)	FEE
☐ 5	UGT/S ABANDONMENT BY REMOVAL	EPA # CAC001133816	Exempt-Div. 4-714/715
		State Contractor Type/# 673984 B, A, & HAZ	
☐	UGT/S ABANDONMENT IN PLACE	City Business # 812101-65	
☐	UGT/S INSTALLATION	INSPECTION #1-32 9:30 AM	
☐	UST/S ADD TO / ALTER: MONITORING:		
☐	UST/S ADD TO / ALTER: PIPING:		

TOTAL FEE:	APPROVED	DISAPPROVED	DATE	INSPECTOR
[redacted]	☑	☐	11-9-95	P Jones

STUASCU

DIV.4-714/715 # 826010-84 LAFD # 3990 Fire Station District # ~~84~~ 183 ~~Insp Black~~ Field Office 384

F-280

FIRE DEPARTMENT-CITY OF LOS ANGELES

APPLICATION FOR PERMIT-ATMOSPHERIC UNDERGOUND TANK(S)

Reg. No. 4491

Date 11-9-95

Name of Owner: Ken Numata	Doing Business As: Ken's Auto Repair
Address of Owner: 5787 W. Adams, Los Angeles, CA 90016	Owner's Phone: 213/936-2228
s of Site: 5787 W. Adams, Los Angeles, Ca 90016	Phone at Installation: 213/936-2228

Contractor's Name: BJJ SERVICES CO., INC.
Address: 8105 E.Imperial Hwy., Suite 4, Downey State: CA Zip: 90242 Contact: W.D. Newcome

Signature of Applicant: W. D. NEWCOME	Title: President	Contractor's Phone: (310) 869-0784

QTY.	ITEM	I.D.NO(S)	FEE
☐ 5	**UGT/S ABANDONMENT BY REMOVAL**	EPA # CAC001133816	Exempt-Div. 4-714/715
		State Contractor Type/# **673984 B, A, & HAZ**	
		City Business # **812101-65**	
	UGT/S ABANDONMENT IN PLACE		
☐	**UGT/S INSTALLATION**		
☐	**UST/S ADD TO / ALTER: MONITORING:**		
☐	**UST/S ADD TO / ALTER: PIPING:**		

TOTAL FEE:	APPROVED	DISAPPROVED	DATE	INSPECTOR
[redacted]	☑	☐	11-9-95	P Jones

EWM/MAC/4-14-89

LOS ANGELES CITY FIRE DEPARTMENT
UNDERGROUND TANK TIME LOG
SITE SPECIFIC INVOICE

FACILITY I.D. _____ INSP. NO. Jones

DBA Ken Auto

FACILITY ADDR 5787 Adam

CITY LA ZIP _____ DIV 5 / ASSIGMT NO (circle one) _____

NO. SHEETS FOR THIS SITE _____

SUBSTANCE _____

PETROLEUM ( ) YES ( ) NO

DATE FIRST REPORTED 11 / 9 / 89

DATE OF WORK	NAME OF EMPLOYEE print full name full Civil Service signature	EMPLOYEE CLASS CODE	ACTIVITY CODE	ACTION	HOURS WORKED ST	HOURS WORKED OT	HOURLY RATES ST	HOURLY RATES OT	INDIRECT COST	TRAVEL & PER DIEM	TOTAL LABOR COST
11/8/89	[illegible]		16	9	.5						

CTIVITY

____ 00 ADMINISTRATIVE SUPPORT
____ 01 ACCOUNTING/INVOICE PREP
____ 02 REPORT/CORRESPONDANCE
____ 03 PUBLIC PARTICIPATION?HEARING
____ 04 TRAINING

ACTIVITY

____ 05 SUPERVISION
____ 06 CLERICAL/DATA ENTRY
____ 07 RESEARCH
____ 08 EQMT SUPPLY/MAINT
____ 09 STAFF MEETING

ACTIVITY

____ 10 SITE INSPECTION
____ 11 SAMPLING
____ 12 RP CONSULTATION
____ 13 COUNTY PERSONNEL CONSULT'N
____ 14 GOV. PERSONNEL CONSULTATION

ACTIVITY

____ 15 REPORT DATA REVIEW
____ *16 PLAN CHECK*
____ *17 OTHER - describe*
____ *18*
____ *19*

ACTION

____ 1 FACILITY INSPECTION
____ 2 REINSPECTION
____ 3 LEAK INVESTIGATION
____ 4 CONTAMINATION INVEST
____ 5 MONITORING

ACTION

____ 6 INSTALL
____ 7 ADD/ALTER
____ 8 ABANDON IN PLACE
____ 9 ABANDON REMOVAL - washing
____ 10 ABANDON REMOVAL - haz waste

ACTION

____ 11 REPAIR TANK EQUIPMENT
____ 12 TANK LINING
____ 13 TANK REPAIR
____ 14 SITE ASSESSMENT - soil
____ 15 SITE ASSESSMENT - water

ACTION

____ 16 REMEDIATION - soil
____ 17 REMEDIATION - water
____ 18 SOILS ANALYSIS
____ 19 WATER CLEANUP - related
____ 20 OTHER - describe on the back

SITE SPECIFIC INVOICE

EWM/MAC/4-14-89

DATE OF WORK	NAME OF EMPLOYEE print full name full Civil Service signature	EMPLOYEE CLASS CODE	ACTIVITY CODE	ACTION	HOURS WORKED		HOURLY RATES		INDIRECT COST	TRAVEL & PER DIEM	TOTAL LABOR COST
					ST	OT	ST	OT			

ACTIVITY

____ 00 ADMINISTRATIVE SUPPORT
____ 01 ACCOUNTING/INVOICE PREP
____ 02 REPORT/CORRESPONDANCE
____ 03 PUBLIC PARTICIPATION?HEARING
____ 04 TRAINING

ACTIVITY

____ 05 SUPERVISION
____ 06 CLERICAL/DATA ENTRY
____ 07 RESEARCH
____ 08 EQMT SUPPLY/MAINT
____ 09 STAFF MEETING

ACTIVITY

____ 10 SITE INSPECTION
____ 11 SAMPLING
____ 12 RP CONSULTATION
____ 13 COUNTY PERSONNEL CONSULT'N
____ 14 GOV. PERSONNEL CONSULTATION

ACTIVITY

____ 15 REPORT DATA REVIEW
____ *16 PLAN CHECK*
____ *17 OTHER - describe*
____ *18*
____ *19*

ACTION

____ 1 FACILITY INSPECTION
____ 2 REINSPECTION
____ 3 LEAK INVESTIGATION
____ 4 CONTAMINATION INVEST
____ 5 MONITORING

ACTION

____ 6 INSTALL
____ 7 ADD/ALTER
____ 8 ABANDON IN PLACE
____ 9 ABANDON REMOVAL - washing
____ 10 ABANDON REMOVAL - haz waste

ACTION

____ 11 REPAIR TANK EQUIPMENT
____ 12 TANK LINING
____ 13 TANK REPAIR
____ 14 SITE ASSESSMENT - soil
____ 15 SITE ASSESSMENT - water

ACTION

____ 16 REMEDIATION - soil
____ 17 REMEDIATION - water
____ 18 SOILS ANALYSIS
____ 19 WATER CLEANUP - related
____ 20 OTHER - describe on the back

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD

UNDERGROUND STORAGE TANK PERMIT APPLICATION - FORM A

COMPLETE THIS FORM FOR EACH FACILITY/SITE

MARK ONLY ONE ITEM				
	☐ 1 NEW PERMIT	☐ 3 RENEWAL PERMIT	☐ 5 CHANGE OF INFORMATION	☑ 7 PERMANENTLY CLOSED SITE
	☐ 2 INTERIM PERMIT	☐ 4 AMENDED PERMIT	☐ 6 TEMPORARY SITE CLOSURE	

I. FACILITY/SITE INFORMATION & ADDRESS - (MUST BE COMPLETED)

DBA OR FACILITY NAME: KEN'S AUTO REPAIR		NAME OF OPERATOR: KEN NUMATA	
ADDRESS: 5787 W. ADAMS BLVD		NEAREST CROSS STREET: FAIRFAX	PARCEL # (OPTIONAL)
CITY NAME: LOS ANGELES	STATE: CA	ZIP CODE: 90016	SITE PHONE # WITH AREA CODE: (213) 936-2228

✓ BOX TO INDICATE: ☐ CORPORATION ☑ INDIVIDUAL ☐ PARTNERSHIP ☐ LOCAL-AGENCY DISTRICTS* ☐ COUNTY-AGENCY* ☐ STATE-AGENCY* ☐ FEDERAL-AGENCY*

* If owner of UST is a public agency, complete the following: name of Supervisor of division, section, or office which operates the UST _____

TYPE OF BUSINESS	✓ IF INDIAN RESERVATION OR TRUST LANDS	# OF TANKS AT SITE	E. P. A. I D # (optional)
☑ 1 GAS STATION ☐ 2 DISTRIBUTOR ☐ 3 FARM ☐ 4 PROCESSOR ☐ 5 OTHER	☐	5	CAC001123816

EMERGENCY CONTACT PERSON (PRIMARY)		EMERGENCY CONTACT PERSON (SECONDARY) - optional	
DAYS: NAME (LAST, FIRST): KEN NUMATA	PHONE # WITH AREA CODE: (213) 936-2228	DAYS: NAME (LAST, FIRST): SAME	PHONE # WITH AREA CODE: 213
NIGHTS: NAME (LAST, FIRST): SAME	PHONE # WITH AREA CODE:	NIGHTS: NAME (LAST, FIRST): SAME	PHONE # WITH AREA CODE:

II. PROPERTY OWNER INFORMATION - (MUST BE COMPLETED)

NAME: KEN NUMATA	CARE OF ADDRESS INFORMATION		
MAILING OR STREET ADDRESS: 5787 W. ADAMS BLVD	✓ box to indicate: ☑ INDIVIDUAL ☐ LOCAL-AGENCY ☐ STATE-AGENCY ☐ CORPORATION ☐ PARTNERSHIP ☐ COUNTY-AGENCY ☐ FEDERAL-AGENCY		
CITY NAME: LOS ANGELES	STATE: CA	ZIP CODE: 90016	PHONE # WITH AREA CODE: (213) 936-2228

III. TANK OWNER INFORMATION - (MUST BE COMPLETED)

NAME OF OWNER: KEN NUMATA	CARE OF ADDRESS INFORMATION		
MAILING OR STREET ADDRESS: 5787 W ADAMS BLVD	✓ box to indicate: ☑ INDIVIDUAL ☐ LOCAL-AGENCY ☐ STATE-AGENCY ☐ CORPORATION ☐ PARTNERSHIP ☐ COUNTY-AGENCY ☐ FEDERAL-AGENCY		
CITY NAME: LOS ANGELES	STATE: CA	ZIP CODE: 90016	PHONE # WITH AREA CODE: (213) 936-2228

IV. BOARD OF EQUALIZATION UST STORAGE FEE ACCOUNT NUMBER - Call (916) 322-9669 if questions arise.

TY (TK) HQ 44- [ ]

V. PETROLEUM UST FINANCIAL RESPONSIBILITY - (MUST BE COMPLETED) – IDENTIFY THE METHOD(S) USED

✓ box to indicate: ☐ 1 SELF INSURED ☐ 2 GUARANTEE ☑ 3 INSURANCE ☐ 4 SURETY BOND ☐ 5 LETTER OF CREDIT ☐ 6 EXEMPTION ☐ 99 OTHER _____

VI. LEGAL NOTIFICATION AND BILLING ADDRESS

Legal notification and billing will be sent to the tank owner unless box I or II is checked.

CHECK ONE BOX INDICATING WHICH ABOVE ADDRESS SHOULD BE USED FOR LEGAL NOTIFICATIONS AND BILLING: I. ☐ II ☐ III ☐

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

OWNER'S NAME (PRINTED & SIGNED)	OWNER'S TITLE	DATE MONTH/DAY/YEAR
[signature]		11-9-95

LOCAL AGENCY USE ONLY

COUNTY #	JURISDICTION #	FACILITY #

LOCATION CODE - *OPTIONAL*	CENSUS TRACT # - *OPTIONAL*	SUPVISOR - DISTRICT CODE - *OPTIONAL*

THIS FORM MUST BE ACCOMPANIED BY AT LEAST (1) OR MORE PERMIT APPLICATION - FORM B, UNLESS THIS IS A CHANGE OF SITE INFORMATION ONLY.

OWNER MUST FILE THIS FORM WITH THE LOCAL AGENCY IMPLEMENTING THE UNDERGROUND STORAGE TANK REGULATIONS

INSTRUCTIONS FOR COMPLETING FORM "A"

GENERAL INSTRUCTIONS:

SECTION 2711 OF TITLE 23, CHAPTER 16, CALIFORNIA CODE OF REGULATIONS AND SECTIONS 25286, 25287, AND 25289 OF CHAPTER 6.7, DIVISION 20, CALIFORNIA HEALTH AND SAFETY CODE REQUIRE OWNERS TO APPLY FOR AN UST OPERATING PERMIT.

1. One FORM "A" shall be completed for all NEW PERMIT CHANGES or any FACILITY/SITE INFORMATION CHANGES
2. SUBMIT ONLY ONE (1) FORM "A" for a Facility/Site, regardless of the number of tanks located at the site.
3. This form should be completed by either the PERMIT APPLICANT or the LOCAL AGENCY UNDERGROUND TANK INSPECTOR.
4. Please type or print clearly all requested information.
5. Use a hard point writing instrument, you are making 3 copies.
6. Tank owner must submit a facility plot plan to the local agency as part of the application showing the location of the USTs with respect to buildings and landmarks [Section 2711 (a)(3), CCR].
7. Tank owner must submit documentation showing compliance with state financial responsibility requirements to the local agency as part of the application for petroleum USTs [Section 2711 (a)(11), CCR].

TOP OF FORM "MARK ONLY ONE ITEM"

Mark an (X) in the box next to the item that best describes the reason the form is being completed.

I. FACILITY/SITE INFORMATION & ADDRESS (MUST BE COMPLETED)

1. Record name and address (physical location) of the underground tank(s)
   NOTE: Address MUST have a valid physical location including city, state, and zip code.
   P.O. BOX NUMBERS ARE NOT ACCEPTABLE.
   Include nearest cross street and name of the operator.
2. Phone number must have an area code. If the right number is the same, write "SAME" in proper location.
3. Check the appropriate box for TYPE OF BUSINESS OWNERSHIP (ex. CORPORATION, INDIVIDUAL, etc.).
4. Check the appropriate box for TYPE OF BUSINESS
5. If Facility/Site is located within an Indian reservation or other Indian trust lands, check the box marked "YES".
6. Indicate the NUMBER of TANKS at this SITE.
7. Record the E.P.A. ID # or write "NONE" in the space provided.

II. PROPERTY OWNER INFORMATION & ADDRESS (MUST BE COMPLETED)

Complete all items in this section, unless all items are the same as SECTION 1; If the same, write "SAME AS SITE" across this section. Be sure to check PROPERTY OWNERSHIP TYPE box

III. TANK OWNER INFORMATION & ADDRESS (MUST BE COMPLETED)

Complete all items in this section, unless all items are the same as SECTION 1, If the same, write "SAME AS SITE" across this section. Be sure to check TANK OWNERS TYPE box.

IV. BOARD OF EQUALIZATION UST STORAGE FEE ACCOUNT NUMBER (MUST BE COMPLETED. SEE ARTICLE 5, CHAPTER 6.75, DIVISION 20, CALIFORNIA HEALTH AND SAFETY CODE.)

Enter your Board of Equalization (BOE) UST storage fee account number which is required before your permit application can be processed. Registration with the BOE will ensure that you will receive a quarterly storage fee return in reporting the [illegible] due in the number of gallons placed in your USTs. The BOE will code persons exempt from paying the storage fee so return will not be sent. You could not have an account number with the BOE or if you have any questions regarding the fee or exemptions please call the BOE at [illegible] or write to the BOE at the following address Board of Equalization, Fuel Taxes Division, P.O. Box 942879, Sacramento, CA 94279-[illegible]

V. PETROLEUM UST FINANCIAL RESPONSIBILITY (MUST BE COMPLETED FOR PETROLEUM USTS ONLY. SEE SECTIONS 2711 (a)(8) OF TITLE 23, CHAPTER 16, CALIFORNIA CODE OF REGULATIONS.)

Identify the method(s) used by the owner and/or operator, in meeting the Federal and State financial responsibility requirements. USTs owned by any Federal or State agency as well as non-petroleum USTs are exempt from this requirement.

VI. LEGAL NOTIFICATION AND BILLING ADDRESS

Check ONE BOX for the address that will be used for BOTH LEGAL AND BILLING NOTIFICATIONS.
TANK OWNER OR AUTHORIZED REPRESENTATIVE MUST SIGN AND DATE THE FORM AS INDICATED. [SEE SECTIONS 2711 (a)(13) OF TITLE 23 CHAPTER 16, CALIFORNIA CODE OF REGULATIONS.]

INSTRUCTION FOR THE LOCAL AGENCIES

The county an jurisdiction numbers are predetermined and can be obtained by calling the State Board (916) 227-4303. The facility number may be assigned by the local agency, however, this number must be numerical and cannot contain any alphabetical characters. If the local agency prefers the State Board to assign the facility number, please leave it blank.

IT IS THE RESPONSIBILITY OF THE LOCAL AGENCY THAT INSPECTS THE FACILITY TO VERIFY THE ACCURACY OF THE INFORMATION. THIS APPLICATION CANNOT BE PROCESSED IF THE BOE ACCOUNT NUMBER IS NOT FILLED IN. THE LOCAL AGENCY IS RESPONSIBLE FOR THE COMPLETION OF THE "LOCAL AGENCY USE ONLY" INFORMATION BOX AND FOR FORWARDING ONE FORM "A" AND ASSOCIATED FORM "B"(s) TO THE FOLLOWING ADDRESS. THE LOCAL AGENCY SHOULD RETAIN THE ORIGINALS AND FORWARD THE YELLOW COPIES TO THE FOLLOWING ADDRESS. THE PINK COPY SHOULD BE RETAINED BY THE TANK OWNER.

FIRE PERMIT APPLIC D. OR UNDERGROUND TANKS OF TM PHERIC TANKS SYSTEMS

APPLICANT INSTRUCTIONS: Complete ALL items below. Return this page with payment. Type or print neatly.

SECTION 1

381/94

Check ALL boxes that may apply. Why are you registering the tank(s)?

Abandoning Tanks How Many? 5 Add/Alter ☐ First Time Registering Tanks ☐ Installing Tanks How Many? ☐

Registration Expired ☑ Renewal ☐ New Owner ☐ Other 3990

How many total existing underground tanks are there at this facility? ☐

Former or Existing Fire Permit No. _____ Former or Existing Legal Name (of business owner) KEN'S AUTO REPAIR

City Clerk use only	PD DT 11-09-95	Fire Permit No. (issued today) 826010-84

SECTION 2

Legal Name (of business owner or doing business as) ~~KEN'S AUTO REPAIR~~ NUMATA Type of business AUTO REPAIR

Business Address (Where underground tanks are located) 5787 W. ADAMS BLVD
Street Number Direction Full Street Name

City Los Angeles State CA. Zip 90016 Tele. No. (213) 936-2228

Business In Care Of: KEN NUMATA 24-Hour Emerg. No. (213) 936-2228

Mailing Address 5787 W ADAMS BLVD., Los Angeles State CA Zip 90016
Street Number Direction Full Street Name

Name of TANK Owner KEN NUMATA Tele. No. (213) 936-2228

Tank Owner's Address _____
Street Number Direction Full Street Name

Name of PROPERTY Owner KEN NUMATA Tele. No. (213) 936-2228

Mailing Address 5787 W ADAMS BLVD, Los Angeles State CA Zip 90016
Street Number Direction Full Street Name

SECTION 3

ENTERED
NOV 30 1995
DATA ENTRY

FEE CALCULATION

	No. of Tanks	Subtotal
Fee $270 X	4	=
State of California Surcharge Fee $56 X		=
PAY THIS AMOUNT Total		1,304.00

Fee Exemption:

If your establishment is a Goverment Agency, check here ☐

No fee is required, however, an application must be filed.

Make all checks payable to: CITY CLERK
City of Los Angeles
Tax and Permit Division
P.O. Box 30626
Los Angeles, CA 90030-0626

Please retain a copy for your records.

NEWCOME WILLIAM

Signature of Owner or Authorized Representative Title 11-9-95 Date

LOS ANGELES
CITY CLERK
Tax & Permit Div.

#826010
#84
Fund 1304.00
Fire 0.00
Check 1304.00

11/09/95 01
12:42 0001 2001

THIS CHECK IS DELIVERED FOR PAYMENT ON THE FOLLOWING ACCOUNTS

TOTAL			
DISCOUNT			
AMOUNT OF CHECK			

#: 01560

E2C 010

2292

KEN'S AUTO REPAIR
5787 W. ADAMS BLVD. 213-936-2228
LOS ANGELES, CA 90016

6-22 1995

16-339/1220

PAY TO THE ORDER OF Los Angeles Fire Department $ 300.00

Three hundred no/100 DOLLARS

Sumitomo Bank of California
CRENSHAW OFFICE
3810 CRENSHAW BLVD LOS ANGELES CALIFORNIA 90008

⑈002292⑈ ⑆122003396⑆ 004 30511670⑈

3.

SUBJECT: INVESTIGATIVE COST RECEIVED

- [ ] Please Comment
- [ ] Per Your Request
- [ ] Investigate
- [ ] Initial and Forward
- [ ] Return by:
- [ ] For Necessary Attention

1. ADDRESS: 5787 W. Adams Bl.
2. FIRE SERVICES RESTITUTION
3. REVENUE SOURCE 3885
4. AMOUNT: 300.00
5. NAME: Ken's Auto Repair (Case #95R01560)
6. RECEIVED IN ACCOUNTING BY:

   [signature]

7. DATE RECEIVED IN ACCOUNTING:

   6-30-95

FROM: Amada Frausto

LEGAL LIAISON UNIT

Date 6-29-95

Phone 5-5979

STATE UST FUND
ADVISORY & SERVICES

June 2, 1995

Mr. Jeremiah Bayne, Deputy Public Defender
COUNTY OF LOS ANGELES
PUBLIC DEFENDERS OFFICE
19-513 Criminal Courts Building
210 West Temple Street, Law Office
Los Angeles, CA 90012

22930 ALAPASH STREET
WOODLAND HILLS
CALIFORNIA, 91364
PHONE 818 222 9411
PAGER 818 559 1012

RE: FUNDING FOR THE REMOVAL OF UNDERGROUND STORAGE TANKS AT - 5787 WEST ADAMS BOULEVARD CASE NUMBER - 95R01560

Dear Mr. Bayne:

At the request of our client, Mr. Ken Numata, I writing this letter to inform you and your department that on May 16, 1995, Mr. Numata retained our services to assist him in his application process for funds to remove his underground storage tanks. On June 2, 1995, a completed application package was submitted to Pacific Coast Regional Corporation, the local loan processing center.

Mr. Numata is applying for a State Trade and Commerce Agency Repair Underground Storage Tank (RUST) Program loan. This process can be quite time consuming but, well worth the wait. The cost savings and a lower interest rate (Currently 5% fixed for Ten years), loan available through this program, benefit all concerned with the removal of these tanks. A projected time of approximately 120 days from the date of application submittal is standard and expected for this project.

If you have any questions or need further information, please contact me at (818) 222-9411 or Mr. Ron Hein (Pacific Coast Regional) at (213) 739-2999.

Sincerely Yours,

Josef Solares

cc. Mr. David Castaneda, LAFD Inspector II
Mr. Ken Numata, Site Owner
Mr. Ron Hein, Pacific Coast Regional

JRS dls
Auth 695

6-8-95

STATE LOAN — 5% OVER 10 YEARS
GOVENMENT RED TAPE
LOAN TO REMOVE TANKS
PRE-APPLICATION TO REMOVE CONTAMINATION
TAKES ALMOST (1 YR.)

* NOT USED SINCE 1990

LOS ANGELES
CITY CLERK
Tax & Permit Div

#826010
#84
Fund 1304.00
Fire 0.00
Check 1304.00

11/09/95 01
12:42:0001 2001

STATE UST FUND ADVISORY & SERVICES

22930 CALABASH STREET
WOODLAND HILLS,
CALIFORNIA, 91364
PHONE: 818-222-9411
PAGER 818-559-1012

RECEIVED
MAY 25 1995
UNDERGROUND TANK
PLAN CHECK/ENVIRO

May 23, 1995

Captain Jeff Mills
Bureau of Fire Prevention and Public Safety
Underground Tank Plan Check Unit
200 North Main Street, Room 930, City Hall East
Los Angeles, CA 90012

RE: CERTIFICATION OF FINANCIAL RESPONSIBILITY
KEN'S AUTO REPAIR -5787 WEST ADAMS BOULEVARD

Dear Capt. Mills:

On behalf of our client, and in accordance with Title 23, Division 3, Chapter 18, enclosed please find the Underground Storage Tank Certification of Financial Responsibility form. The corresponding Chief Financial Officer letter is kept at the above referenced site and is available upon request.

If you have any question or need further information please, contact me at (818) 222-9411.

Respectfully Submitted,

STATE UST FUND ADVISORY & SERVICES, CO.

Josef R. Solares

cc: Mr. Ken Numata, Ken's Auto Repair

JRS:dls
KenCFR 595

State of California
State Water Resources Control Board

For Regulatory Agency Use Only

CERTIFICATION OF FINANCIAL RESPONSIBILITY

FOR UNDERGROUND STORAGE TANKS CONTAINING PETROLEUM

A. I am required to demonstrate Financial Responsibility in the required amounts as specified in Section 2807, Chapter 18, Div. 3, Title 23, CCR:

[X] 500,000 dollars per occurrence
or
[ ] 1 million dollars per occurrence

AND

[X] 1 million dollars annual aggregate
or
[ ] 2 million dollars annual aggregate

B. I KEN NUMATA *hereby certifies that it is in compliance with the requirements of Section 2807,*
(Name of Tank Owner or Operator)
Article 3, Chapter 18, Division 3, Title 23, California Code of Regulations.
The mechanisms used to demonstrate financial responsibility as required by Section 2807 are as follows:

C. Mechanism Type	Name and Address of Issuer	Mechanism Number	Coverage Amount	Coverage Period	Corrective Action	Third Party Comp.
STATE FUND	STATE CLEANUP FUND P.O. BOX 944121 SACRAMENTO, CA 94244	NOT APPLICABLE FOR STATE FUND	$990,000 PER OCCURRENCE $990,000 ANNUAL AGGREGATE	STATE FUND COVERAGE CONTINOUS	YES	YES
CHIEF FINANCIAL OFFICER LETTER	KEN'S AUTO REPAIR 5787 WEST ADAMS BOULEVARD LOS ANGELES, CA 90016	NOT APPLICABLE FOR STATE ALTERNATIVE MECHANISM	$10,000 PER OCCURRENCE $10,000 ANNUAL AGGREGATE	RENEWED ANNUALLY	YES	YES

Note: If you are using the State Fund as any part of your demonstration of financial responsibility, your execution and submission of this certification also certifies that you are in compliance with all conditions for participation in the Fund.

D. Facility Name	Facility Address
KEN'S AUTO REPAIR	5787 WEST ADAMS, BOULEVARD, LOS ANGELES, CA 90016
Facility Name	Facility Address
Facility Name	Facility Address
Facility Name	Facility Address
Facility Name	Facility Address

E. Signature of Tank Owner or Operator	Date 5-16-95	Name and Title of Tank Owner or Operator KEN NUMATA
Signature of Witness or Notary	Date 5-16-95	Name of Witness or Notary WITNESS

CFR(04/92)

FILE Original – Local Agency Copies – Facility/Site(s)

INSTRUCTIONS

CERTIFICATION OF FINANCIAL RESPONSIBILITY FORM

Please type or print clearly all information on Certification of Financial Responsibility form. All UST facilities and/or sites owned or operated may be listed on one form; therefore a separate certificate is not required for each site.

DOCUMENT INFORMATION

A. **Amount Required** - Check the appropriate boxes.

B. **Name of Tank Owner or Operator** - Full name of either the tank owner or the operator.

C. **Mechanism Type** - Indicate which State approved mechanism(s) are being used to show financial responsibility either as contained in the federal regulations, 40 CFR, Part 280, Subpart H, Sections 280.90 through 280.103 (See Financial Rponsibility Guide, for more information), or Section 2808.1, Chapter 18, Division 3, Title 23, CCR.

Name of Issuer - List all names and addresses of companies and/or individuals issuing coverage.

Mechanism Number - List identifying number for each mechanism used. Example: insurance policy number or file number as indicated on bond or document. (If using State Cleanup Fund (State Fund) leave blank.)

Coverage Amount - Indicate amount of coverage for each type of mechanism(s). If more than one mechanism is indicated, total must equal 100% of financial responsibility for each facility.

Coverage Period - Indicate the effective date(s) of all financial mechanism(s). (State Fund coverage would be continuous as long as you maintain compliance and remain eligible to continue participation in the Fund.)

Corrective Action - Indicate yes or no. Does the specified financial mechanism provide coverage for corrective action? (If using State Fund, indicate "yes".)

Third Party Compensation - Indicate yes or no. Does the specified financial mechanism provide coverage for third party compensation? (If using State Fund, indicate "yes".)

D. **Facility Information** - Provide all facility and/or site names and addresses.

E. **Signature Block** - Provide signature and date signed by tank owner or operator; printed or typed name and title of tank owner or operator; signature of witness or notary and date signed; and printed or typed name of witness or notary (if notary signs as witness, please place notary seal next to notary's signature).

Where to Mail Certification:
Please send original to your local agency (agency who issues your UST permits). Keep a copy of the certification at each facility or site listed on the form.

Questions:
If you have questions on financial responsibility requirements or on the Certification of Financial Responsibility Form, please contact the State UST Cleanup Fund at (916) 227-4307.

Note: Penalties for Failure to Comply with Financial Responsibility Requirements:
Failure to comply may result in: (1) jeopardizing claimant eligibility for the State UST Cleanup Fund, and (2) liability for civil penalties of up to $10,000 dollars per day, per underground storage tank, for each day of violation as stated in Article 7, Section 25299.76(a) of the California Health and Safety Code.

F-290 (8-81)

CITY OF LOS ANGELES
FIRE DEPARTMENT

REQUEST FOR LEGAL ACTION

RECEIVED
JAN 17 1995
LEGAL LIAISON UNIT
LOS ANGELES CITY FIRE DEPT

DATE: January 17, 1995

TO: Fire Marshal, Fire Prevention Bureau
Attention: Legal Liaison

FROM: James L. Black, Inspector I
Underground Tank Enforcement Unit

Type of Occupancy
- [ ] vacant lot
- [ ] vacant building
- [ ] single family dwelling
- [ ] multiple dwelling
- [x] commercial
- [ ] other

LOCATION OF VIOLATION	DBA
5787 W. Adams Blvd. Los Angeles, 90019	Ken's Automotive
NAME OF OWNER/RESPONSIBLE PARTY	**TITLE**
Ken Numata	Owner
ADDRESS OF OWNER/RESPONSIBLE PARTY	**PHONE** [X] BUSINESS (213) 936-2228 [ ] RESIDENCE
5787 W. Adams Blvd. Los Angeles, 90019	

VIOLATIONS
57.31.52 Abandon Underground Tank(s)

ORIGINAL INSPECTION DATE	ORIGINAL INSPECTOR & ASSIGNMENT	NOTICE SERVED
11/14/94	James L. Black Underground Tank Enforcement	[ ] IN PERSON—Date [x] U.S. MAIL—Date 11/16/94

DATES OF REINSPECTIONS	CONDITIONS FOUND	INSPECTOR & ASSIGNMENT	
11/14/94	Underground tanks remain. No work done.	James L. Black	UGT-EU
11/15/94	No change	James L. Black	UGT-EU
12/22/94	No change	James L. Black	UGT-EU
1/11/95	No change	James L. Black	UGT-EU

DATE OF PHOTOS	PHOTOS TAKEN BY:	WITNESS(ES): Name, Rank, & Assignment
12/22/94	James L. Black	None

ADDITIONAL PERTINENT INFORMATION

On 11/14/94 I met with Mr. Numata in regard to the underground tanks at his business.

He stated the following:

1. I stopped using them 2½ years ago.
2. I have tried to obtain financing to comply, but they won't loan me the money.
3. I can't afford to remove the tanks now.

I gave him a list of low interest loan (RUST) lenders and S.B.A.

REVIEWED

CO / UNIT COMMANDER	BAT / SEC

On 11/15/94 I saw Mr. Numata and he said he still was unable to borrow the money.

On 12/22/94 I again spoke to Mr. Numata. He said the RUST Fund could not help. I took photos.

On 1/11/95 Mr. Numata said he had checked with all of the resources with no results.

1-20-85
7:40 A
RK

LOS ANGELES Copyright (c) 1994 Dataquick Information Network

APN : 5048-007-031 USE : SERVICE STATION/FULL SERVICE
OWNRS : MUNATA,KENJIRO AND MITSUKO PHONE :
SITE : 5775 W ADAMS BLVD*LOS ANGELES CA 90016 CENSUS: 2199.004
MAIL : 5775 W ADAMS BLVD*LOS ANGELES CA 90016 ZONE : LAC-1
PG-GRD: (old) 42 E5 (new) 633-A7 LOT : 5641 [illegible]
LEGAL : TRACT NO 5641 W 10 FT MEASURED ON S LINELEX OF ST
ASSD : $140,713 TXAREA: 67 SALEDT: 12/11/78 SALEAM: UNAVAIL
LAND : $ 6,759 TAXAMT: $[illegible] DOC# : LENDER:
%IMPRV: 45% TXSTAT: CURRENT TITLE : ISTLN :
OWNSHP: EXEMPT: T/SQFT: TADDL :
LAST TRANS W/O $: PREVDT: PREVAM: UNAVAIL
YRBLT : 1965 LOTSZ :
#UNITS: USABLE: #STORY: FIREPL : HTCOOL :
SQRFT : 1540 DIMENS: STRUCT: #GARSP:
ROOMS : POOL : ROOF : GARTYP:
BEDRMS: LOUNDN: VIEW : ADDTNS:
BTHRMS: EXTERI: REMNOD: PFUELT:

OPTIONS: (A) RETURN TO MAIN MENU
(B) RETURN TO SEARCH MENU (F) REDISPLAY CURRENT SUMMARIES
(C) RETURN TO SUBSELECT MENU (1)-(4) SEE DETAIL ON ANOTHER PROPERTY
ENTER CHOICE :
ALT-Z FOR HELP | ANSI | FOX | 1200 NSI | LOG CLOSED | PRINT OFF | ON LINE

38—F-340H (7/93)
Part 1 - Citizen
Part 2 - Fire Dept
Part 3 - Fire Dept

CITY OF LOS ANGELES
FIRE DEPARTMENT

10470

FIRE/LIFE SAFETY VIOLATION

OCCUPANCY	DISTRICT	BLOCK NO	DATE
COMM	94		15 NOVEMBER 1994

TO	TITLE	FIRM OR D.B.A
Ken Numata, Owner		Ken's Automotive

ADDRESS	ZIP CODE	OCC PHONE
5787 W. Adams Blvd.	90019	213/936-2228

ADDRESS OF VIOLATION		ZIP CODE
5787 W. ADAMS BLVD.	LOS ANGELES	90019

COMPLY WITH REQUIREMENTS AS NOTED

1 [X] 57.31.52 Abandon (remove) your underground tank(s). When tanks are not used for a period of 90 days, or when there is not a valid permit for their operation, they shall be abandoned (removed) within 30 days after notification by this department.

2 [ ] 57.04.03 Register your tank(s) with the Office of the City Clerk in order to obtain a Fire Permit, located at 201 N. Main Street, Room 101, City Hall, Los Angeles, CA 90012. Telephone: (213) 485-3911.

3 [ ] 57.31.37 Conduct a precision test of your underground tank(s) to determine tightness by an approved method capable of detecting a minimum leak rate of .05 gallons/hour or less. (If this has been done within the past 90 days, provide proof of testing to this department.)

4 [X] 57.31.38 Provide a soils analysis by soil boring, soil samples, or other approved method. The soils analysis along with documentation of the sequence of custody of the soil analysis shall be submitted to the Chief in writing and certified by a California Registered Engineering Geologist or a California Certified Geologist. (If this has been done within the past 90 days, provide proof of testing to this department.)

5 [ ] 57.31.39 Install/service monitoring system for your underground tank(s). Every underground tank shall be provided with a monitoring system designed and constructed to be capable of detecting the release of any hazardous substance.

6 [ ] A. When a secondary containment system is used, the monitoring device shall be capable of detecting leakage into the space between the primary tank and secondary containment.

7 [ ] B. Secondary containment systems, other than double-wall tank(s), which may be subject to the intrusion of water or other liquids, shall be provided with a means of detection and removal.

8 [ ] C. All methods of monitoring, detection, and leak interception shall be certified by a California Registered Engineer and be approved by the Chief. Submit 3 sets of plans.

9 [ ] D. Monitoring systems shall be connected to alarms which shall be both visual and audible.

10 [ ] E. A monitoring system annunciator panel, when required, shall be installed in locations where responsible personnel are normally in attendance during operation of the facility. These panels shall not be installed in closets or storage rooms, nor in other isolated areas.

11 [ ] F. Written operating instructions and test procedures shall be located on the monitoring system annunciator panel face giving a step-by-step explanation of the procedures to be used when an unauthorized release occurs or when testing the monitoring systems. If space on panel face does not permit this, a durable permanently affixed placard located immediately adjacent to the panel and clearly visible will be accepted. A 24-hour emergency number in case of leak shall be on alarm panel.

12 [ ] 57.31.40 Provide facility inspection and records: owners/managers shall conduct monthly inspections, and tests, of the facility. A written record of the tests and inspections shall be kept for at least three years, available to the Chief upon demand.

13 [ ] 57.100.26 A supplementary disconnecting switch is required for auto fueling stations. This switch shall be easily and readily accessible from the dispensing apparatus and shall be posted with a permanent sign with letters one-inch high stating "Gas Pump Shut-Off." This switch must not be closer than 15 feet nor further than 100 feet from any dispensers.

14 [ ] Other _____

The services of the Fire Prevention Bureau are available for information and advice relative to underground tanks. For additional information, please call the Fire Prevention Bureau, Underground Tank Unit, 200 N. Main Street, Room 930, City Hall East, Los Angeles, CA 90012. Telephone: (213) 237-0600.

15 [ ] ADDITIONAL INFORMATION ON THE BACK OF THIS FORM.

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE ON OR BEFORE DECEMBER 15, 1994 WILL SUBJECT YOU TO PENALTIES PRESCRIBED BY SAID ORDINANCE. A REINSPECTION OF THE PREMISES SHALL BE MADE FOR FULL COMPLIANCE.

RECEIVED BY _____ TITLE _____

FOR ADDITIONAL INFORMATION PHONE	DATE COMPLETED	BY ORDER OF THE CHIEF ENGINEER AND GENERAL MANAGER
213/237-0600	7-18-96	BY JAMES BLACK — INSPECTOR — ASSIGNMENT UGT-EU
	INSPECTOR D. Contreras	LEGAL UNIT

ITEM NO	UIREMENTS AND/OR N S
	ON 11/14/94 I MET WITH MR NUMATA IN REGUARDS TO THE ABANDONED UNDERGROUND TANKS AT HIS BUSINESS. HE STATED THE FOLLOWING.
	1. I STOPPED USEING THEM 2½ YEARS AGO
	2. I HAVE TRIED TO OBTAIN FINANCING TO COMPLY BUT THEY WONT LOAN ME THE MONEY
	3. I CAN'T AFFORD TO REMOVE THE TANKS NOW.
	I GAVE HIM A LIST OF LOW INTREST LOAN (RUST) LENDERS. AND S.B.A.
	11/15/94 I SAW MR NUMATA AND HE SAID HE STILL WAS UNABLE TO BORROW THE MONEY.
	12/22/94 - AGAIN I SPOKE TO MR NUMATA, HE SAID THE RUST FUND COULDN'T HELP. I TOOK PHOTOS
	1/11/95 MR NUMATA SAID HE HAD CHECK WITH ALL OF THE RESOURCES WITH NO RESULTS.

☒ FORWARDED TO LEGAL LIAISON ON. 1/18/95 (Date)

☐ COMPLIANCE: _____ (Signature) _____ (Date)

WARNING ISSUED - STATE REVENUE & TAXATION CODE - SECTION 17299 & 24436.5

☒ I MAILED THIS NOTICE VIA U.S. MAIL ON 11/16/94 (Date) [signature] (Member's Signature)

☐ I DELIVERED THIS NOTICE TO _____ (Name) ON _____ (Date)

_____ (Member's Signature)

☐ I DISCUSSED THE VIOLATIONS ON THIS NOTICE WITH _____ (Name) ON _____ (Date)

_____ (Member's Signature)

38—F-340H (7/93)
Part 1 - Citizen
Part 2 - Fire Dept
Part 3 - Fire Dept

CITY OF LOS ANGELES
FIRE DEPARTMENT

10470

FIRE/LIFE SAFETY VIOLATION

OCCUPANCY	DISTRICT	BLOCK NO	DATE
COMM	94		15 NOVEMBER 1994

TO	TITLE	FIRM OR DBA
Ken Numata, Owner		Ken's Automotive

ADDRESS	ZIP CODE	OCC PHONE
5787 W. Adams Blvd.	90019	213/936-2228

ADDRESS OF VIOLATION		ZIP CODE
5787 W. ADAMS BLVD.	LOS ANGELES	90019

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3 [ ] 57.31 37 Conduct a precision test of your underground tank(s) to determine tightness by an approved method capable of detecting a minimum leak rate of .05 gallons/hour or less. (If this has been done within the past 90 days, provide proof of testing to this department.)

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12 [ ] 57.31.40 Provide facility inspection and records: owners/managers shall conduct monthly inspections, and tests, of the facility. A written record of the tests and inspections shall be kept for at least three years, available to the Chief upon demand.

13 [ ] 57 100 26 A supplementary disconnecting switch is required for auto fueling stations. This switch shall be easily and readily accessible from the dispensing apparatus and shall be posted with a permanent sign with letters one-inch high stating "Gas Pump Shut-Off." This switch must not be closer than 15 feet nor further than 100 feet from any dispensers.

14 [ ] Other _____

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RECEIVED BY _____ TITLE _____

FOR ADDITIONAL INFORMATION PHONE	DATE COMPLETED	BY ORDER OF THE CHIEF ENGINEER AND GENERAL MANAGER	
213/237-0600	7-18-96	BY JAMES BLACK	UGT-EU
	INSPECTOR D Castañeda	INSPECTOR	ASSIGNMENT

ITEM NO.	REQUIREMENTS AND/OR NOTES
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	1/11/95 MR NUMATA SAID HE HAD CHECK WITH ALL OF THE RESOURCES WITH NO RESULTS.

X ☐ FORWARDED TO LEGAL LIAISON ON: 1/18/95 (Date)

☐ COMPLIANCE. (Signature) (Date)

WARNING ISSUED - STATE REVENUE & TAXATION CODE - SECTION 17299 & 24436.5

☒ I MAILED THIS NOTICE VIA U.S. MAIL ON 11/16/94 (Date) (Member's Signature)

☐ I DELIVERED THIS NOTICE TO (Name) ON (Date)

(Member's Signature)

☐ I DISCUSSED THE VIOLATIONS ON THIS NOTICE WITH (Name) ON (Date)

(Member's Signature)

F-340-C (7-87)
Part 1 - Citizen
Part 2 - Fire Dept

City of Los Angeles
DEPARTMENT OF FIRE

№ 038928

FIRE/LIFE SAFETY VIOLATION

OCCUPANCY	DISTRICT	BLOCK NO.	MAP BOOK	PAGE	PARCEL	DATE
						7-19-88

TO (Name)	(Title)	FIRM OR D B A.
Ken Numata	Owner	

ADDRESS (Street)	(City)	(State)	(Zip Code)	PHONE
5787 W Adams			90016	( ) 9362228

ADDRESS OF VIOLATION: (Street)	(City)	(State)	(Zip Code)
5787 W Adams			

COMPLY WITH REQUIREMENTS AS NOTED

A fire and life safety survey was made of your facility. The following requirements must be met in order to meet minimum fire and life safety requirements.

SEC. 57.31.35 REQUIREMENTS FOR EXISTING UNDERGROUND TANKS:

Every existing underground tank shall meet the following minimum requirements.

A. Facility inspection evaluation in accordance with Section 57.31.36.

B. Integrity testing in accordance with Section 57.31.37.

C. Soils investigation in accordance with Section 57.31.38.

D. Monitoring systems in accordance with Section 57.31.39.

E. Facility inspection and records in accordance with Section 57.31.40.

The services of the Fire Prevention Bureau are avaliable for information and advice relative to underground tanks. For additional information, please call the Fire Prevention Bureau, West Industrial Unit, 7166 W. Manchester Avenue, Los Angeles, California, 90045, Telephone Number (213) 485-6072.

0041Awmt

ADDITIONAL INFORMATION ON ☐ BACK OF THIS FORM
☐ ATTACHED SHEET(S)

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE ON OR BEFORE 8-20-88 WILL SUBJECT YOU TO PENALTIES PRESCRIBED BY SAID ORDINANCE. A REINSPECTION OF THE PREMISES SHALL BE MADE FOR FULL COMPLIANCE.

RECEIVED BY [signature] TITLE

FOR ADDITIONAL INFORMATION PHONE	DATE COMPLETED	BY ORDER OF THE CHIEF ENGINEER AND GENERAL MANAGER
4856027	INSPECTOR	BY MILICK (INSPECTOR) WIGU (ASSIGNMENT)
		SIGNATURE [signature]

ADDITIONAL REQUIREMENTS AND / OR NOTES

☐ I MAILED THIS NOTICE VIA U.S. MAIL ON _____ (Member's Signature) _____ (Date)

☑ I DELIVERED THIS NOTICE TO Ken Numata (Name) ON 7-19-88 (Date)

Ja Miln (Member's Signature)

☐ I DISCUSSED THE VIOLATIONS ON THIS NOTICE WITH _____ (Name) ON _____ (Date)

_____ (Member's Signature)

1. Facility Address: 5787 W. Adams Bl. Zip Code: 90016

2. Inspector: _____ # _____ Unit: _____ 3.UL # _____

4. Installation ☐ Closure ☐ Add To/Alter ☐ Monitoring ☐ Other ☐

5. Private ☐ City ☐ County ☐ State ☐ Federal ☐

6. Remarks: _____

7	8	9	10	11	12
Date/ Name	Time At Site	Travel Time To/From Site	Time In Office	Time Totals	Remarks/ Round Trip Mileage
7/19 LUKE FIELDS	.8	.2	.2	1.0	Initial Insp
13 TOTALS					Division 5 Stub

NOTE: INCLUDE UL#'s AND TANK SIZES UNDER REMARKS (6). (These should also be indicated on the plans.)

All time increments should be calculated in 1/10 hour increments. (i.e., 6 minutes - 1.)

FPB-66A

ID 3990
FS 68
INSP 155

FIRE PERMIT APPLICATION FOR UNDERGROUND TANKS OR ATMOSPHERIC TANK SYSTEMS

INSTRUCTIONS: Complete all items below. Return page with payment. Type or print neatly.

SECTION 1

CITY CLERK USE ONLY	PD DT 05-23-88

CURRENT FIRE PERMIT NO. 082610-84

LEGAL NAME KEN NUMATA

BUSINESS ADDRESS 5787 W ADAMS, BLVD. L.A. CA. 90016 UNIT #
(Where underground tanks are located) Street No. Full Street Name

CITY CLERK USE ONLY	ED	

CITY LOS ANGELES STATE CA ZIP 90016

DOING BUSINESS AS KENS TEXACO

IN CARE OF BUSINESS MAILING ADDRESS 5787 W. ADAMS, L.A 90016
P.O. Box, Address, and Street State Zip

NAME OF BUSINESS OWNER KEN NUMATA

TELEPHONE NO.: BUSINESS 936-2228 24-HOUR EMERGENCY

NAME OF PROPERTY OWNER KEN NUMATA MAILING ADDRESS SAME

Briefly describe nature of your business (use additional sheet if needed) GAS & AUTO REPAIR

FOR CITY CLERK USE ONLY	FD	CLASS	MC	PC	PERIOD	AMOUNT
	F	714	P	21	A88	$ 123.00

SECTION 2

FEE CALCULATION

		No. of tanks	Subtotal
Permit for Underground Tanks	$67.00 X	1	1 ~~67.00~~
State of California surchage for Underground Tanks	$56.00 X	1	1 ~~56.00~~

PAY THIS AMOUNT → 123.00

FEE EXEMPTION:

If your establishment is a government agency, check here _____
Do not fill in fee calculation
Government agencies must file an application, however no fee is required.

Please retain a copy for your records

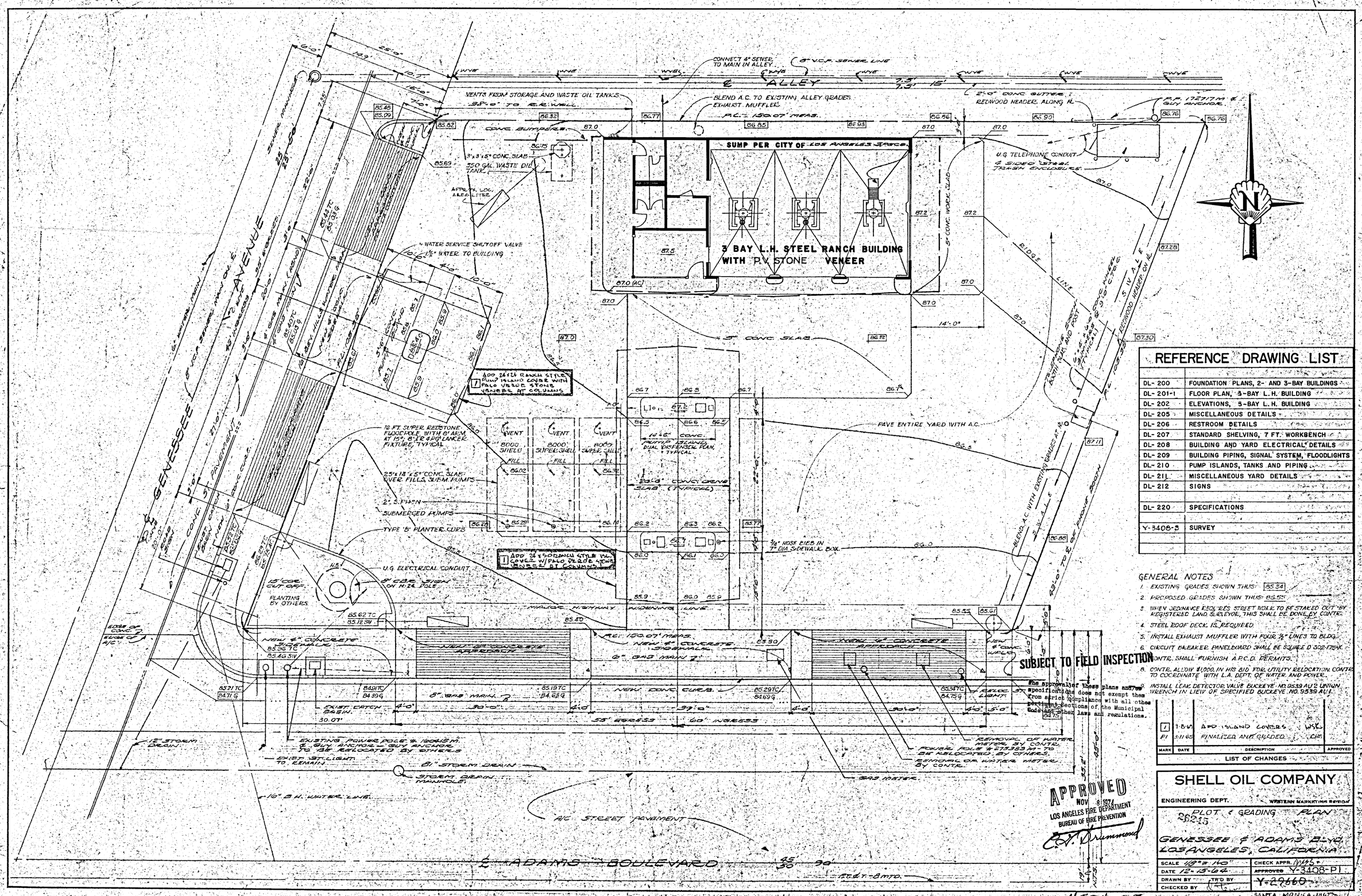
MAKE ALL CHECKS PAYABLE TO ELIAS MARTINEZ, CITY CLERK

REMIT TO:

CITY OF LOS ANGELES
TAX AND PERMIT DIVISION
P.O. BOX 30626
LOS ANGELES, CA 90030-0626

Signature of Owner or Authorized Representative Title Date

FIRE DEPT USE ONLY	MASTER CODE		Date	LAFD Signature



REFERENCE DRAWING LIST

DL-200	FOUNDATION PLANS, 2- AND 3-BAY BUILDINGS
DL-201-1	FLOOR PLAN, 3-BAY L.H. BUILDING
DL-202	ELEVATIONS, 3-BAY L.H. BUILDING
DL-205	MISCELLANEOUS DETAILS
DL-206	RESTROOM DETAILS
DL-207	STANDARD SHELVING, 7 FT. WORKBENCH
DL-208	BUILDING AND YARD ELECTRICAL DETAILS
DL-209	BUILDING PIPING, SIGNAL SYSTEM, FLOODLIGHTS
DL-210	PUMP ISLANDS, TANKS AND PIPING
DL-211	MISCELLANEOUS YARD DETAILS
DL-212	SIGNS
DL-220	SPECIFICATIONS
Y-3408-3	SURVEY

GENERAL NOTES

1. EXISTING GRADES SHOWN THUS: 85.34
2. PROPOSED GRADES SHOWN THUS: 85.55
3. WHEN ORDINANCE REQUIRES STREET NOTE TO BE STAKED OUT BY REGISTERED LAND SURVEYOR, THIS SHALL BE DONE BY CONTR.
4. STEEL ROOF DECK IS REQUIRED
5. INSTALL EXHAUST MUFFLER WITH FOUR ½" LINES TO BLDG.
6. CIRCUIT BREAKER PANELBOARD SHALL BE SQUARE D 302-175HK
7. CONTR. SHALL FURNISH A.P.C.D. PERMITS
8. CONTR. ALLOW $1,000. IN HIS BID FOR UTILITY RELOCATION. CONTR TO COORDINATE WITH L.A. DEPT. OF WATER AND POWER.
9. INSTALL LEAK DETECTOR VALVE BUCKEYE NO. 9539 AU 2 UNION WRENCH IN LIEU OF SPECIFIED BUCKEYE NO. 9539 AU 1.

MARK	DATE	DESCRIPTION	APPROVED
1	1-8-69	ADD ISLAND COVERS	WSC
P1	3-11-65	FINALIZED AND GRADED	CHR

LIST OF CHANGES

SHELL OIL COMPANY

ENGINEERING DEPT. — WESTERN MARKETING REGION

PLOT & GRADING PLAN

26215

GENESSEE & ADAMS BLVD.
LOS ANGELES, CALIFORNIA

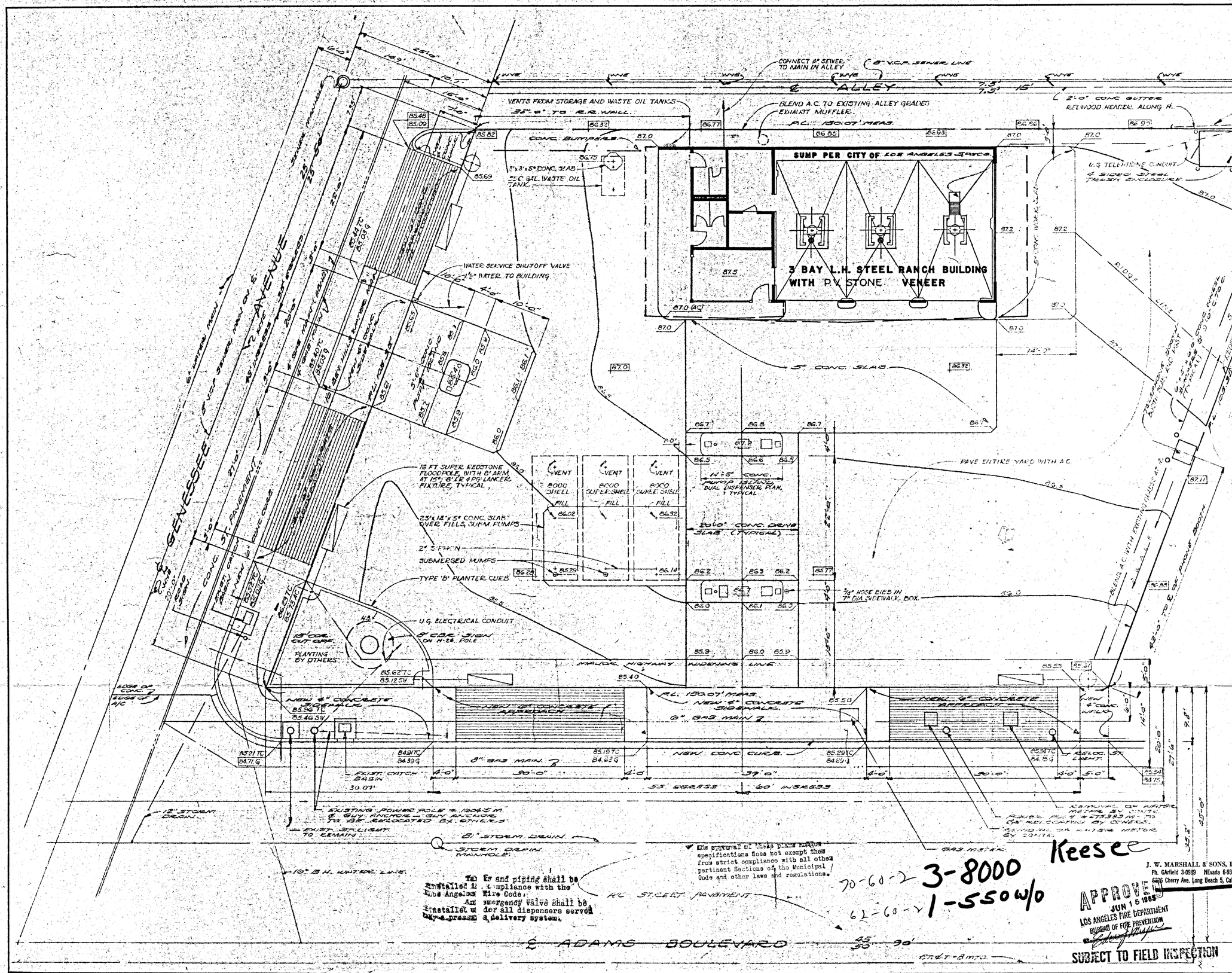
SCALE	1/8" = 1'-0"	CHECK APPR.	MWS
DATE	12-15-64	APPROVED	Y-3408-P1
DRAWN BY	TR'D BY		Y-29660
CHECKED BY			

SANTA MONICA, CALIF.

4534-55

Y-3408

DIETERICH-POST CLEARPRINT 1000H-8



Tanks and piping shall be installed in compliance with the Los Angeles Fire Code.
An emergency valve shall be installed under all dispensers served by a pressure delivery system.

This approval of these plans and specifications does not exempt them from strict compliance with all other pertinent Sections of the Municipal Code and other laws and regulations.

70-60-2 3-8000
62-60-2 1-550 w/o

Keesee

APPROVED
JUN 15 1965
LOS ANGELES FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION

SUBJECT TO FIELD INSPECTION

REFERENCE DRAWING LIST

DL-200	FOUNDATION PLANS, 2- AND 3-BAY BUILDINGS
DL-201-1	FLOOR PLAN, 3-BAY L.H. BUILDING
DL-202	ELEVATIONS, 3-BAY L.H. BUILDING
DL-205	MISCELLANEOUS DETAILS
DL-206	RESTROOM DETAILS
DL-207	STANDARD SHELVING, 7 FT. WORKBENCH
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DL-209	BUILDING PIPING, SIGNAL SYSTEM, FLOODLIGHTS
DL-210	PUMP ISLANDS, TANKS AND PIPING
DL-211	MISCELLANEOUS YARD DETAILS
DL-212	SIGNS
DL-220	SPECIFICATIONS
Y-3408-S	SURVEY

GENERAL NOTES

1. EXISTING GRADES SHOWN THUS: 85.34
2. PROPOSED GRADES SHOWN THUS: 85.55
3. WHEN ORDINANCE REQUIRES STREET WORK TO BE STAKED OUT BY REGISTERED LAND SURVEYOR, THIS SHALL BE DONE BY CONTR.
4. STEEL ROOF DECK IS REQUIRED
5. INSTALL EXHAUST MUFFLER WITH FOUR ½" LINES TO BLDG.
6. CIRCUIT BREAKER PANELBOARD SHALL BE SQUARE D SQ2-175-X
7. CONTR. SHALL FURNISH A.R.C.D. PERMITS
8. CONTR. ALLOW $1,000 IN HIS BID FOR UTILITY RELOCATION. CONTR. TO COORDINATE WITH L.A. DEPT. OF WATER AND POWER.
9. INSTALL LEAK DETECTOR VALVE BUCKEYE NO. 9539 AU 2 UNION WRENCH IN LIEU OF SPECIFIED BUCKEYE NO. 9539 AU 1.

5787 Adams

MARK	DATE	DESCRIPTION	APPROVED
P1		FINALIZED AND GRADED	

LIST OF CHANGES

8622

J. W. MARSHALL & SONS, INC.
Ph. GArfield 3-0939 NEvada 6-9334
6226 Cherry Ave. Long Beach 5, Calif.

SHELL OIL COMPANY

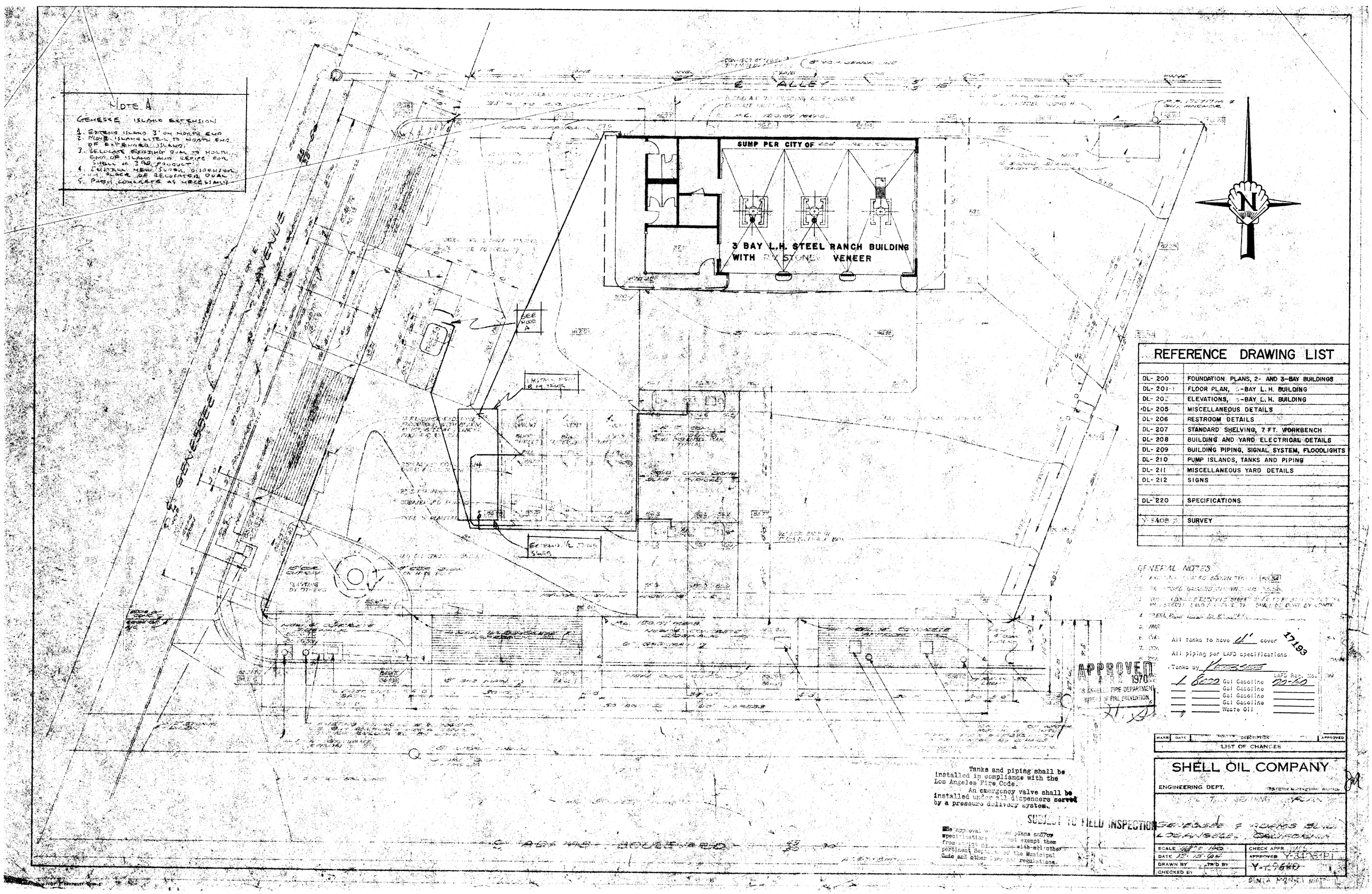
ENGINEERING DEPT. WESTERN MARKETING REGION

PLOT & GRADING PLAN

GENESSEE & ADAMS BLVD.
LOS ANGELES, CALIFORNIA

SCALE 1/8" = 1'-0"	CHECK APPR.
DATE 12-15-64	APPROVED Y-3408-P1
DRAWN BY	TR'D BY Y-29660
CHECKED BY	

SANTA MONICA DIST.



REFERENCE DRAWING LIST

DL- 200	FOUNDATION PLANS, 2- AND 3-BAY BUILDINGS
DL- 201	FLOOR PLAN, 3-BAY L.H. BUILDING
DL- 202	ELEVATIONS, 3-BAY L.H. BUILDING
DL- 205	MISCELLANEOUS DETAILS
DL- 206	RESTROOM DETAILS
DL- 207	STANDARD SHELVING, 7 FT. WORKBENCH
DL- 208	BUILDING AND YARD ELECTRICAL DETAILS
DL- 209	BUILDING PIPING, SIGNAL SYSTEM, FLOODLIGHTS
DL- 210	PUMP ISLANDS, TANKS AND PIPING
DL- 211	MISCELLANEOUS YARD DETAILS
DL- 212	SIGNS
DL- 220	SPECIFICATIONS
Y-3408-3	SURVEY

GENERAL NOTES

All tanks to have 4' cover

All piping per LAFD specifications

Tanks by Keessee

			LAFD Reg. No.
1	8000	Gal Gasoline	70-60
		Gal Gasoline	
		Gal Gasoline	
		Gal Gasoline	
		Waste Oil	

17193

APPROVED APR 2 1970 LOS ANGELES FIRE DEPARTMENT BUREAU OF FIRE PREVENTION

Tanks and piping shall be installed in compliance with the Los Angeles Fire Code.

An emergency valve shall be installed under all dispensers served by a pressure delivery system.

SUBJECT TO FIELD INSPECTION

The approval of these plans and/or specifications may not exempt them from strict compliance with all other pertinent Sections of the Municipal Code and other law and regulations.

MARK	DATE	DESCRIPTION	APPROVED

LIST OF CHANGES

SHELL OIL COMPANY

ENGINEERING DEPT.

PLOT & GRADING PLAN

GENESSEE & ADAMS BLVD.
LOS ANGELES, CALIFORNIA

SCALE 1/8" = 1'-0"	CHECK APPR
DATE 12-15-60	APPROVED Y-3408-P1
DRAWN BY	TR'D BY Y-19680
CHECKED BY	

SANTA MONICA DIST.

All Applications Must be Filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

2

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safey Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY

Lot No. 67 + Westerly 10 ft Lot 66 Block Tract 5644
(Description of Property)

District No. 49 M. B. Page 21 F. B. Page 423

TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

No. 5775 ADAMS Blvd Street
(Location of Job)

Bet Spaulding & Genesee

O.K. City Clerk By Deputy

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Store No. of Rooms one No. of Families —
2. Owner's name Christian Inug Phone Cm 9271
3. Owner's address 1576 S. Orfold
4. Architect's name C B Williams Phone DR 3619
5. Contractor's name Alfred Gibboni Phone DR 3619
6. Contractor's address 8701 W Pico Beach
7. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equipment and Appliances in Completed Building.} $ 3400
8. Is there any existing building or permit for a building on lot? No How Used?
9. Size of proposed building 30 x 60 Height to highest point 17 feet
10. Number of Stories in height one Character of ground Adobe
11. Material of foundation Concrete Size of footings 12 Size of wall 6" Depth below ground 6"
12. Material of chimneys — Number of Inlets to flue — Interior size of flues x
13. Material of exterior walls Frame & Stucco Slab
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders x EXTERIOR studs 2 x 6 INTERIOR BEARING studs x Interior Non-Bearing studs 2 x 4 Ceiling joists x Roof rafters 2 x 10 FIRST FLOOR JOISTS x Second floor joists x Specify material of roof Comp
15. Will all provisions of State Housing Act be Complied with?
16. What Zone is Property in? C

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER 7/20/28

(Sign Here) Alfred Gibboni
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
5241	2-28 Plan Examiner	Clerk	MAR 1 1929

PLANS

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.	
CONSTRUCTION	O. K.	
ZONING	O. K.	
SET-BACK LINE	O. K.	
ORD. 33761 (N. S.)	O. K.	
FIRE DISTRICT	O. K.	

REMARKS

17. Will all Lathing and Plastering Comply with Ordinance? _____

Bldg. Form 8

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Present location of building: 5775 West Adams (House Number and Street)

New location of building: Same (House Number and Street)

Between what cross streets: Spaulding & Genesee

Approved by City Engineer. ..... Deputy.

1. Purpose of PRESENT building: Store (Store, Residence, Apartment House, Hotel, or any other purpose) Families ..... Rooms .....
2. Use of building AFTER alteration or moving: Store (Residence) Families ..... Rooms .....
3. Owner (Print Name): Stanley Dayer Phone WA 1211
4. Owner's Address: 5775 W Adams
5. Certificated Architect: — State License No. ..... Phone .....
6. Licensed Engineer: — State License No. ..... Phone .....
7. Contractor: — State License No. ..... Phone .....
8. Contractor's Address: OKWNT
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ ~~350.00~~ 400.00
10. State how many buildings NOW on lot and give use of each: — None (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building ..... x ..... Number of stories high 1 Height to highest point .....
12. Class of building D Material of existing walls Stucco Exterior framework Wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Small office Building to be attached
Size approx. 15' x 18'

Add 1' x 18

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY				
PERMIT NO. 20870	Plans and Specifications checked: Mackenzie	Zone: 6	Fire District No. No	Fee 3.00 Stamp here when Permit is issued
	Corrections verified: Mackenzie	Bldg. Line: No Ft.	Street Widening: No Ft.	MAY 25 1939
PLANS Rec'd 5/25/39	Plans, Specifications and Applications rechecked and approved: Mackenzie	Application checked and approved: Lyles Clerk		
	For Plans See	Filed with	SPRINKLER Required Specified Yes—No	Inspector

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 15' x 18' Size of Lot 60 x 100 Number of Stories when complete 1

Material of Foundation Concrete Width of Footing ..... Depth of footing below ground 15"

Width Foundation Wall ..... Size of Redwood Sill 2 x 6 Material Exterior Walls .....

Size of Exterior Studs 2 x 4 Size of Interior Bearing Studs ..... x .....

Joists: First Floor ..... x ..... Second Floor ..... x ..... Rafters ..... x ..... Roofing Material .....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Stanley Sayer
(Owner or Authorized Agent)

By .....

FOR DEPARTMENT USE ONLY

Application Plan	Fire District	Bldg. Line	Termite Inspection .....
Construction	Zoning	Street Widening	Forced Draft Ventil .....

(1)
REINFORCED CONCRETE

Barrels of Cement .....

Tons of Reinforcing Steel .....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

..... Street

Sign Here .....
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here .....
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here .....
(Owner or Authorized Agent)

REMARKS: .....

Bldg. Form 3

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE

REMOVED FROM | REMOVED TO

Lot | Lot

Tract | Tract

Present location of building: 577 W. Adams Blvd. (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets:

Approved by City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Use of existing building Store (Store, Dwelling, Apartment House, Hotel or other purpose) Families Rooms
2. State how long building has been used for present occupancy Not of record establishment
3. Use of building AFTER alteration or moving Store Families Rooms
4. Owner (Print Name) NEAT ENGNEN Phone
5. Owner's Address 634 San Vicente Blvd (36) P. O. Los Angeles
6. Certificated Architect State License No. Phone
7. Licensed Engineer State License No. Phone
8. Contractor State License No. Phone
9. Contractor's Address
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent plumbing, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereto or therein) $ 4,000
11. State how many buildings NOW on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building x Number of stories high 1 Height to highest point 15
13. Material Exterior Walls Stucco (Wood, Steel or Masonry) Exterior framework Wood (Wood or Steel)
14. Describe briefly all proposed construction and work:

New Stucco Front
Remove toilet partition install new T. partition
Repair concrete floor. Close 3 openings

Fill in Application on other Side and Sign Statement (Over)

FOR DEPARTMENT USE ONLY

PERMIT No. 21518	Inside Lot / Corner Lot; Key Lot / Corner Lot Keyed; Lot Size; Ft. rear alley / Ft. side alley; Clerk			Fee 3.00
	Plans and Specifications checked	Zone C-3	Fire District No. 2	Stamp here when Permit is issued
	Corrections verified	Bldg. Line Ft.	Street Widening Ft.	
		Application checked and approved	Clerk	
PLANS 12/11/52 Date	Plans, Specifications and Application rechecked and approved	Continuous Inspection	SPRINKLER Specified Required / Valuation Included Yes— —No	Inspector Bennett
	For Plans fee	Filed map		

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

15. Size of Addition ..... x ..... Size of Lot ..... x ..... Number of Stories when complete .....

16. Type of Roofing .....

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Yeat Eichen
(Owner or Authorized Agent)

By Paul F. Frick

FOR DEPARTMENT USE ONLY

(a) Footing: Width ..... Depth in Ground ..... Width of Wall .....

(b) Size of Studs ..... Material of Floor .....

(c) Size of Floor Joists ..... x ..... Size of Rafters ..... x .....

(1) PLAN CHECKING	(2) REINFORCED CONCRETE	(3)
Receipt No. 5556	Barrels of Cement	The building referred to in this Application will be more than 100 feet from ..... Street
Valuation $ 400	Tons of Reinforcing Steel	Sign here ..... (Owner or Authorized Agent)
Fee Paid $ 1		

REMARKS:

Bldg. Form 3

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE_____

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Present location of building: 5775 WEST ADAMS BLVD. (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets: SPAULDING & GENESEE STS.

Approved by City Engineer.

Deputy.

USE INK OR INDELIBLE PENCIL

1. Use of existing building STORE (Store, Dwelling, Apartment House, Hotel or other purpose) Families 0 Rooms 2
2. State how long building has been used for present occupancy 10 years
3. Use of building AFTER alteration or moving STORE Families 0 Rooms 2
4. Owner (Print Name) WEST EICHEN Phone NONE
5. Owner's Address 5775 W. ADAMS BLVD P. O. LOS ANGELES, CAL.
6. Certificated Architect State License No. Phone
7. Licensed Engineer State License No. Phone
8. Contractor LINBERG CONST. CO State License No. 76656 Phone OL-2136
9. Contractor's Address 5034 HOLLYWOOD BLVD. HOLLY 27, CAL
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon) $ 500.00
11. State how many buildings NOW on lot and give use of each. ONE (1) STORE (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 36 x 46 Number of stories high 1 Height to highest point 18'
13. Material Exterior Walls MASONRY (Wood, Steel or Masonry) Exterior framework WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work:

SANDBLAST, RE-STUCCO, APPLY PERMA-STONE FINISH

Fill in Application on other Side and Sign Statement (Over)

FOR DEPARTMENT USE ONLY

PERMIT No. 10139	Inside Lot / Corner Lot; Key Lot / Corner Lot Keyed; Lot size; Ft. rear alley / Ft. side alley; Check			Fee 3
	Plans and Specifications checked	Zone	Fire District / No.	Stamp here when Permit is issued
	Corrections verified	Bldg. Line Ft.	Street Widening Ft.	OCT 3 1946
	Plans, Specifications and Application rechecked and approved.	Application checked and approved APR 1 1946 Chief		
PLANS		Continuous Inspection	SPRINKLER Required / Required	Inspector
Part	For Plan Filed with		Valuation Inspected Type	

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

15. Size of Addition..... x..... Size of Lot..... x..... Number of Stories when complete.....

16. Type of Roofing.....

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Lindley Paint Co.
(Owner or Authorized Agent)

By Paul P. Lindley

FOR DEPARTMENT USE ONLY

(a) Footing: Width..... Depth in Ground..... Width of Wall.....

(b) Size of Studs..... Material of Floor.....

(c) Size of Floor Joists..... x..... Size of Rafters..... x.....

(1) PLAN CHECKING	(2) REINFORCED CONCRETE	(3) The building referred to in this Application will be more than 100 feet from
Receipt No.	Barrels of Cement.....	..... Street
Valuation $.....	Tons of Reinforcing Steel.....	Sign here.....
Fee Paid $.....		(Owner or Authorized Agent)

REMARKS: .....

RECEIVED BLDG & SAFETY
$
CASHIER'S CHECK ☐ CASH ☐
APR 1 1948
MONEY ORDER ☐ OPINION BY CHECK ☐
CHECKED BY

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH
AND FOR A
Certificate of Occupancy

Form B-1-[illegible]
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. ~~[illegible]~~ (Ir 5.+66 - Alt. 67-68 - E ½ of Cp)

Tract 7644

Location of Building 5775 W. Adams (Street and Street)

Between what cross streets

Approved by City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Cafe (Store, Dwelling, Apartment House, Hotel or other purpose) Families — Rooms —
2. State how long building has been used for present occupancy
3. Use of building AFTER alteration or moving Same Families — Rooms —
4. Owner West Eichen (Print Name) Phone
5. Owner's Address 6926 Hayes St. P. O.
6. Certificated Architect None State License No. Phone
7. Licensed Engineer None State License No. Phone
8. Contractor Paul G. Treat State License No. 65828 Phone Cr. 5221
9. Contractor's Address 153 S. Robertson Blvd. Beverly Hills.
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent heating, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and equipment thereto or thereon.) $300.
11. State how many buildings NOW on lot and give use of each. 1 — Cafe (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 32 x 120 Number of stories high 1 Height to highest point 12'
13. Material Exterior Walls Wood & Masonry (Wood, Steel or Masonry) Exterior framework Wood (Wood or Steel)
14. Describe briefly all proposed construction and work:
change door from present open-in position to open out (fire dept. order) - EXIT. Front wall being on street line it will be necessary to frame vestibule to provide room for out swinging door. New partition to be tower & glass brick.

NEW CONSTRUCTION

15. Size of Addition — Size of Lot — x — Number of Stories when complete
16. Footing: Width — Depth in Ground — Width of Wall — Size of Floor Joists — x
17. Size of Studs — x — Material of Floor — Size of Rafters — x — Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here (Owner or Authorized Agent)

DISTRICT OFFICE By

FOR DEPARTMENT USE ONLY

PLAN CHECKING

Date DEC 10 1947
Receipt No. 15954
Valuation $ 300
Fee Paid $ 1.00

REINFORCED CONCRETE
Bldg. Cement
Tons of Reinforcing Steel

FEES
Bldg. Per
Cert. of Occupancy
Total 2.50

TYPE V GROUP B-1
Occupancy
Regular Lot
Corner Lot
Key Lot
Corner Lot Reversed
Lot Size 60 x 105
Block
Map

PERMIT No. 35776
Plans and Specifications checked Legal
Corrections Verified Legal
Plans, Specifications and Application Checked and approved
Zone C-2
Bldg. Line
Use Dist. Z
Street Widening
Map No. 1984
Date Permit Issued DEC 10 1947
Application Permit and Approval Issued DEC 10 1947

PLANS
Set No.
Plot No.
Plot No.
Conditions
Inspector
Valuation Verified
Time
Exp. Date
Exceptions

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH
AND FOR A
Certificate of Occupancy

Form 1
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 67 - 68 & E½ Lot 69

Tract 5644

Location of Building 5725 West Adams Blvd
(House Number and Street)

Between what cross streets Genesee & Ogden

Approved by City Engineer
Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Restaurant (Store, Dwelling, Apartment House, Hotel or other purpose) Families Rooms
2. State how long building has been used for present occupancy 6 yrs
3. Use of building AFTER alteration or moving Same Restaurant Families Rooms
4. Owner West Enterprises (Print Name) Phone
5. Owner's Address 5725 West Adams P. O. L. A.
6. Certificated Architect State License No. Phone
7. Licensed Engineer J. J. Ferguson State License No. [redacted] Phone 5 6222
8. Contractor Dave B. Jent State License No. K178 Phone
9. Contractor's Address 153 S. Robertson B.H.
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 250
11. State how many buildings NOW on lot and give use of each. 1 Restaurant (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 50 x 70 Number of stories high 1 Height to highest point 16'
13. Material Exterior Walls Frame - Stucco (Wood, Steel or Masonry) Exterior framework Wood (Wood or Steel)
14. Describe briefly all proposed construction and work: Cut opening through wall & replacing door

Old permit Exp 7-24-70 File X165 67
Extension 7-24-70 to file
R.J. 7-24-70 8-27-71

TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

NEW CONSTRUCTION

15. Size of Addition 20 x 70 Size of Lot 50 x 100 Number of Stories when complete 1
16. Footing: Width 18" Depth in Ground 18" Width of Wall 8" Size of Floor Joists x
17. Size of Studs 2 x 4 Material of Floor Size of Rafters 2 x 6 Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here (Owner or Authorized Agent)
By

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING		OCCUPANCY SURVEY	
Valuation $ 250		Area of Bldg. Sq. Ft.	Investigation Fee $
Fee $ 1.00	0	Fee $	Cert. of Occupancy Fee $
			Bldg. Permit Fee $
			Total $ 2.50

TYPE	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Ft. rear alley / Ft. side alley	Clerk
II	160					

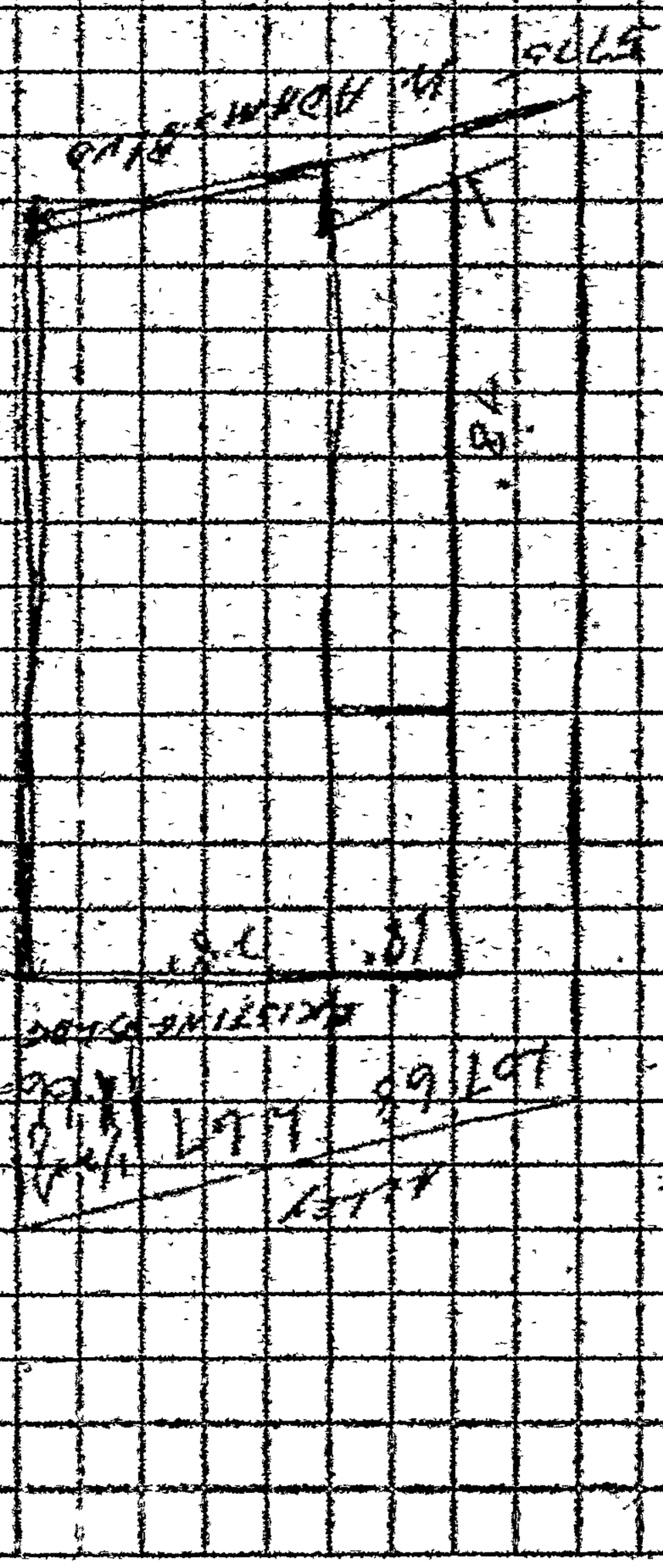
GROUP	Plans and Specifications checked	Zone	Fire District	
B-2		B-2	No.	District Map No. 24994

For Plans See	Correction Verified	Bldg. Line	Street Widening	Application checked and approved
		Ft.	Ft.	Clerk

Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes— —No	Inspector
		None		

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	AUG 167		LA 6865		
Supplemental Plan Checking					
Building Permit	AUG 27 71		LA 13556		



Lots 67 & 68 tied together by recorded agreement 8-23-51 Chal

ALLEY
LOT 68
LOT 67
1/2 LOT 66
EXISTING BLDG
18'
78'
40'
W. ADAMS BLVD
5775

ELECT. DIV.
Plan. Ret. Rec'd.
Elec. Fixt. Rec'd.
Elec. Fixt. Rec'd.
Elec. Type

ALVIN E. YOAKUM
ELECTRICAL INSPECTOR

APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

Form B-1
CITY OF LOS ANGELES
DEPARTMENT OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Portions 69 and Lot 55

Tract 5644

Location of Building 5777 West Adams Blvd. (House Number and Street)

Between what cross streets Gramercy & Spaulding

Approved by City Engineer _____ Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Storage (To be used in conjunction with Rest. Restaurant) Dwelling Rooms (Store, Dwelling, Apartment House, Hotel or other purpose)
2. Owner West Kitchen Phone (Print Name)
3. Owner's address 5775 W. Adams P.O.
4. Certificated Architect State License No. Phone
5. Licensed Engineer State License No. Phone
6. Contractor Paul H. Treat State License No. 65528 Phone CR 15281
7. Contractor's address 153 S. Robertson Blvd., Beverly Hills
8. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 5000.00
9. State how many buildings NOW on lot and give use of each. 1, Restaurant (Store, Dwelling, Apartment House, Hotel, or other purpose)
10. Size of new building 73 x 18 No. Stories 1 Height to highest point _____ Size lot _____ x _____
11. Material Exterior Walls Stucco Type of Roofing Comp.
12. For Accessory Buildings and similar structures
    (a) Footing: Width 1'6" Depth in Ground 1'-0" Width of Wall
    (b) Size of Studs 2x4 Material of Floor Cement
    (c) Size of Floor Joists None x _____ Size of Rafters 2 x 8

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here [signature] (Owner or Authorized Agent)

Plans, Specifications and other data must be filed.

By _____

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING
MAR 26 '51
Receipt No. 1384
Valuation $ 5000.00
Fee Paid $ 10.00

(2) REINFORCED CONCRETE
Bbls. Cement
Tons of Reinforcing Steel

FEES
Bldg. Per.
Cert. of Occupancy
Total 18.00

TYPE	GROUP	Maximum No. Occupants	Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	15 Ft. rear alley / Ft. side alley	Clerk
4	G-1				30x105		Brown

PERMIT No.	Plans and Specifications checked	Zone	Fire District	District Map No.
	[signature]	C-2	160 No. 3	1994

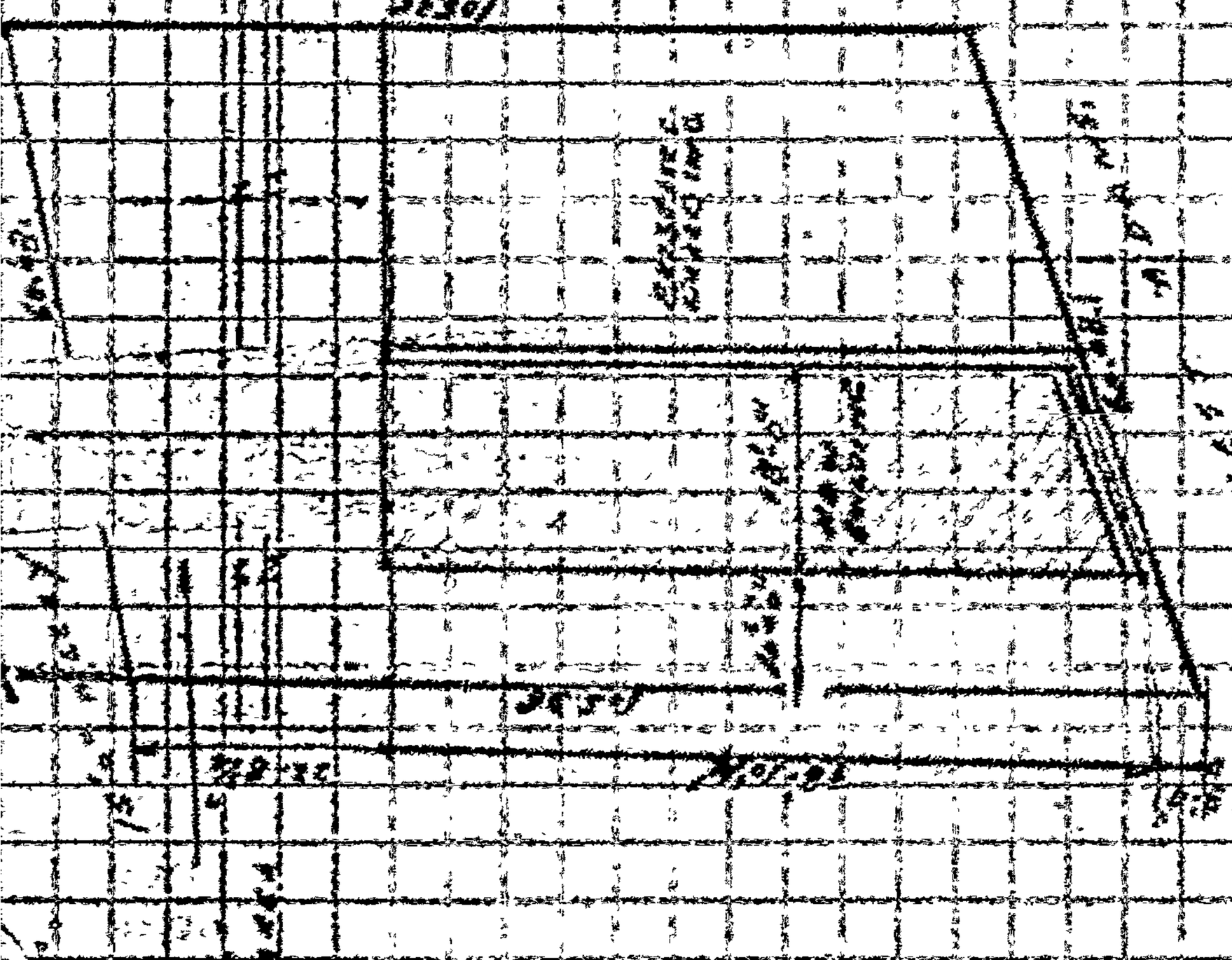
	Corrections Verified	Bldg. Line	Street Widening
LA 9113	[signature]	Ft.	Ft.

	Plans, Specifications and Application rechecked and approved	Application checked and Approved	Plans here when Permit is issued
PLANS	[signature]	APR 30 1951 Clerk	MAY -1 '51

Nat'l.	For Plans Fee	Filed with	Construction Inspector	SPRINKLER Specified—Required Valuation Included Yes— —No	Inspector
					[signature]

C 65458

Agreement on file Trees
Lots 67, 68 Entire 10, 95
66 and Westerly 101 & 169 Entire
2-24-56



ZONE AND YARDS O.K.
Recorded [illegible]
DATE [illegible]

No new driveways to be built

APPROVED FOR ENGINEERS H.L.E. MAR 26 1951

Form B-95—30M—11-48

5775-77 W. Adams Blvd Address of Building

Hide-A-Way Supper Club Owner

Owner's Address

(Post Office) (Zone) (State)

Permit Number Year

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

, 19

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: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the following occupancies:

Occupant Load Sign Delivered, 10-31-51, Cocktail Lounge & Dining Room, 160 Persons.

2 3 3 0 0 7 0 0 3 9 0

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

G. E. MORRIS
Superintendent of Building

By

Address of Building 5777 West Adams Boulevard

Permit No. and Year LA 9113 - 1951

Certificate Issued August 10, 1951

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

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 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:

1 Story, Type V, 73x18 Store and Storage Room,
G-1 Occupancy

Owner Mr. West Eichen

Owner's Address 5775 West Adams Boulevard
Los Angeles 16, California

2 3 3 0 0 0 3 9 1

JOHN D. MILLER msl

Form B-95a—20M—3-51 G. E. MORRIS, Superintendent of Building By

7

Application for Permit To Erect or Alter an Electric Sign

To be made in duplicate
[If filed in a Branch Office, to be made in quadruplicate]

Form B-[illegible]

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY

Location of Building 5777 W. Adams Blvd
(House Number and Street)

Between what cross streets Spaulding + Genesee

USE INK OR INDELIBLE PENCIL

1. Purpose of building CAFE (Store, Dwelling, Apartment House, Hotel or other purpose)
2. Owner Hideaway Cafe (Print Name) Phone
3. Owner's address 5777 W Adams P.O. L.A.
4. Certificated Architect or Registered Engineer State Certificate No. Phone
5. Contractor Floodlite Service State License No. Phone
6. Contractor's address 210 Silver Lake
7. VALUATION OF PROPOSED WORK [Including all labor and material and all electrical wiring and equipment therein or thereon.] $ 600.00
8. Size of building 60 x 120 No. Stories 1 Material Exterior Walls Stucco + Wood
9. Type: ☒ Projecting ☐ Wall ☒ Roof
10. ☒ New ☐ Alteration
11. Weight 350# Square Feet of Area 85'
12. Materials of Sign Construction Metal
13. Height of Lower Edge above Grade 10'
14. Height of Upper Edge above Grade 25' See Sketch for
15. Distance of Outer Edge from Building 5' details
16. Height of Roof Sign above Roof or Parapet 11'

		ELECTRICAL FEES
	For issuing permit	$ 1.00
17. Number of Lamp Holders 15 ea		1.25
18. Number of Transformers 9 TRANS		2.25
19. Number of Flashers		
20. ☐ Shop Inspection		

I hereby certify that to the best of my knowledge and belief the above application is correct and that this work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

The undersigned affirms and agrees that all fluorescent or other gaseous tube equipment installed and connected to facilities authorized by this permit will comply in all respects with the rules and requirements of the Department of Water and Power relating to power factor and other regulations governing service to such equipment.

(Sign here) _____ Registered Electrical Contractor. By _____ Supervising Electrician.

DISTRICT OFFICE _____

FOR DEPARTMENT USE ONLY

PLAN CHECKING			FEES	
Date 6 26			Building Permit	4.00
Receipt No. 0520			Electrical Permit	4.50
Valuation $ [illegible]				
Fee Paid $ [illegible]			TOTAL FEE	9.50

BUILDING PERMIT No. LA15709	Plans and Specifications checked	Zone C-2	Fire District No. 2	District Map No.
	Corrections Verified	Bldg. Line ft.	Street Widening ft.	Stamp here date permits are issued AUG 4 '51
ELECTRICAL PERMIT No. [redacted]	Plans, Specifications and Application rechecked and approved. Date	Application checked and approved Chief		
	Set Plans See	Filed with		Inspector

ELECTRIC SIGN

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH
AND FOR A
Certificate of Occupancy

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY

BUILDING DIVISION

Lot No. 67, 68 & part of 66 & 69 (E 10' of) (W 10' of)

Tract 5644

Location of Building 5775 W. Adams Blvd. (House Number and Street)

Between what cross streets? Spaulding & Genesee

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Restaurant (Store, Dwelling, Apartment House, Hotel or other purpose) Families — Rooms —
2. State how long building has been used for present occupancy Approx. 10 years
3. Use of building AFTER alteration or moving Same Families — Rooms —
4. Owner West Eichan (Print Name) Phone
5. Owner's Address 6426 Hayes Dr. P. O. L. A. State
6. Certificated Architect — License No. Phone
7. Licensed Engineer K. Bardigamian State License No. 5679 Phone WE 39339
8. Contractor Owner — State License No. Phone
9. Contractor's Address
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 1250.00
11. State how many buildings NOW on lot and give use of each. One — Restaurant (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 48 x 60 / 16 x 35 Number of stories high. 1 Height to highest point 20'
13. Material Exterior Walls Conc. Block & Stucco (Wood, Steel or Masonry) Exterior framework Wood (Wood or Steel)
14. Describe briefly all proposed construction and work:

Add 12' x 29' Conc. Block adjoining a 16 x 35 storage Bldg. now under construction (Bldg. Permit #24478 '52

OK. TO ISSUE with Plans Walter 4-15-52

NEW CONSTRUCTION

15. Size of Addition 12 x 29 Size of Lot 60 x 105 Number of Stories when complete 1
16. Footing: Width 14" Depth in Ground 18" Width of Wall 8" Size of Floor Joists Conc.
17. Size of Studs — x — Material of Floor Conc. Size of Rafters 2 x — Type of Roofing Comp.

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here K. Bardigamian (Owner or Authorized Agent)

DISTRICT OFFICE ~~MAINTENANCE ROOM M-10~~ By

FOR DEPARTMENT USE ONLY

PLAN CHECKING		OCCUPANCY SURVEY	Investigation Fee $
Valuation $ 1250		Area of Bldg. Sq. Ft.	Cert. of Occupancy Fee $
Fee $ 3.00		Fee $	Bldg. Permit Fee $ 6.90
			Total $ 6.90

TYPE	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Ft. rear alley / Ft. side alley	Clerk
V				60 x 105.25	15	

GROUP	Plans and Specifications checked	Zone	Fire District No.	District Map No.
B-2		C-2	2	4994

For Plans See	Correction Verified	Bldg. Line Ft.	Street Widening	Application checked and approved

Filed with	Plans, Specifications and Application recorded and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes— —No	Inspector
24479/4 '52				

44, 1643, 16055

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking			LA10280		
Supplemental Plan Checking					
Building Permit	APR 1 - 54		LA32231		

TYPE OF RECEIPT: Certificate of Occupancy; Occupancy Survey

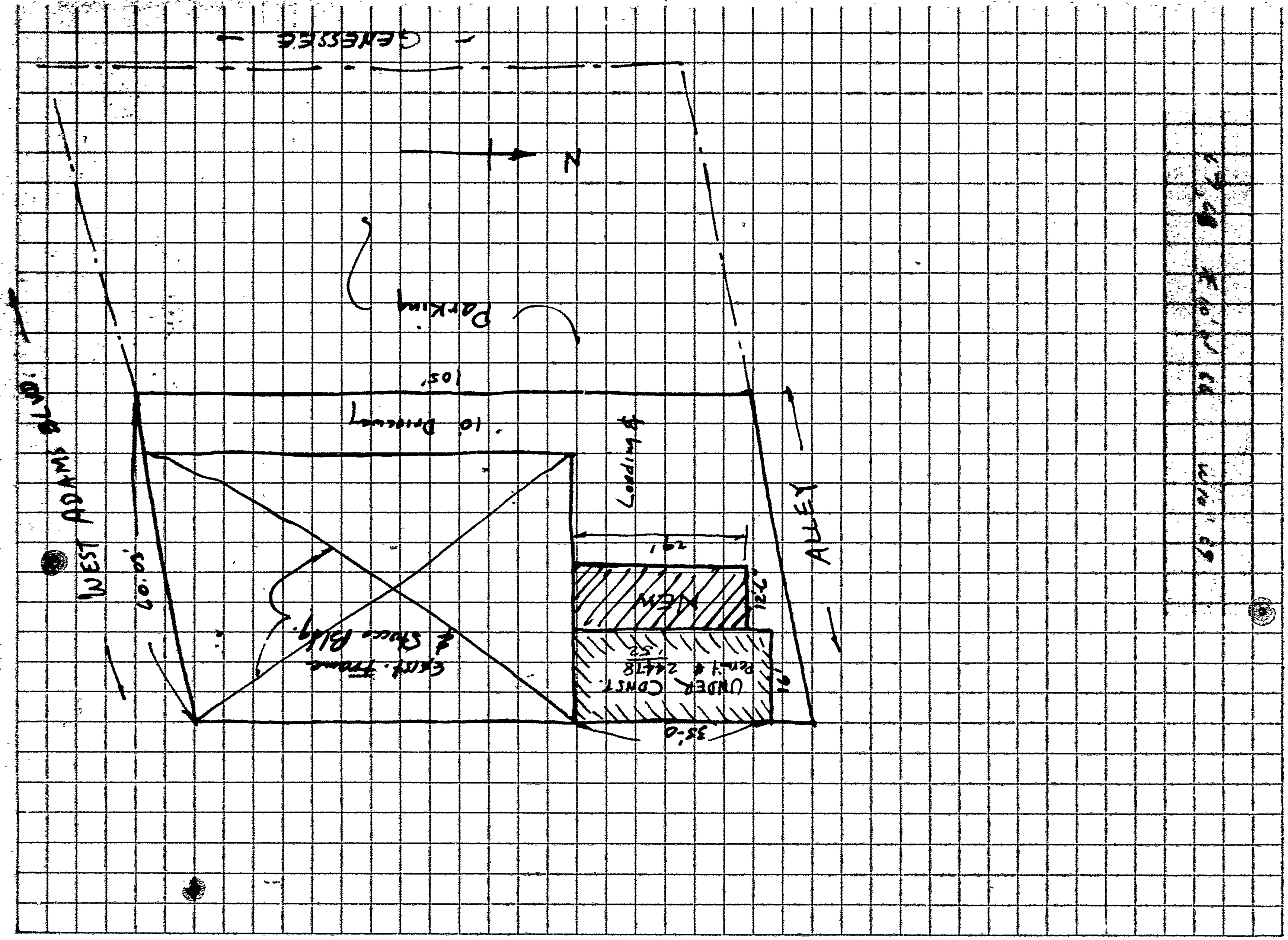
DATE ISSUED

TRACER NO. (M)

RECEIPT NO.

CODE

FEE PAID


GENESSEE
N
Parking
105'
10' Driveway
Loading
WEST ADAMS
60.00'
ALLEY
NEW
UNDER CONST.
Perm't # 24478
'52
Exist. Frame
& Stucco Bldg.
35'-0

Address of Building 5775 West Adams Blvd.

Permit No. and Year LA 24478, 32231 - 1952

Certificate Issued September 12, 19 52

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

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 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:

1 Story, Type V, 29' x 35' Addition to a 1 Story, Type V, Cafe, F-2 Occupancy, no increase in number of occupants.

Owner

Owner's Address

Mr. Vest Elston
6426 Bayou Drive
Los Angeles 48, California

Form B-95a—10M—5-52 G. E. MORRIS, Superintendent of Building By JOHN D. MILLER DG

Address of Building 5775-77 West Adams

Permit No. and Year LA 19336-1951

Certificate Issued August 12, 1952, 19

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

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 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:

1 Story, Type V, 18'x73 addition to a Cocktail Lounge. H-2 Occupancy, 160 occupants.

Owner Mr. West Fischer

Owner's Address 5775 West Adams
Los Angeles 16, California

0 0 7 0 0 3 8 9

Form B-95a—20M—7-51 G. E. MORRIS, Superintendent of Building By JOHN D. [illegible]

Address of Building 5787 West Adams Boulevard

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 12-22-65 Permit No and Year LA90544/65

1 story, type IV, 27' x 54'5" service station and auto repair.
F-1 occupancy

2 8 8 0 0 7 0 0 3 9 2

Owner Shell Oil Company

Owner's Address 1008 West 6th Street
Los Angeles, California

T. LUCAS elh

Form B-95b—2M Sht Sets—8-65 (C-10) 5888225208508881475

By

1

APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S B-1—Rev. 3-64

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

HIGHWAY DEDICATION

1. LEGAL DESCR.	LOT ~~67 to 73~~ 10' of 66	BLK. ATTACHED	TRACT 5644
2. PURPOSE OF BUILDING	(09) Service Station & Auto Repair		
3. JOB ADDRESS	5787 W. Adams Blvd.		
4. BETWEEN CROSS STREETS	Genessee AND Spaulding		
5. OWNER'S NAME	Shell Oil Co.	PHONE NO 23131	
6. OWNER'S ADDRESS	1008 W. 6th St.	P. O. BOX LA 54	ZONE
7. ARCHITECT OR DESIGNER	none	STATE LICENSE NO.	PHONE
8. ENGINEER	R.E. Carse	STATE LICENSE NO. 6230	PHONE 686-0321
9. CONTRACTOR	Southwest Fab Co.	STATE LICENSE NO. 143092	PHONE 686-0321
10. SIZE OF NEW BLDG.	27'4x54'5	STORIES 1	HEIGHT 25'
11. MATERIAL OF CONSTRUCTION	EXT. WALLS steel	ROOF steel	FLOOR conc
12. JOB ADDRESS	5787 W. Adams Blvd.		
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	14,000		

NO. OF EXISTING BUILDINGS ON LOT AND USE: NONE

CENSUS TRACT			
DIST. MAP	4994		
ZONE	C-2-1		
FIRE DIST.	#2 50/90		
INSIDE / COR. LOT			
KEY / REV. COR.			
LOT SIZE	105.3 x 150		
REAR ALLEY	15'		
SIDE ALLEY			
BLDG. LINE	—		
AFFIDAVITS	AFF. 16493 AFF. 16055		
DISTRICT OFFICE	LA		
GRADING	—		
CRIT. SOIL	—		
HIGHWAY DED.	YES		
FLOOD	—		
CONS.	—		
ZONED BY	Mon		
FILE WITH			
INSPECTOR			

1

PURPOSE OF BUILDING	service station & auto rep.	VALUATION APPROVED	Edmonds
TYPE: TV	GROUP: F-1	STORIES: 1	PLANS CHECKED: Edmonds
BLDG. AREA: 1500 □'	MAX. OCC.: 15	TOTAL: 15	PLANS APPROVED: Edmonds
DWELL. UNITS: —	GUEST ROOMS: —	SPACES PARKING REQ'D: — PROVIDED: —	APPLICATION APPROVED: Edmonds
SPRINKLERS REQ'D SPECIFIED: —	CONT. INSP.: WELDING - LK. FAB.		
P.C. No. T 1798			

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
37.70	—	—	58.00	—	—	—	la

OVER FOR PLOT PLAN

CASHIER USE ONLY

JAN-11-65	01084 E	•	• W — 2 CK	37.70
MAR-15-65	13400 E	•90544	W — 1 CK	58.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

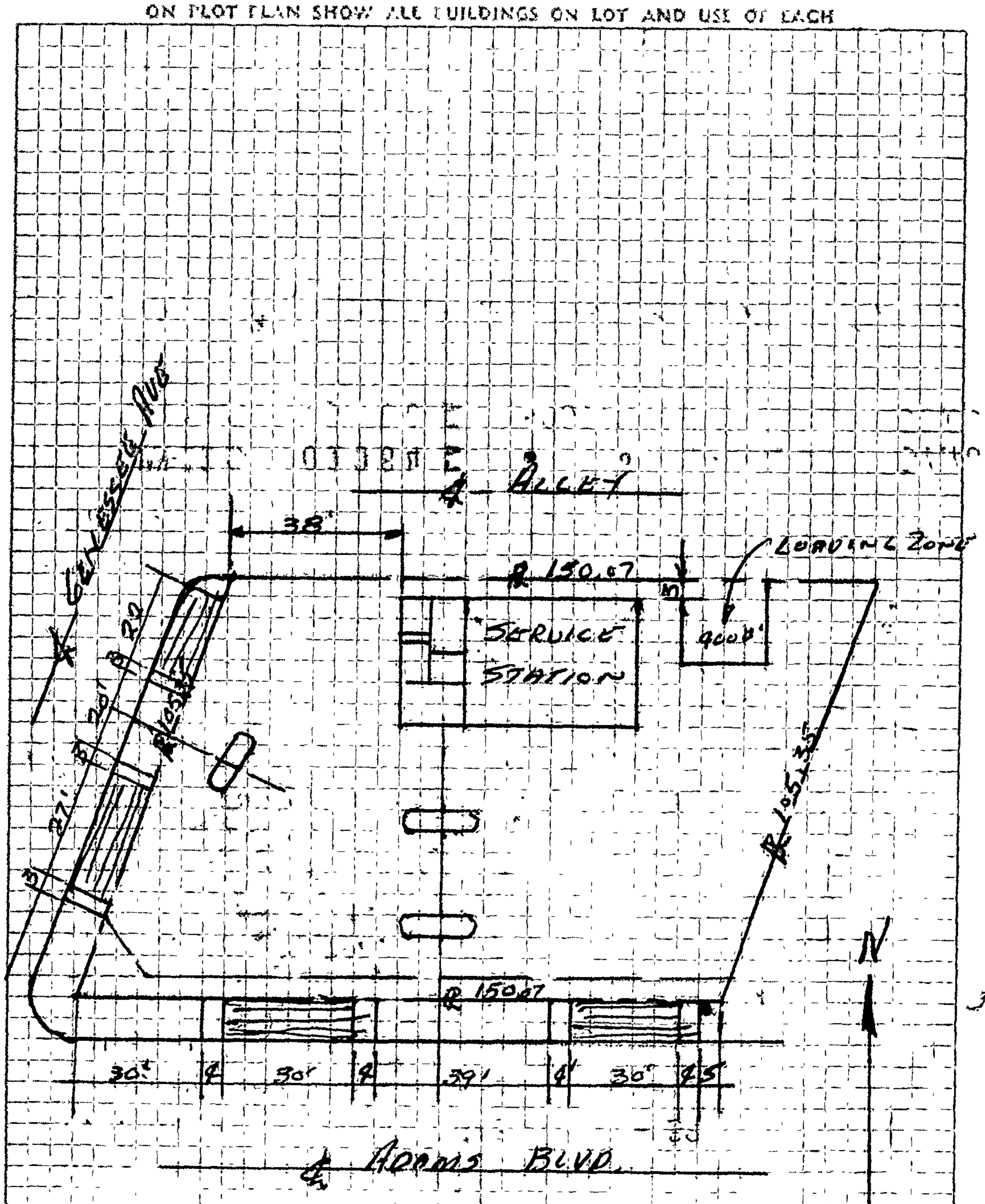
Signed _____ (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	LD 1-8	
	SEWERS AVAILABLE / ~~NOT AVAILABLE~~	Hongi per Venice	
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED	J.P. Schneider	11/19/65
	5'+15'+5' << COMPLETED	McConnell	3-12-65
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

DESCRIPTION

The west 10 feet of Lot 66 and all of Lots 67 to 73 inclusive of Tract No. 5644, in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 67 pages 18 and 19 of Maps, in the office of the county recorder of said county.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



DRIVEWAY APPROVED UNDER PROVISIONS OF ORD. NO. 176,376

BY W. E. Nelson 1/8/65

NOTE: PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

3 NO-505 **APPLICATION TO ALTER - REPAIR - DEMOLISH** B&S Form B-3

AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.

CENSUS TRACT

1. LEGAL DESCR. LOT 70-71-72-73-	BLK. —	TRACT 5644	DIST. MAP 4994
2. PRESENT USE OF BUILDING (17) Restraunt		NEW USE OF BUILDING (17) Demolish	ZONE C-2-1
3. JOB ADDRESS 5785-87 West Adams			FIRE DIST. II-95
4. BETWEEN CROSS STREETS Genesee AND Spaulding			(INSIDE) COR. LOT KEY REV. COR.
5. OWNER'S NAME Shell Oil Co.		PHONE No 6 0884	LOT SIZE 80 X 105.35
6. OWNER'S ADDRESS 4250 Long Beach Blvd.		P.O. BOX ZIP Long Beach	
7. ARCHITECT OR DESIGNER NONE		STATE LICENSE NO. PHONE	(REAR ALLEY) 15 SIDE ALLEY
8. ENGINEER NONE		STATE LICENSE NO. PHONE	BLDG. LINE —
9. CONTRACTOR Kirtland Truck & Equipment		STATE LICENSE NO. 213523-C21 PHONE 3214660	AFFIDAVITS —
10. SIZE OF EXISTING BLDG. 60X80	STORIES 1	HEIGHT 15	NO. OF EXISTING BUILDINGS ON LOT AND USE
11. MATERIAL OF CONSTRUCTION	EXT. WALLS Stucco	ROOF Compo	FLOOR Concrete

3

12. JOB ADDRESS 5785-87 West Adams	DISTRICT OFFICE L. A.
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 1600.00	GRADING —
14. NEW WORK: (Describe) Demolish S. C. # 33388	CRIT. SOIL —
	HIGHWAY DED. YES

NEW USE OF BUILDING Demolish S. C. #	SIZE OF ADDITION —	STORIES 1	HEIGHT 15	FLOOD —
TYPE V	GROUP G-2	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED Shukla	CONS. —
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED —	ZONED BY Shukla
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED PARKING	PLANS APPROVED —	FILE WITH
P.C. No.		CONT. INSP.	APPLICATION APPROVED Shukla	INSPECTOR

P.C.	S.P.C.	G.P.I.	B.P. 8 40	I.F.	O.S.	C/O	TYPIST

CASHIER'S USE ONLY

APR 24 65 19648 5 •93106 X — 1 CK 8.40

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed James E Kirtland (Owner or Agent)

		Name	Date
Bureau of Engineering Per Venice	ADDRESS APPROVED	R Byler	4-20-65
	SEWERS AVAILABLE	Harry	4/20/65
	~~NOT AVAILABLE~~		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

3 EWS 10 505

APPLICATION TO A[redacted] AND FOR CERTIFICATE OF OCCUPANCY

[redacted] Form B-5

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 67-73	BLK.	TRACT 5644	ADDRESS APPROVED
2. BUILDING ADDRESS	5787 W. Adams &			DIST. MAP 4994
3. BETWEEN CROSS STREETS	Genessee AND Spaulding			ZONE C-2-1
4. PRESENT USE OF BUILDING	~~Pylon Sign~~ Service Sta.	NEW USE OF BUILDING	(19) WALL SIGN	FIRE DIST. 1 95/50
5. OWNER'S NAME	Shell Oil Company	PHONE		INSIDE / KEY
6. OWNER'S ADDRESS	1008 West 6th Street Los Angeles, Cal.	P. O.	ZONE	COR. LOT / REV. COR.
7. CERT. ARCH.	None	STATE LICENSE	PHONE	LOT SIZE 140 X 105.35
8. LIC. ENGR.	C. E. Carpenter	STATE LICENSE CE 6964	PHONE	
9. CONTRACTOR	Seaboard Electric	STATE LICENSE 127572	PHONE 245-2626	REAR ALLEY / SIDE ALLEY 15
10. CONTRACTOR'S ADDRESS	515 W. Colorado Blvd. Glendale	P. O.	ZONE	BLDG. LINE /
11. SIZE OF EXISTING BLDG.	STORIES / HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		BLDG. AREA

3 5787 W. ADAMS

DISTRICT OFFICE LA

12. MATERIAL ☐ WOOD ☒ METAL ☐ CONC. BLOCK EXT. WALLS: ☐ STUCCO ☐ BRICK ☐ CONCRETE	ROOF CONST. ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	ROOFING	SPRINKLERS REQ'D. / SPECIFIED	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 316.00	VALUATION APPROVED R. Anthony		AFFIDAVITS 16493 16055	
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED 5-18-65	
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED R. Anthony	DWELL. UNITS
WALL SIGN			CORRECTIONS VERIFIED	SPACES PARKING
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.			PLANS APPROVED R. Anthony	GUEST ROOMS
Signed [signature]			APPLICATION APPROVED R. Anthony	FILE WITH
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR	CONT. INSP.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.E.	O.S.	C/O
N/C	N/C		—	—	—	3.00			

SEWER (Available) (Not Available) Approximate location of parking lot on property line

CRITICAL SOIL Parking 5-18-65 Michel

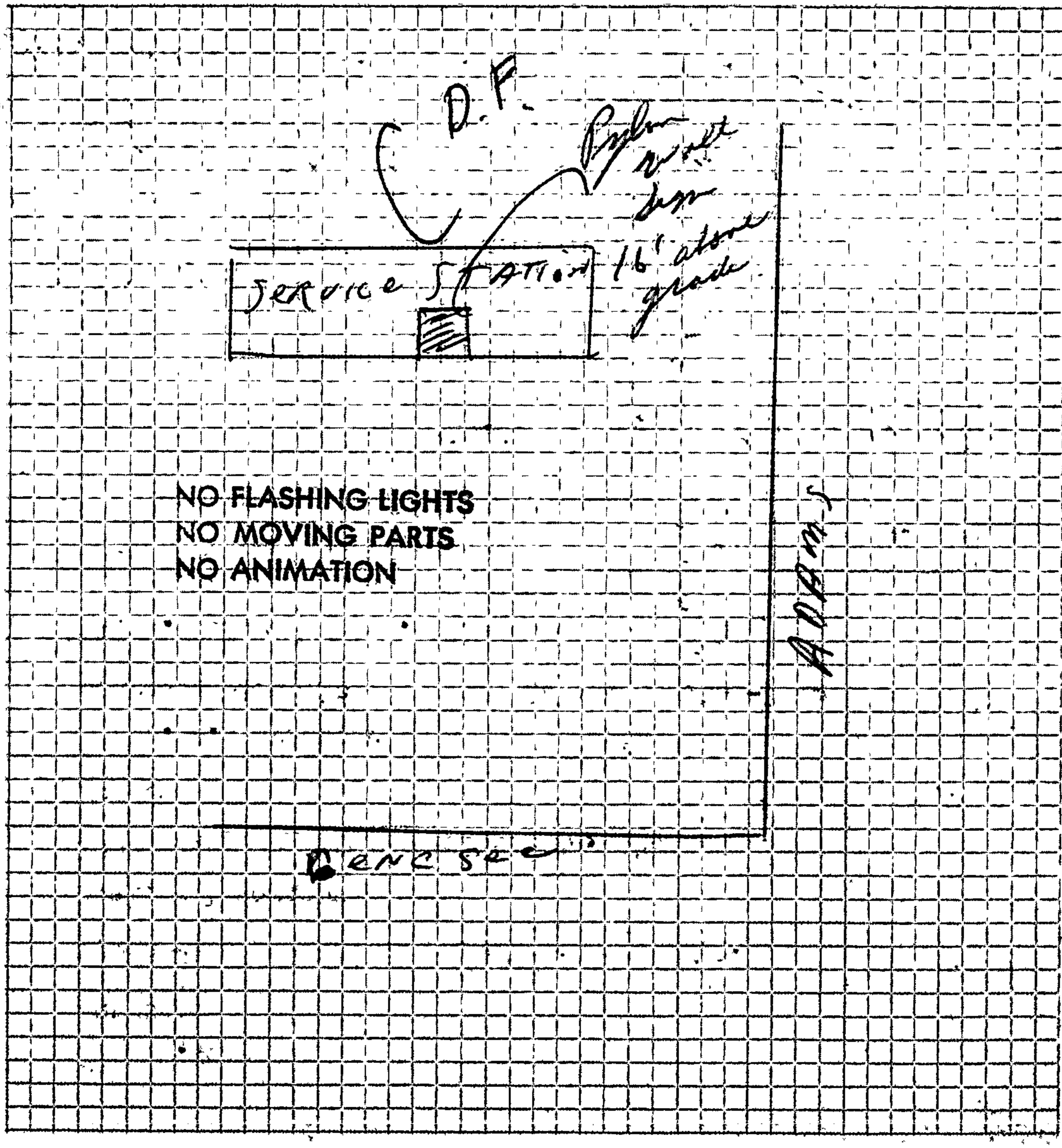
CASHIER'S USE ONLY

MAY-21-65 25952 E •95655 W — 1 CK 3.00

P.C. No. LL 5207 GRADING ____ CRIT. SOIL ____ CONS. ____

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



NO FLASHING LIGHTS
NO MOVING PARTS
NO ANIMATION

SCOPE OF PERMIT

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FWY

1 NO-505

APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S B-1—Rev. 3-64

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

CENSUS TRACT

1. LEGAL DESCR.	LOT 66-73	BLK.	TRACT 5644	DIST. MAP 4994
2. PURPOSE OF BUILDING (19) 8' CBR sign with roof Std. Plan #49				ZONE C-2-1
3. JOB ADDRESS 5787 W. Adams				FIRE DIST. II-95
4. BETWEEN CROSS STREETS Genessee AVE AND Spaulding Ave				INSIDE (COR. LOT) KEY REV. COR.
5. OWNER'S NAME Shell Oil Company		PHONE		LOT SIZE 160 X 105.35
6. OWNER'S ADDRESS 1008 West 6th Street		P. O. BOX	ZONE	
7. ARCHITECT OR DESIGNER		STATE LICENSE NO.	PHONE	(REAR ALLEY) 15 SIDE ALLEY
8. ENGINEER C. E. Carpenter		STATE LICENSE NO. CE 6964	PHONE	BLDG. LINE —
9. CONTRACTOR Seaboard Electric		STATE LICENSE NO. 127572	PHONE 245-2626	AFFIDAVITS 16493 & 16055
10. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR	
12. JOB ADDRESS 5787 W. Adams & Genessee				DISTRICT OFFICE L-A.
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 1,000.00				GRADING —
1				CRIT. SOIL —

PURPOSE OF BUILDING SHELTER & ROOF SIGN 8' CBR sign with roof Std. Plan #49			VALUATION APPROVED	HIGHWAY DED. YES
TYPE IV	GROUP	STORIES	PLANS CHECKED	FLOOD —
BLDG. AREA 16 ☐	MAX. OCC.	TOTAL	PLANS APPROVED	CONS. —
DWELL. UNITS	GUEST ROOMS	SPACES PARKING REQ'D PROVIDED	APPLICATION APPROVED	ZONED BY Shukla
SPRINKLERS REQ'D SPECIFIED		CONT. INSP.		FILE WITH
P.C. No. LL4194				INSPECTOR

P.C.	S.P.C.	G.P.I.	B.F.	I.F.	O.S.	C/O	TYPIST
3.90			6.00	/			

CASHIER'S USE ONLY

MAY-4-65 22107 E •94103 X — 2 CK 3.90

MAY-4-65 22108 E •94103 X — 1 CK 6.00

3.90
6.00
56

REVOLVING 8' x 8' SIGN APPROVED BD FILE #651604

HIGHWAY DEDICATION

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

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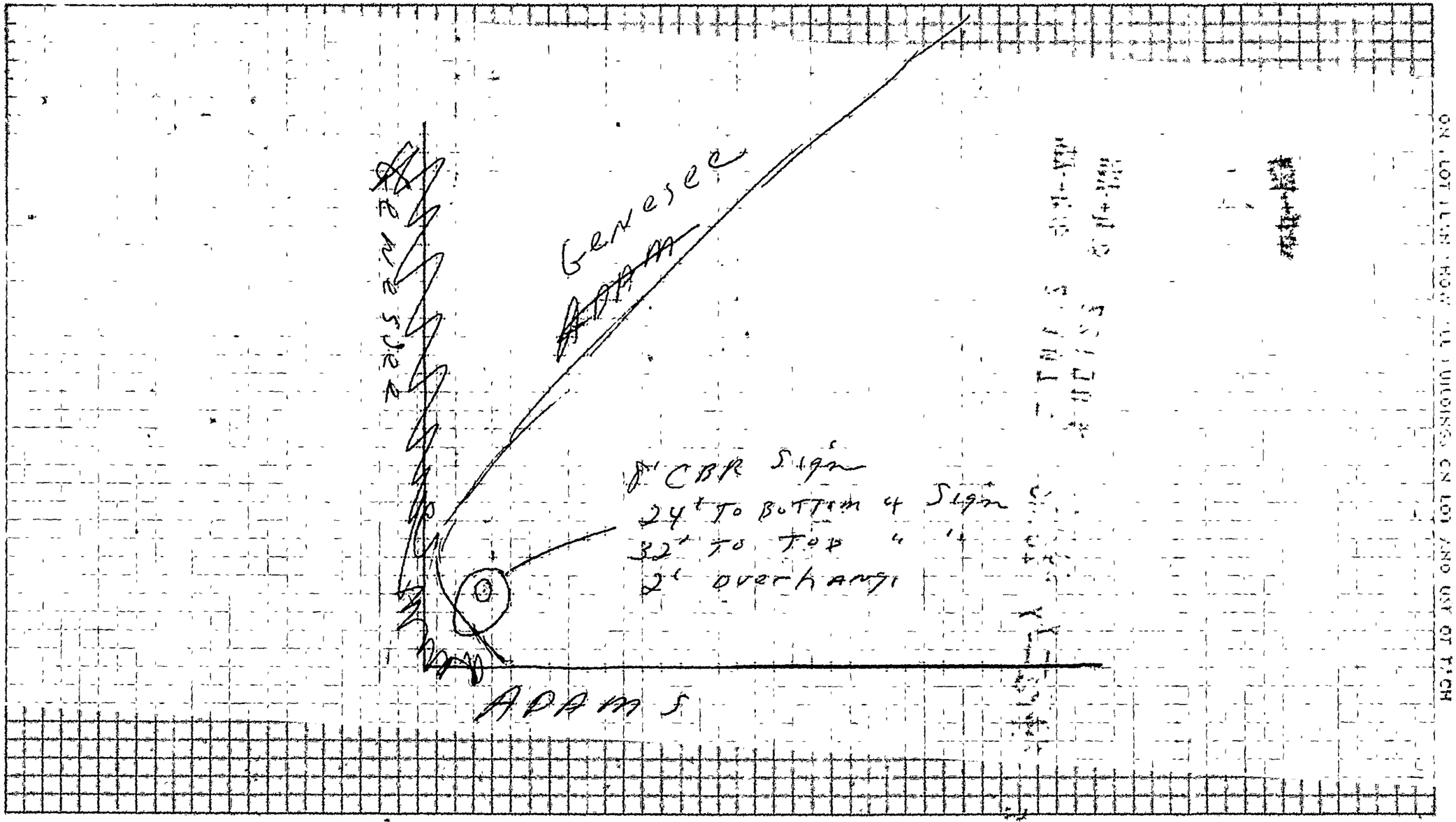
Signed [signature] (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	M. Seymour	4-12
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

LEGAL DESCRIPTION

ON LOT LINE FROM ILLINOIS ON LOT AND OUT OF PITCH



3 Fax NO 505

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant To Complete Numbered Items Only 2. Plot Plan Required on Back of Original.

CENSUS TRACT

1. LEGAL DESCR. — LOT: 71 — BLK. — TRACT: 3644
2. PRESENT USE OF BUILDING: (19 Service Station — NEW USE OF BUILDING: (19) same
3. JOB ADDRESS: 5787 W. Adams
4. BETWEEN CROSS STREETS: Genessee Ave AND Spalding Ave
5. OWNER'S NAME: Shell Oil Co. — PHONE: 482-3131
6. OWNER'S ADDRESS: 1008 W. 6th. St. — P.O. BOX — ZIP: L.A.
7. ARCHITECT OR DESIGNER: none — STATE LICENSE NO. — PHONE
8. ENGINEER: none — STATE LICENSE NO. — PHONE
9. CONTRACTOR: M & M Sign Hangers — STATE LICENSE NO. 232132 — PHONE 321-6811
10. SIZE OF EXISTING BLDG. — STORIES — HEIGHT — NO. OF EXISTING BUILDINGS ON LOT AND USE
11. MATERIAL OF CONSTRUCTION — EXT. WALLS — ROOF — FLOOR

DIST. MAP: 4994
ZONE: C-2-1
FIRE DIST.: 4
INSIDE / COR. LOT — KEY 95 — REV. COR.
LOT SIZE: 70 X 105
REAR ALLEY: 15
SIDE ALLEY
BLDG. LINE: /
AFFIDAVITS: 16055, 16499

3

12. JOB ADDRESS: 5787 Adams Blvd.
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 575.00
14. NEW WORK: (Describe) 2- S/F wall signs 6' x 6' each. (illum.)

DISTRICT OFFICE: LA
GRADING: /
CRIT. SOIL: /
HIGHWAY DED.: Yes

NEW USE OF BUILDING: Wall signs — SIZE OF ADDITION — STORIES — HEIGHT

FLOOD: /

TYPE — GROUP — SPRINKLERS REQ'D SPECIFIED — VALUATION APPROVED — CONS.: /

BLDG. AREA — MAX. OCC. — TOTAL — PLANS CHECKED — ZONED BY: M Miller

DWELL. UNITS — GUEST ROOMS — SPACES REQ'D PARKING — PROVIDED — PLANS APPROVED — FILE WITH

P.C. No. — CONT. INSP. — APPLICATION APPROVED — INSPECTOR

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
			4.00	/			

CASHIER'S USE ONLY

JUL-13-65 36248 E •99566 Z — 1 CK 4.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

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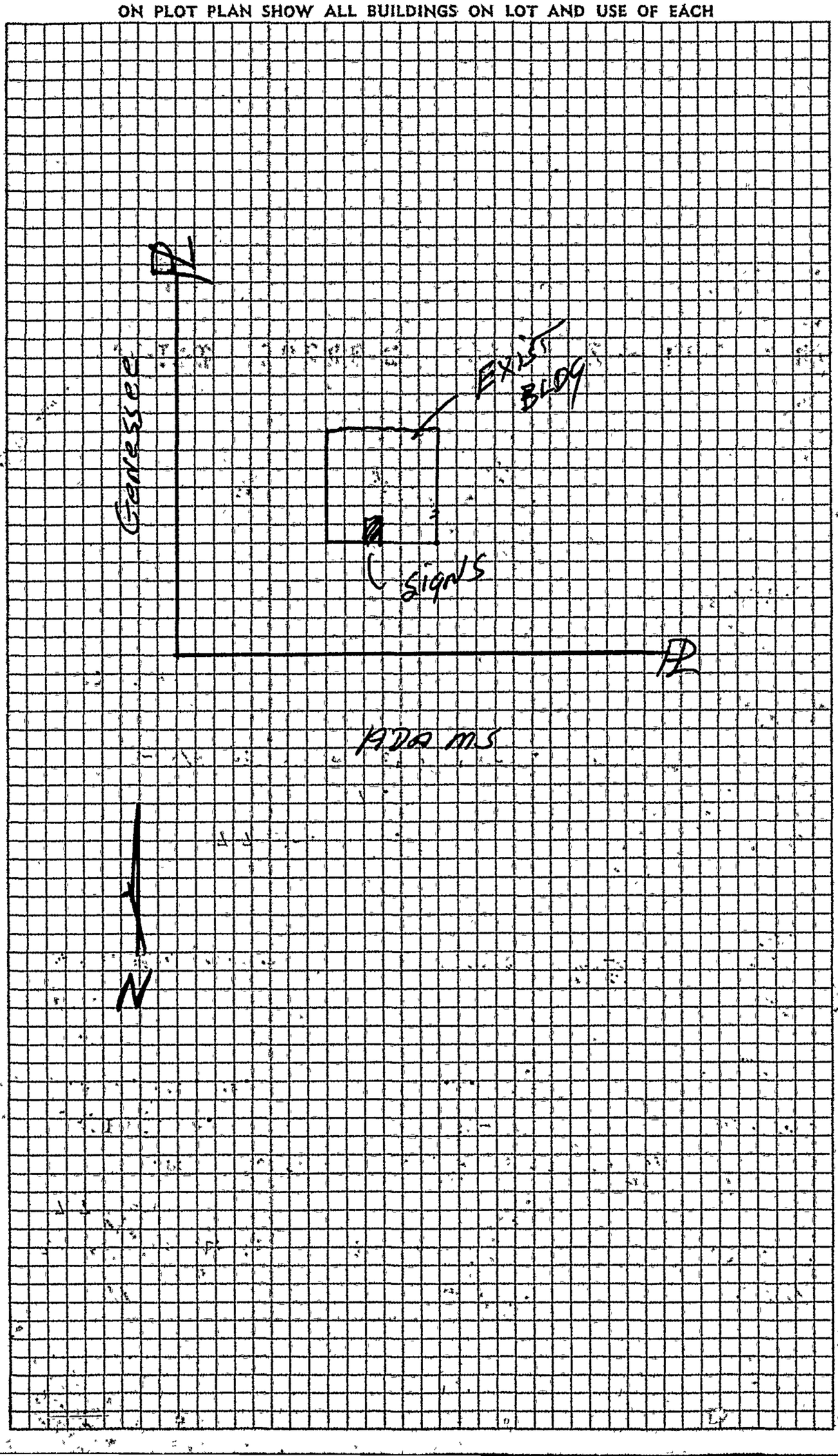
Signed Dewey Mm (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	RCByler	7-1-65
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

No Permit Required Sign Hanging Light Standard Mounted Sign 4-26-65 Mc Lopez

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3 CITY OF LOS ANGELES

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY — BAS B-1—R12-70 — CAE

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. LOT: over	BLK.	TRACT: 5644	CENSUS TRACT: 2184
2. PRESENT USE OF BUILDING: (09) Service Station	NEW USE OF BUILDING: ( ) same		DIST. MAP: 4994
3. JOB ADDRESS: 5787 W. Adams Blvd.			ZONE: C201
4. BETWEEN CROSS STREETS: Tenessee Avenue AND Spaulding Ave.			FIRE DIST.: 2
5. OWNER'S NAME: Shell Oil Co.	PHONE: 686-1480		LOT (TYPE): ~~int.~~ COR.
6. OWNER'S ADDRESS: P.O. Box 2608	CITY: Culver City	ZIP: 90230	LOT SIZE: 150x100.3
7. ARCHITECT OR DESIGNER: /	STATE LICENSE No.	PHONE	
8. ENGINEER: Terrell D. James	STATE LICENSE No.: 11705	PHONE: 338-2214	ALLEY: 15
9. CONTRACTOR: Bryce W. Parker Inc.	STATE LICENSE No.: B-1 133652	PHONE: 422-1716	BLDG. LINE: /
10. LENDER: /	BRANCH	ADDRESS	AFFIDAVITS: cut prior 6-1-46 aff16493
11. SIZE OF EXISTING BLDG. LENGTH: 60 WIDTH: 25	STORIES: 1	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 q
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS: steel	ROOF: steel	FLOOR: conc
13. JOB ADDRESS: 5787 W. Adams L.A.			DISTRICT OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 990.00		GRADING: /
15. NEW WORK: (Describe) Add 10x17 Store Room			CRIT. SOIL: /
			HIGHWAY DED.: yes

NEW USE OF BUILDING: 09 Same	SIZE OF ADDITION: 10x17-9"	STORIES: 1	HEIGHT	FLOOD: /
TYPE: IV	GROUP: F-1	SPRINKLERS REQ'D SPECIFIED: —	INSPECTION ACTIVITY: COMB / GEN (X) / MAJ. S. / CONS	CONS.: /
BLDG. AREA: +170#	MAX. OCC.: —	TOTAL	PLANS CHECKED: E. Guillermo	ZONED BY: Jacobs
DWELL. UNITS: 0	GUEST ROOMS: —	PARKING SPACES REQ'D: N/C	PROVIDED	PLANS APPROVED	FILE WITH
P.C. No.: 554176	CONT. INSP.: LIC. FAB.		APPLICATION APPROVED	INSPECTOR: I

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
7.47	—	—	11.50	/			sas

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

MAY-26-72 30383 E •51558 U — 6 CK 7.47
MAY-26-72 30384 E •51558 U — 1 CK 11.50

STATEMENT OF RESPONSIBILITY

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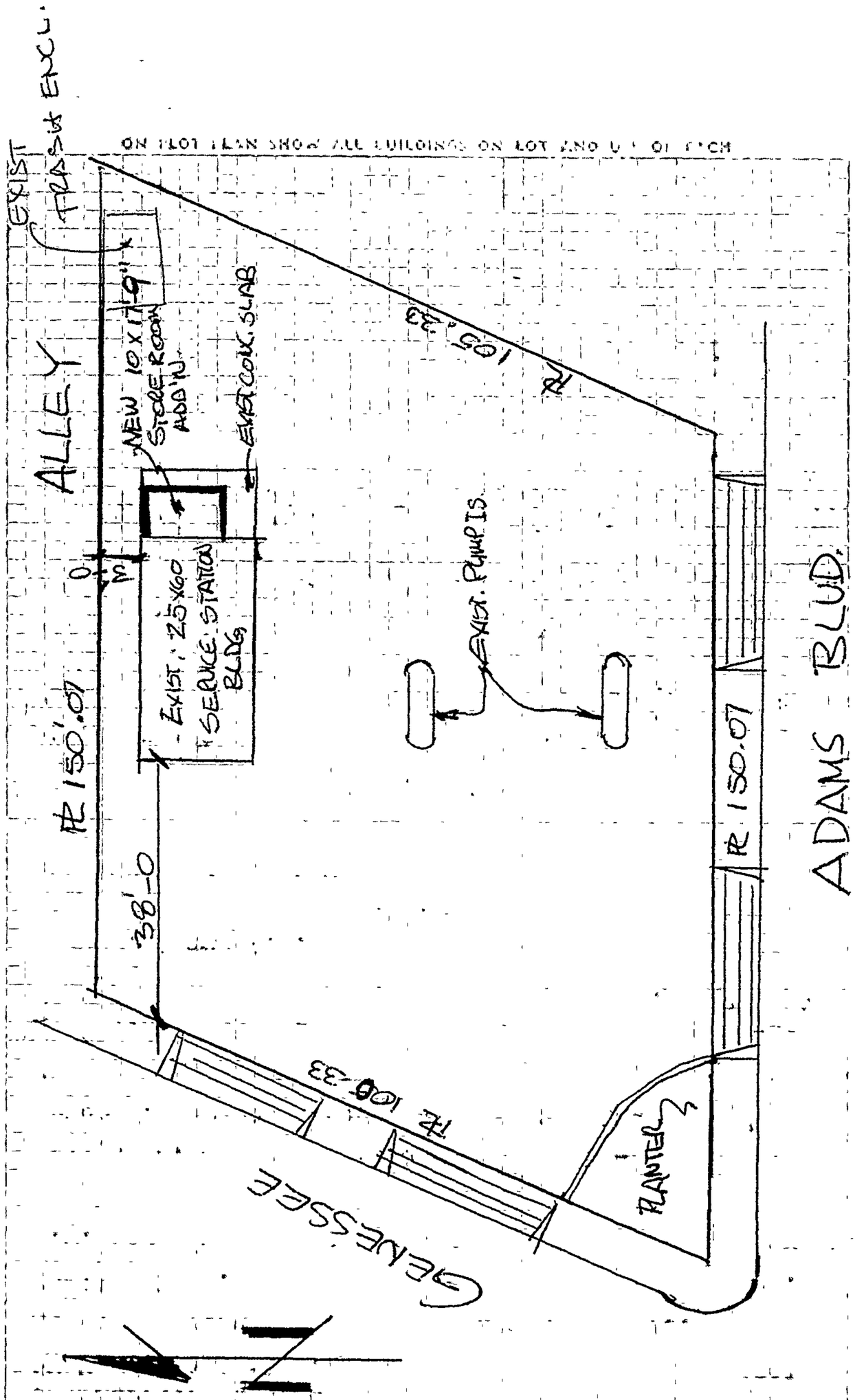
Signed Virgil L. Armstrong (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	RJA 5-25-72	
	SEWERS AVAILABLE		
sfc not applic	NOT AVAILABLE		
	DRIVEWAY APPROVED		
Egan 5-25-72	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

Lot 66 W½, all of Lot 67 and 68 lot 69E½ Lot 69, W½, all lot 70 and 71; lot 72 E½ Lot 72 W½ all lot 73 tract 5644.



Address of Building 5787 West Adams Blvd.

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 8/29/73 Permit No. and Year LA 51558/72

1 story, type IV, 10' x 17' storage room addition to an existing 1 story, type IV, 60' x 25' service station. F-1 occupancy.

Owner

Owner's Address Shell Oil Co.
P. O. Box 2608
Culver City, Calif. 90230

D. MCNICHOLS:jh

Form B-95b—2M Sets—1-72 (C-10) By_____

S CITY OF LOS ANGELES

APPLICATION FOR INSPECTION OF SIGNS

B&S B-5 — (R 7.77)

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 70 W10'of 72	BLK. —	TRACT 5644	DIST. MAP 4994 / CENSUS TRACT 2184.00
2. TYPE OF SIGN OR NEW WORK (19) pole sign--L/A STD #109			☐ RESIDENTIAL ☒ COMMERCIAL	ZONE C2-1
3. JOB ADDRESS 5787 W. ADAMS BOULEVARD				FIRE DIST. #2
4. BETWEEN CROSS STREETS GENESEE		AND SPAULDING		LOT (TYPE) Int
5. OWNER'S NAME SHELL OIL CO			PHONE	LOT SIZE 50X103
6. OWNER'S ADDRESS SAME		CITY	ZIP	
7. ARCHITECT OR ENGINEER C. A. VAN DAM	BUS LIC NO	ACTIVE STATE LIC NO 14955	PHONE 933-8391	ALLEY 15' rear
8. QUALIFIED INSTALLER INDEPENDENT OUTDOOR	BUS LIC NO.	ACTIVE STATE LIC NO 219	PHONE 933-8391	BLDG. LINE —
9. INSTALLER'S ADDRESS 979 N. LaBREA AVENUE		CITY	ZIP 90038	AFFIDAVITS prior 6,1,46

10. SIZE OF EXISTING BUILDING WIDTH LENGTH	TYPE	STORIES	EXT. WALL CONST.	ROOF CONST.
11. SIZE OF SIGN 6' x 12'	TOTAL COPY AREA 72 S/ft	OVERALL HEIGHT	FROM GRADE 15'	FROM ROOF
12. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME stl	FRAME OF COPY stl	SURFACE OF SIGN stl	HIGHWAY DED. yes
13. JOB ADDRESS 5787 W. ADAMS BOULEVARD				DIST. OFFICE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN $ 700.00				GRADING —
15. TYPE OF SIGN OR NEW WORK pole sign #109		☒ SINGLE FACE	☐ DOUBLE FACE	CONS. yes
16. ILLUMINATION ☒ NONE ☐ INTERNAL ☐ EXTERNAL		☐ FLASHING ☐ REVOLVING	☐ OTHER NONE	ZONED BY Richardson
17. NO. OF SIGNS OR GAS TUBE SYSTEMS —	NO. OF ADDITIONAL BRANCH CIRCUITS —		NO OF CONTROL DEVICES —	FREEWAY CLEARANCE Approved SIGN STAMP Attached

CLEARANCES AND/OR APPROVALS REQUIRED	Yes	No	ELECTRICAL PERMIT FEES		PLANS CHECKED		FILED WITH
FREEWAY SURVEY	☐	☐	SIGNS/G.T. SYSTEMS	—	PLANS APPROVED		DATE 6-15-78
TRAFFIC DEPT.	☐	☐	ADDITIONAL CIRCUITS	—	APPLICATION APPROVED		INSPECTOR
BOARD	☐	☐	CONTROL DEVICES	—	CONT. LIC INSP. FAB	INSP. ACTIVITY E	
			BLDG. PERMIT	10 60			
			ISSUING FEE	—			
P.C. 9.01			S.P.C. —	E.P. TOTAL 10 60	I.F. —	G.P.I.	TYPIST

P.C. NO. YY 4972 — WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE SCO ☐ EXEMPT

PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

JUN-13-78 994815 • • V — 6 CK 9.01

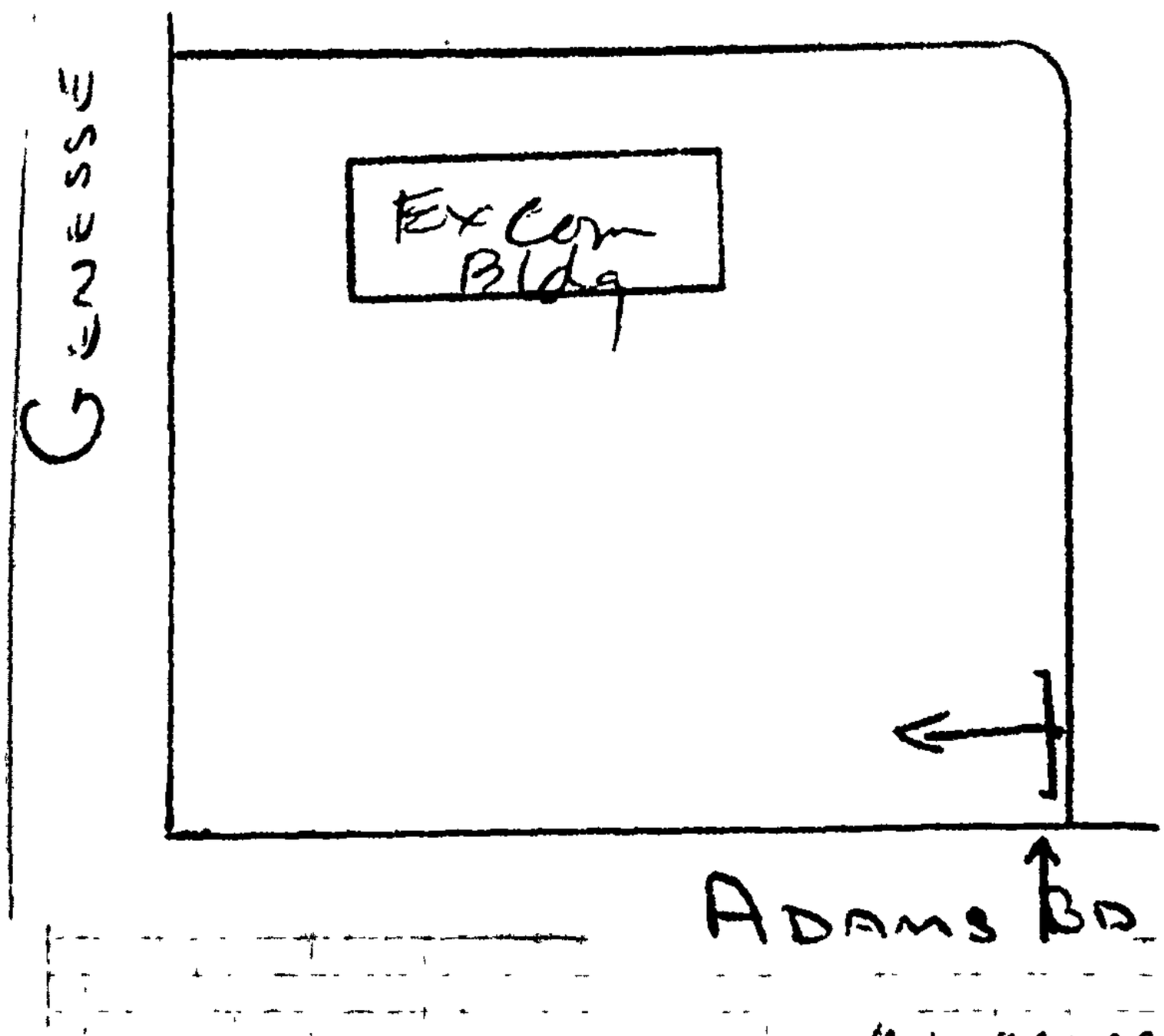
JUN-20-78 101454 5 •65143 V — 2 CK 10.60

LIMIT OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed _____ (Owner or Agent having Property Owner's Consent) ALSO, sign statement on reverse side, if applicable. — Signature/Date

Bureau of Engineering	ADDRESS APPROVED	Christian 6-13-78
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐	
Traffic	APPROVED FOR ISSUE	
Municipal Arts	APPROVED FOR ISSUE	
Planning	APPROVED UNDER CASE #	
Board of Building and Safety Commissioners File #		



no projection

5787 W Adams Blvd

Permit #: **03041 - 90000 - 10250**
Plan Check #:
Event Code:
Printed: 05/12/03 07:20 AM

Electrical
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION

Issued On: 05/12/2003
Last Status: Issued
Status Date: 05/12/2003

1. PROPERTY OWNER

Numata, Kenjiro And Mitsuko 5775 Adams Blvd LOS ANGELES CA 90016

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Temp Power - 625 S Fee Ana St PLACENTIA, CA 92807 (714) 223-5600

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

			CLASS	LICENSE#	PHONE #
(C) Temp Power Systems Inc	1111 N Tustin Ave,	Anaheim, CA 92806	C10	483433	7142235600

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (714)223-5670.

6. DESCRIPTION OF WORK

Temp power for vapor unit

7. COUNCIL DISTRICT: 10

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

8. APPLICATION PROCESSING INFORMATION

PC OK By:

OK for Cashier:

Signature: _____ Date: _____

For Cashier's Use Only **W/0 #: 34110250**

Project Name:

5787 W Adams Blvd 03041-90000-10250

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

9. FEE INFORMATION **Inspection Fee Period**

Permit Fee: **70.20**

INSPECTION TOTAL Electrical	70.20
Permit Total	70.20
Permit Fee Subtotal Electrical	65.00
Permit One Stop Surcharge	1.30
Permit Sys. Development Surcharge	3.90
Permit Issuing Fee	0.00

Payment Date: 05/12/03
Receipt No: IN050117978
Amount: $70.20

10. FEE ITEM INFORMATION

SERVICES

Services 0-200 Amp	(1)	12.00

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC).

11. 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. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C10** Lic. No.: **483433** Contractor: **TEMP POWER SYSTEMS**

12. 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.

(**X**) 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 FUND** Policy Number: **1589783**

(__) 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.

13. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

14. 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:_____

15. 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, 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: **TEMP POWER** Sign: **Internet ePermit System Declaration** Date: **05/12/2003** [X] Contractor [ ] Authorized Agent

APPENDIX D

COUNTY OF LOS ANGELES RECORDS

Gmail

Deanna Hoppe <deannahoppe@gmail.com>

HHMD No File Responsive :: H004530-011419

1 message

LACoFD <lacountyfire@mycusthelp.net> Mon, Jan 14, 2019 at 8:55 PM
To: "deannahoppe@gmail.com" <deannahoppe@gmail.com>

RE: PRA of January 14, 2019, Reference # H004530-011419.

Dear Senior Staff Geologist Deanna Hoppe,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

Re: 5775 West Adams Boulevard
Los Angeles CA 90016

The search revealed that your noted address did not match our database.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destroyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

County of Los Angeles
Fire Department

Gmail

Deanna Hoppe <deannahoppe@gmail.com>

HHMD No File Responsive :: H004531-011419

1 message

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For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

County of Los Angeles
Fire Department

PUBLIC RECORDS REQUEST FORM

ATTENTION REQUESTOR: To fulfill your request for records, please fill out this form completely, and identify specifically the type of records you are requesting. Requests must reasonably describe identifiable records prepared, owned, used, or retained by the Sanitation Districts.

REQUESTOR INFORMATION

Name: Deanna Hoppe		Date: 01/14/2019
Company: FREY Environmental Inc.		
Mailing Address: 2817A Lafayette Av.		
City: Newport Beach	State: CA	Zip Code: 92663
Phone Number: 909-641-4757	Fax Number (optional): 949-723-1854	
Email Address (recommended): deannahoppe@gmail.com		

REQUESTED RECORDS

Please clearly describe each requested record or document
*(use additional copies of this form, as necessary)**

PROPERTY: 5775 West Adams Boulevard, Los Angeles, CA - APN 5048-007-034
PURPOSE: Conducting Phase I Environmental Site Assessment
RECORDS: Documents pertaining to site use indicating presence of any hazardous materials NO RECORD FOUND

Time Period of Document Requested From: 1930 To: 2018

PROPERTY: 5787 West Adams Boulevard, Los Angeles, CA - APN 5048-007-034
PURPOSE: Conducting Phase I Environmental Site Assessment
RECORDS: Documents pertaining to site use indicating presence of any hazardous materials NO RECORD FOUND

Time Period of Document Requested From: To:

Time Period of Document Requested From: To:

* *Requests that are not specific and focused will be returned for more information. If requested, the Sanitation Districts will assist you in making focused and effective requests for identifiable records. The Sanitation Districts will not create new documents or records in response to a request.*

D Hoppe

Signature of Requestor

Submit requests by mail, email or fax to:

Records Administrator
County Sanitation Districts of Los Angeles County
P.O. Box 4998
Whittier, CA 90607-4998
records_administrator@lacsd.org
Fax (562) 699-5422

Office Use Only:
Date request received:
Date initial response issued:
Date request was closed:

DOC # 1503368

JAN 15 '19 AM 8:41

DOC #

Smith L.

INSPECTION REPORT

Los Angeles County Fire Department - Health Hazardous Materials Division
Certified Unified Program Agency - Participating Agency
West District Office
6167 Bristol Parkway, Suite 220
Culver City, CA 90230
Telephone: (310) 348-1781 / Fax: (310) 348-1793
www.fire.lacounty.gov/hhmd

Business: SAM'S AUTO REPAIR			**Inspection Date:** 12/13/2018
Address: 5787 W ADAMS BLVD		**City/State:** LOS ANGELES CA 90016	**Telephone:** (818) 368-4976
Owner: BOONRAW SRIPOM		**Email:**	
FA #: FA0001805	**PR:** PR0019423	**Program Element:** HW GEN, 3-5 EMPLOYEES	**Inspection Type:** ROUTINE INSPECTION

☒ - No violations observed at the time of inspection.

☐ - NOTICE TO COMPLY/NOTICE OF VIOLATION.

OUT = Out of Compliance COS = Corrected on Site RPT = Repeat Violation

OVERALL INSPECTION COMMENTS

Consent Given By:
Sam Sripom, Owner

Attention: Non-compliance could result in re-inspection fees, permit revocation, and/or administrative/civil/criminal penalties. A re-inspection may occur at any time to verify compliance. Any time granted for correction of the violation(s) does not preclude any enforcement action by this Department or other agencies.

It is improper and illegal for any County officer, employee or inspector to solicit bribes, gifts, or gratuities in connection with performing their official duties. Improper solicitations include requests for anything of value such as cash, discounts, free services, paid travel or entertainment, or tangible items such as food or beverages. Any attempt by a County employee to solicit bribes, gifts or gratuities for any reason should be reported immediately to either the County manager responsible for supervising the employee or the Fraud hotline at (800) 544-6861 or www.lacountyfraud.org. YOU MAY REMAIN ANONYMOUS.

Signatures

Sam Sripom
Owner

Martha Ramirez
Hazardous Materials Specialist I

PREVIOUS INSPECTIONS

Activity Date	PE	Rercord ID	Serial No.	Group Code	Service	Result	Action	Activity Min	Travel Min	Inspector ID
06/06/2014	0200	SR0028030	DA0749998		301	00	00	180	0	EE0000060
06/06/2014	0200	SR0028030	DA0755356		300	00	00	90	0	EE0000025
01/05/2016	1001	PR0019423	DAZO6MRNK		001	02	01	60	30	EE0000161
01/07/2016	0100	FA0001805	DA0821088		051	00	00	30	0	EE0000161
12/13/2018	1001	PR0019423	DA1DOGBDE		001	01	00	60	5	EE0000181

Los Angeles County Fire Department - Health Hazardous Materials Division
Certified Unified Program Agency - Participating Agency
West District Office
6167 Bristol Parkway, Suite 220
Culver City, CA 90230
Telephone: (310) 348-1781 / Fax: (310) 348-1793
www.fire.lacounty.gov/hhmd

Business:	FA #:	Date:
SAM'S AUTO REPAIR	FA0001805	12/13/2018

OUT = Out of Compliance COS = Corrected on Site RPT = Repeat Violation

VIOLATIONS LIST

Open	Activity Date	Program Element	Viol Status	Service	Result	Action	Violation Degree	Comply on Date	Description
	01/05/2016	1001	OU	001	02	01	Minor	01/05/2016	The facility has an active EPA ID number (unless exempted HSC 25143.13)

LOG SHEET

INSPECTOR FIELD NOTES

Thursday, December 13, 2018 10:16 AM - MARTHA RAMIREZ

FA0001805
Sam's Auto Repair
5787 W. Adams Blvd., Los Angeles, CA 90016
Facility is a small quantity generator.
HW permit with LA Co. Fire
EPA ID# CAL3239362228

Inspection consent was granted by facility owner Sam Sripom who accompanied me throughout the inspection.
Facility is an auto repair shop.
Facility generates used oil, antifreeze, parts washer solution, and oil filters.

HW:
1 x 55 gallon container – parts washer
1 x 55 gallon container - used oil
1 x 55 gallon container - antifreeze
1 x 55 gallon container - used oil filters

Manifests:
- Safety Kleen for the disposal of the parts washer.
- Alpha oil for the disposal of used oil and antifreeze.
- LA Pumping Co. for the disposal of the used filters.

Absorbent material on-site.
Fire extinguishers available

Closing consent and review of the inspection report was discussed with Sam Sripom.
Facility information and CERS was verified.
Email verified: boonrawsripom@gmail.om

Per facility owner, he is retiring at the end of Dec. 2018.

Los Angeles County Fire Department - Health Hazardous Materials Division
Certified Unified Program Agency - Participating Agency
West District Office
6167 Bristol Parkway, Suite 220
Culver City, CA 90230
Telephone: (310) 348-1781 / Fax: (310) 348-1793
www.fire.lacounty.gov/hhmd

Business:	**FA #:**	**Date:**
SAM'S AUTO REPAIR	FA0001805	12/13/2018

OUT = Out of Compliance COS = Corrected on Site RPT = Repeat Violation

Property has been sold for real estate development.
Facility will be closed by Dec. 31, 2018.

No violations observed at the time of inspection.

APPENDIX E

EDR REPORTS

5775 West Adams Boulevard
5775 West Adams Boulevard
Los Angeles, CA 90016

Inquiry Number: 5533714.2s
January 14, 2019

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

5775 WEST ADAMS BOULEVARD
LOS ANGELES, CA 90016

COORDINATES

Latitude (North):	34.0327120 - 34˚ 1' 57.76''
Longitude (West):	118.3697600 - 118˚ 22' 11.13''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	373546.8
UTM Y (Meters):	3766434.5
Elevation:	95 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5630741 HOLLYWOOD, CA
Version Date:	2012
Northwest Map:	5630733 BEVERLY HILLS, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140513
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
5775 WEST ADAMS BOULEVARD
LOS ANGELES, CA 90016

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	KENS TEXACO	5787 W ADAMS BLVD	EDR Hist Auto	Higher	26, 0.005, South
A2	KEN'S AUTOMOTIVE	5787 ADAMS BLVD W	LUST, ENF, HIST CORTESE	Higher	26, 0.005, South
A3	KEN NUMATA	5787 W ADAMS BLVD	SWEEPS UST, CA FID UST	Higher	26, 0.005, South
A4	KENS AUTOMOTIVE	5787 W ADAMS BLVD	RCRA-SQG, FINDS, ECHO, HAZNET	Higher	26, 0.005, South
A5	ANDYS SERVICE	5801 W ADAMS BLVD	EDR Hist Auto	Higher	27, 0.005, SSW
A6	GUY ERWIN	5807 W ADAMS BLVD	EDR Hist Auto	Lower	54, 0.010, WSW
A7	ED & TERRY CHUNTZ-YE	5788 W ADAMS BLVD	SWEEPS UST, CA FID UST	Higher	144, 0.027, South
A8	HARRYS AUTO REPAIR	5788 W ADAMS BLVD	EDR Hist Auto	Higher	144, 0.027, South
A9	PICO VALET SERVICES	5852 W ADAMS BLVD	EDR Hist Cleaner	Lower	199, 0.038, WSW
B10	ORKIN EXTERMINATING	2609 S FAIRFAX AVE	RCRA-SQG, FINDS, ECHO	Lower	293, 0.055, WSW
B11	CULVER CITY FAIRFAX/	FAIRFAX AVENUE	CPS-SLIC	Lower	322, 0.061, West
C12	EXXONMOBIL OIL CORPO	5776 W WASHINGTON BL	RCRA-SQG	Higher	378, 0.072, NNW
C13	MOBIL #18-LGP	5776 WASHINGTON BLVD	LUST	Higher	378, 0.072, NNW
C14	MOBIL #18-LGP	5776 WASHINGTON	HIST CORTESE	Higher	378, 0.072, NNW
C15	CIRCLE K STORES INC	5776 WASHINGTON BLVD	SWEEPS UST, CA FID UST, LOS ANGELES CO. HMS	Higher	378, 0.072, NNW
C16	CIRCLE K STORES INC.	5776 W WASHINGTON BL	UST	Higher	378, 0.072, NNW
C17	EXXONMOBIL OIL CORP	5776 WASHINGTON BLVD	RCRA-SQG	Higher	378, 0.072, NNW
C18	YOUNG HO KIM	5776 WASHINGTON BLVD	HIST UST	Higher	378, 0.072, NNW
C19	KIMS MOBILE SERVICE	5776 W WASHINGTON BL	EDR Hist Auto	Higher	378, 0.072, NNW
C20	MOBIL OIL CORP S/S #	5776 WASHINGTON BLVD	UST	Higher	378, 0.072, NNW
D21	HOBART WHOLESALE DRY	2510 S GENESEE AVE	HIST UST	Higher	444, 0.084, NNE
D22	HOBART WHOLESALE DRY	2510 SO GENESEE AVE	HIST UST, CA FID UST	Higher	444, 0.084, NNE
D23	CURRENT OCCUPANT	2510 S GENESEE AVE	UST, SWEEPS UST	Higher	444, 0.084, NNE
D24	HOBART WHOLESALE DRY	2510 S GENESEE AVE	DRYCLEANERS	Higher	444, 0.084, NNE
D25	HOBART DYE WORKS	2510 S GENESEE AVE	EDR Hist Cleaner	Higher	444, 0.084, NNE
C26	NATIONAL DYE HOUSE I	5812 W WASHINGTON BL	EDR Hist Cleaner	Lower	465, 0.088, WNW
C27	NATIONAL DYE HOUSE	5812 WASHINGTON BLVD	LUST, HIST CORTESE	Lower	465, 0.088, WNW
C28	NATIONAL DRY HOUSE	5812 W WASHINGTON BL	RCRA-SQG, SWEEPS UST, FINDS, ECHO, LOS ANGELES CO	Lower	465, 0.088, WNW
C29	NATL DYE HOUSE	5812 W WASHINGTON BL	DRYCLEANERS	Lower	465, 0.088, WNW
B30	ALEXANDER MACHINERY	5840 ADAMS BLVD	SWEEPS UST, LOS ANGELES CO. HMS	Lower	490, 0.093, WSW
B31	ALEXANDER MACHINERY	5840 ADAMS BLVD	LUST, UST	Lower	490, 0.093, WSW
D32	HOBART DYE WORKS	5734 W WASHINGTON	EDR Hist Cleaner	Higher	528, 0.100, NNE
B33	C AND C LACQUER	2633 S FAIRFAX AVE	RCRA-SQG, FINDS, ECHO	Lower	540, 0.102, SW
B34	SPRUCE CLEANERS	5852 W ADAMS	DRYCLEANERS	Lower	545, 0.103, WSW
B35	FFR-CULVER CITY INC	5852 ADAMS BLVD	DRYCLEANERS	Lower	545, 0.103, WSW
B36	SPRUCE CLEANERS CONF	5852 ADAMS BLVD	EDR Hist Cleaner	Lower	545, 0.103, WSW
B37	PICO VALET SRVCS/FLO	5852 W ADAMS BLVD	DRYCLEANERS	Lower	545, 0.103, WSW
B38	SPRUCE CLEANERS LLC/	5852 W ADAMS BLVD	DRYCLEANERS	Lower	545, 0.103, WSW
B39	FRR CULVER CITY INC	5852 ADAMS BLVD	DRYCLEANERS	Lower	545, 0.103, WSW

MAPPED SITES SUMMARY

Target Property Address:
5775 WEST ADAMS BOULEVARD
LOS ANGELES, CA 90016

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
C40	SEE I-13005	5797 WASHINGTON BLVD	SWEEPS UST	Higher	574, 0.109, NW
D41	FERNANDEZ J J	5776 W WASHINGTON BL	EDR Hist Auto	Higher	575, 0.109, North
42	DUNN EDWARDS CORP	5777 W WASHINGTON BL	RCRA-SQG, FINDS, ECHO	Higher	645, 0.122, NNW
E43	ANGELICA HEALTHCARE	5805 WASHINGTON BLVD	SWEEPS UST, HIST UST	Lower	646, 0.122, NW
E44	DUSTY BLUE INC	5805 WASHINGTON BLVD	EDR Hist Cleaner	Lower	646, 0.122, NW
E45	ROBERT ROSS INC	5813 WASHINGTON BLVD	SWEEPS UST, LOS ANGELES CO. HMS	Lower	690, 0.131, WNW
F46	HAJOCA CORP	5880 ADAMS BLVD	SWEEPS UST, LOS ANGELES CO. HMS	Lower	812, 0.154, WSW
47	THERIEN STUDIO WORKS	5645 W ADAMS AVE	RCRA-SQG, US AIRS	Higher	912, 0.173, East
G48	EM TEE NEST LLC	5863 WASHINGTON BLVD	LUST, HAZNET, LOS ANGELES CO. HMS	Lower	1000, 0.189, West
G49	MUSTANG ONLY	5863 WASHINGTON BLVD	UST	Lower	1000, 0.189, West
F50	CHALLENGE MARKETING	2929 S LA CIENEGA BL	SWEEPS UST	Lower	1039, 0.197, WSW
F51	CALIFORNIA TARGET EN	2929 LA CIENEGA BLVD	SWEEPS UST, HIST UST, CA FID UST, LOS ANGELES CO....	Lower	1039, 0.197, WSW
F52	CHALLENGE MARKETING	2929 LA CIENEGA BLVD	UST	Lower	1039, 0.197, WSW
F53	084	2929 LA CIENEGA BLVD	HIST UST	Lower	1039, 0.197, WSW
F54	JAMES KONOPISOS	2915 LA CIENEGA BLVD	SWEEPS UST, LOS ANGELES CO. HMS	Lower	1089, 0.206, WSW
G55	ARCO PRODUCTS #00194	5884 WASHINGTON BLVD	UST	Lower	1104, 0.209, West
G56	ARCO PETROLEUM PROD	5884 WASHINGTON BLVD	SWEEPS UST	Lower	1104, 0.209, West
G57	ARCO #0194	5884 WASHINGTON BLVD	LUST	Lower	1104, 0.209, West
G58	ARCO #0194	5884 WASHINGTON BLVD	LUST, HIST CORTESE	Lower	1118, 0.212, West
H59	COLLATORS, INCORPORA	3101 S LA CIENEGA BL	SWEEPS UST, CA FID UST	Lower	1140, 0.216, SSW
H60	AIR NAIL CO	3103 S LA CIENEGA BL	SWEEPS UST, CA FID UST	Lower	1142, 0.216, SSW
H61	GATECO	3107 LA CIENEGA BLVD	SEMS-ARCHIVE	Lower	1146, 0.217, SSW
H62	PACIFIC DESIGNS & MF	3111-1/2 S LA CIENEG	RCRA-SQG, EMI	Lower	1148, 0.217, SSW
H63	TEMPO	3113 S LA CIENEGA BL	SEMS-ARCHIVE	Lower	1150, 0.218, SSW
I64	IMEX AUTO CTR	5635 W WASHINGTON BL	RCRA-SQG, FINDS, ECHO	Higher	1186, 0.225, NE
65	VACANT LOT	5866 BLACKWELDER	LUST, HIST CORTESE	Lower	1227, 0.232, SW
I66	ARA SERVICES - LOS A	2340 S FAIRFAX AVE	HIST UST	Lower	1253, 0.237, NNE
I67	SUNSET NEWS CO	2340 S FAIRFAX AVE	SWEEPS UST, HIST UST, CA FID UST, EMI, HAZNET	Lower	1253, 0.237, NNE
I68	FORMER ARAMARK MAGAZ	2340 SOUTH FAIRFAX A	LUST, ENF, HIST CORTESE, CIWQS, WDR	Lower	1253, 0.237, NNE
69	LADWP PALMS SERVICE	2311 S FAIRFAX AVE	RCRA-LQG, LUST, FINDS, ECHO, HIST CORTESE	Lower	1405, 0.266, North
70	MARJAMA PROPERTY	5927 BLACKWELDER STR	LUST	Lower	1507, 0.285, WSW
J71	LA CIENEGA CREATIVE	3077-3243 LA CIENEGA	LUST	Higher	1573, 0.298, SW
J72	LA CIENEGA CREATIVE	3077-3243 LA CIENEGA	CPS-SLIC	Higher	1625, 0.308, SW
73	BLUM & POE GALLERY	2727 LA CIENEGA, SOU	LUST	Lower	1706, 0.323, West
K74	SHELL	3300 LA CIENEGA BLVD	LUST	Lower	1761, 0.334, SSW
K75	SHELL OIL	3300 S LA CIENEGA BL	LUST, SWEEPS UST, HIST UST, CA FID UST, HIST...	Lower	1761, 0.334, SSW
76	APEX METAL POLISHING	5977 W WASHINGTN BL	RCRA-SQG, RESPONSE, ENVIROSTOR, Cortese, EMI, LA...	Lower	1839, 0.348, West
77	MOBIL 17314 (FORMER)	5501 ADAMS BLVD.	LUST	Lower	2005, 0.380, East
78	PONCE RECYCLING	6040 VENICE BLVD	SWRCY	Lower	2020, 0.383, NW

MAPPED SITES SUMMARY

Target Property Address:
5775 WEST ADAMS BOULEVARD
LOS ANGELES, CA 90016

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
79	VACANT WAREHOUSE	5534 WEST WASHINGTON	LUST	Lower	2229, 0.422, NE
80	KAISER PERMANENTE -	6041 CADILLAC AVENUE	ENVIROSTOR, LUST, HIST CORTESE	Lower	2274, 0.431, NW
81	SUPER AUTO REPAIR	6144 VENICE BLVD	LUST, HAZNET	Lower	2406, 0.456, WNW
82	STATES BATTERIES INC	5735 W JEFFERSON BLV	SEMS-ARCHIVE	Higher	2463, 0.466, SSW
83	LA CIENEGA INDUSTRIA	3339-3361 LA CIENEGA	ENVIROSTOR, VCP	Lower	2491, 0.472, SW
L84	WESTERN DISTRICT HQ	5898 VENICE BOULEVAR	LUST, ENF, HIST CORTESE, CIWQS	Lower	2517, 0.477, North
L85	LA DPW WESTERN DISTR	5898 VENICE BLVD	LUST	Lower	2517, 0.477, North
86	ABBOTT TRANSISTOR LA	2727 S LA CIENEGA BL	RCRA-SQG, LUST, SWEEPS UST, HIST UST, CA FID UST,...	Lower	2605, 0.493, West
87	SPRAYLAT CORPORATION	3465 S LA CIENAGA BL	RCRA-SQG, ENVIROSTOR, EMI, HAZNET, NPDES, LA Co....	Higher	2853, 0.540, SSW
88	NEW LOS ANGELES CHAR	1919 SOUTH BURNSIDE	ENVIROSTOR, SCH	Higher	4610, 0.873, NE
89	WILLOWS II COMMUNITY	8490 WARNER DRIVE	ENVIROSTOR, CPS-SLIC, SCH, LOS ANGELES CO. HMS	Lower	4611, 0.873, SW
90	BEST 1 HOUR LAUNDRY	5149-5151 WEST ADAMS	ENVIROSTOR	Higher	4794, 0.908, East
91	COMMUNITY MAGNET SCH	5954 AIRDROME STREET	ENVIROSTOR, SCH	Higher	4813, 0.912, North
92	LA CITY TSI - ADAMS	COMMERCIAL DISTRICT	ENVIROSTOR	Higher	5255, 0.995, East

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ..... National Priority List
Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ..... Federal Facility Site Information listing
SEMS ..... Superfund Enterprise Management System

Federal RCRA CORRACTS facilities list

CORRACTS ..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ..... RCRA - Large Quantity Generators
RCRA-CESQG ..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System
US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROL ..... Sites with Institutional Controls

Federal ERNS list

ERNS ..... Emergency Response Notification System

EXECUTIVE SUMMARY

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
AOCONCERN..... Key Areas of Concerns in Los Angeles County
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
CDL..... Clandestine Drug Labs
CERS HAZ WASTE..... CERS HAZ WASTE
Toxic Pits..... Toxic Pits Cleanup Act Sites
US CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CERS TANKS..... California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS..... Environmental Liens Listing

LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CUPA Listings	CUPA Resources List
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing

Financial Assurance	Financial Assurance Information Listing
HAZNET	Facility and Manifest Data
ICE	ICE
LOS ANGELES CO. HMS	HMS: Street Number List
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
LA Co. Site Mitigation	Site Mitigation List
UIC	UIC Listing
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
CIWQS	California Integrated Water Quality System
CERS	CERS
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)
NON-CASE INFO	NON-CASE INFO (GEOTRACKER)
UIC GEO	UIC GEO (GEOTRACKER)
SAMPLING POINT	SAMPLING POINT (GEOTRACKER)
OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)
WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
PROJECT	PROJECT (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

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

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 12/13/2018 has revealed that there are 3 SEMS-ARCHIVE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
STATES BATTERIES INC Site ID: 0902443 EPA Id: CAD981438724	5735 W JEFFERSON BLV	SSW 1/4 - 1/2 (0.466 mi.)	82	197

Lower Elevation	Address	Direction / Distance	Map ID	Page
GATECO Site ID: 0902263 EPA Id: CAD981161086	3107 LA CIENEGA BLVD	SSW 1/8 - 1/4 (0.217 mi.)	H61	104
TEMPO Site ID: 0902265 EPA Id: CAD981161102	3113 S LA CIENEGA BL	SSW 1/8 - 1/4 (0.218 mi.)	H63	107

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 10 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KENS AUTOMOTIVE EPA ID:: CAR000085886	***5787 W ADAMS BLVD***	***S 0 - 1/8 (0.005 mi.)***	***A4***	***19***
EXXONMOBIL OIL CORPO EPA ID:: CAR000170936	5776 W WASHINGTON BL	NNW 0 - 1/8 (0.072 mi.)	C12	26
EXXONMOBIL OIL CORP	5776 WASHINGTON BLVD	NNW 0 - 1/8 (0.072 mi.)	C17	43

EPA ID:: CAL000056271				
DUNN EDWARDS CORP EPA ID:: CAD981578107	***5777 W WASHINGTON BL***	***NNW 0 - 1/8 (0.122 mi.)***	***42***	***72***
THERIEN STUDIO WORKS EPA ID:: CAR000056234	***5645 W ADAMS AVE***	***E 1/8 - 1/4 (0.173 mi.)***	***47***	***76***
IMEX AUTO CTR EPA ID:: CAD981631609	***5635 W WASHINGTON BL***	***NE 1/8 - 1/4 (0.225 mi.)***	***I64***	***108***

Lower Elevation	Address	Direction / Distance	Map ID	Page
ORKIN EXTERMINATING EPA ID:: CAD981626864	***2609 S FAIRFAX AVE***	***WSW 0 - 1/8 (0.055 mi.)***	***B10***	***24***
NATIONAL DRY HOUSE EPA ID:: CAD982010076	***5812 W WASHINGTON BL***	***WNW 0 - 1/8 (0.088 mi.)***	***C28***	***55***
C AND C LACQUER EPA ID:: CAR000053017	***2633 S FAIRFAX AVE***	***SW 0 - 1/8 (0.102 mi.)***	***B33***	***65***
PACIFIC DESIGNS & MF EPA ID:: CAD982469371	***3111-1/2 S LA CIENEG***	***SSW 1/8 - 1/4 (0.217 mi.)***	***H62***	***105***

State- and tribal - equivalent NPL

RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

A review of the RESPONSE list, as provided by EDR, has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
APEX METAL POLISHING	***5977 W WASHINGTN BL***	***W 1/4 - 1/2 (0.348 mi.)***	***76***	***173***

Database: RESPONSE, Date of Government Version: 10/29/2018
Status: Active
Facility Id: 19340792

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/29/2018 has revealed that there are

EXECUTIVE SUMMARY

9 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SPRAYLAT CORPORATION Facility Id: 71002879 Status: Refer: Other Agency	***3465 S LA CIENAGA BL***	***SSW 1/2 - 1 (0.540 mi.)***	***87***	***227***
NEW LOS ANGELES CHAR Facility Id: 60002640 Status: Active	***1919 SOUTH BURNSIDE***	***NE 1/2 - 1 (0.873 mi.)***	***88***	***237***
BEST 1 HOUR LAUNDRY Facility Id: 19720025 Status: Refer: 1248 Local Agency	5149-5151 WEST ADAMS	E 1/2 - 1 (0.908 mi.)	90	247
COMMUNITY MAGNET SCH Facility Id: 19820054 Status: No Further Action	***5954 AIRDROME STREET***	***N 1/2 - 1 (0.912 mi.)***	***91***	***248***
LA CITY TSI - ADAMS Facility Id: 60000188 Status: Inactive - Action Required	COMMERCIAL DISTRICT	E 1/2 - 1 (0.995 mi.)	92	251

Lower Elevation	Address	Direction / Distance	Map ID	Page
APEX METAL POLISHING Facility Id: 19340792 Status: Active	***5977 W WASHINGTN BL***	***W 1/4 - 1/2 (0.348 mi.)***	***76***	***173***
KAISER PERMANENTE - Facility Id: 71002810 Status: Refer: Other Agency	***6041 CADILLAC AVENUE***	***NW 1/4 - 1/2 (0.431 mi.)***	***80***	***191***
LA CIENEGA INDUSTRIA Facility Id: 19390047 Status: No Further Action	***3339-3361 LA CIENEGA***	***SW 1/4 - 1/2 (0.472 mi.)***	***83***	***198***
WILLOWS II COMMUNITY Facility Id: 60000842 Status: Certified	***8490 WARNER DRIVE***	***SW 1/2 - 1 (0.873 mi.)***	***89***	***240***

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 22 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KEN'S AUTOMOTIVE Database: LUST, Date of Government Version: 09/10/2018 Database: LUST REG 4, Date of Government Version: 09/07/2004 Status: Open - Remediation Facility Id: 900160252	***5787 ADAMS BLVD W***	***S 0 - 1/8 (0.005 mi.)***	***A2***	***9***

Status: Remedial action (cleanup) Underway
Global Id: T0603700575
Global ID: T0603700575

MOBIL #18-LGP | 5776 WASHINGTON BLVD | NNW 0 - 1/8 (0.072 mi.) | C13 | 28
Database: LUST, Date of Government Version: 09/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Open - Remediation
Facility Id: I-07122
Status: Remedial action (cleanup) Underway
Global Id: T0603703282
Global ID: T0603703282

LA CIENEGA CREATIVE | 3077-3243 LA CIENEGA | SW 1/4 - 1/2 (0.298 mi.) | J71 | 155
Database: LUST, Date of Government Version: 09/10/2018
Status: Completed - Case Closed
Global Id: T10000000575

Lower Elevation	Address	Direction / Distance	Map ID	Page
NATIONAL DYE HOUSE	***5812 WASHINGTON BLVD***	***WNW 0 - 1/8 (0.088 mi.)***	***C27***	***53***

Database: LUST, Date of Government Version: 09/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Completed - Case Closed
Facility Id: I-07035
Status: Case Closed
Global Id: T0603703273
Global ID: T0603703273

ALEXANDER MACHINERY | ***5840 ADAMS BLVD*** | ***WSW 0 - 1/8 (0.093 mi.)*** | ***B31*** | ***59***
Database: LUST, Date of Government Version: 09/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Open - Remediation
Facility Id: R-12968
Status: Preliminary site assessment underway
Global Id: T0603732097
Global ID: T0603732097

EM TEE NEST LLC | ***5863 WASHINGTON BLVD*** | ***W 1/8 - 1/4 (0.189 mi.)*** | ***G48*** | ***79***
Database: LUST, Date of Government Version: 09/10/2018
Status: Open - Site Assessment
Global Id: T10000011301

ARCO #0194 | 5884 WASHINGTON BLVD | W 1/8 - 1/4 (0.209 mi.) | G57 | 88
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: I-12044
Status: Remedial action (cleanup) Underway
Global ID: T0603703901

ARCO #0194 | ***5884 WASHINGTON BLVD*** | ***W 1/8 - 1/4 (0.212 mi.)*** | ***G58*** | ***89***
Database: LUST, Date of Government Version: 09/10/2018
Status: Open - Remediation
Global Id: T0603703901

VACANT LOT | ***5866 BLACKWELDER*** | ***SW 1/8 - 1/4 (0.232 mi.)*** | ***65*** | ***110***
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: 902320034
Status: Leak being confirmed
Global ID: T0603701259

FORMER ARAMARK MAGAZ | ***2340 SOUTH FAIRFAX A*** | ***NNE 1/8 - 1/4 (0.237 mi.)*** | ***I68*** | ***114***
Database: LUST, Date of Government Version: 09/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004

Status: Open - Remediation
Facility Id: 900160098
Status: Pollution Characterization
Global Id: T0603700559
Global ID: T0603700559

LADWP PALMS SERVICE ***2311 S FAIRFAX AVE*** ***N 1/4 - 1/2 (0.266 mi.)*** ***69*** ***136***
Database: LUST, Date of Government Version: 09/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Open - Remediation
Facility Id: 900160034
Status: Remediation Plan
Global Id: T0603700555
Global ID: T0603700555

MARJAMA PROPERTY 5927 BLACKWELDER STR WSW 1/4 - 1/2 (0.285 mi.) 70 149
Database: LUST, Date of Government Version: 09/10/2018
Status: Completed - Case Closed
Global Id: T0603757385

BLUM & POE GALLERY 2727 LA CIENEGA, SOU W 1/4 - 1/2 (0.323 mi.) 73 158
Database: LUST, Date of Government Version: 09/10/2018
Status: Completed - Case Closed
Global Id: T10000002896

SHELL 3300 LA CIENEGA BLVD SSW 1/4 - 1/2 (0.334 mi.) K74 160
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: 900350052A
Status: Preliminary site assessment underway
Global ID: T0603700876

SHELL OIL ***3300 S LA CIENEGA BL*** ***SSW 1/4 - 1/2 (0.334 mi.)*** ***K75*** ***161***
Database: LUST, Date of Government Version: 09/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Completed - Case Closed
Facility Id: 900350052
Status: Case Closed
Global Id: T0603700876
Global Id: T0603700875
Global ID: T0603700875

MOBIL 17314 (FORMER) 5501 ADAMS BLVD. E 1/4 - 1/2 (0.380 mi.) 77 181
Database: LUST, Date of Government Version: 09/10/2018
Status: Open - Remediation
Global Id: T0603792206

VACANT WAREHOUSE 5534 WEST WASHINGTON NE 1/4 - 1/2 (0.422 mi.) 79 189
Database: LUST, Date of Government Version: 09/10/2018
Status: Completed - Case Closed
Global Id: T10000001045

KAISER PERMANENTE - ***6041 CADILLAC AVENUE*** ***NW 1/4 - 1/2 (0.431 mi.)*** ***80*** ***191***
Database: LUST, Date of Government Version: 09/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Completed - Case Closed
Facility Id: 900340089
Status: Case Closed
Global Id: T0603700859
Global ID: T0603700859

SUPER AUTO REPAIR ***6144 VENICE BLVD*** ***WNW 1/4 - 1/2 (0.456 mi.)*** ***81*** ***194***
Database: LUST, Date of Government Version: 09/10/2018

Status: Completed - Case Closed
Global Id: T10000005601

WESTERN DISTRICT HQ ***5898 VENICE BOULEVAR*** ***N 1/4 - 1/2 (0.477 mi.)*** ***L84*** ***200***
Database: LUST, Date of Government Version: 09/10/2018
Status: Open - Remediation
Global Id: T0603700617

LA DPW WESTERN DISTR 5898 VENICE BLVD N 1/4 - 1/2 (0.477 mi.) L85 218
Database: LUST REG 4, Date of Government Version: 09/07/2004
Facility Id: 900190070
Status: Remediation Plan
Global ID: T0603700617

ABBOTT TRANSISTOR LA ***2727 S LA CIENEGA BL*** ***W 1/4 - 1/2 (0.493 mi.)*** ***86*** ***220***
Database: LUST, Date of Government Version: 09/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Completed - Case Closed
Facility Id: 900340198
Status: Case Closed
Global Id: T0603700869
Global ID: T0603700869

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 2 CPS-SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LA CIENEGA CREATIVE	3077-3243 LA CIENEGA	SW 1/4 - 1/2 (0.308 mi.)	J72	157
Database: CPS-SLIC, Date of Government Version: 09/10/2018 Facility Status: Open - Site Assessment Global Id: T10000008600				

Lower Elevation	Address	Direction / Distance	Map ID	Page
CULVER CITY FAIRFAX/	FAIRFAX AVENUE	W 0 - 1/8 (0.061 mi.)	B11	26
Database: CPS-SLIC, Date of Government Version: 09/10/2018 Facility Status: Open - Inactive Global Id: SLT4L0691764				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 7 UST sites within

approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CIRCLE K STORES INC. Database: UST, Date of Government Version: 09/10/2018 Facility Id: LACOFA0028962	5776 W WASHINGTON BL	NNW 0 - 1/8 (0.072 mi.)	C16	43
MOBIL OIL CORP S/S # Database: UST, Date of Government Version: 09/10/2018 Facility Id: 7122	5776 WASHINGTON BLVD	NNW 0 - 1/8 (0.072 mi.)	C20	46
CURRENT OCCUPANT Database: UST, Date of Government Version: 09/10/2018 Facility Id: 25097	***2510 S GENESEE AVE***	***NNE 0 - 1/8 (0.084 mi.)***	***D23***	***48***

Lower Elevation	Address	Direction / Distance	Map ID	Page
ALEXANDER MACHINERY Database: UST, Date of Government Version: 09/10/2018 Facility Id: 12968	***5840 ADAMS BLVD***	***WSW 0 - 1/8 (0.093 mi.)***	***B31***	***59***
MUSTANG ONLY Database: UST, Date of Government Version: 09/10/2018 Facility Id: LACOFA0028905	5863 WASHINGTON BLVD	W 1/8 - 1/4 (0.189 mi.)	G49	82
CHALLENGE MARKETING Database: UST, Date of Government Version: 09/10/2018 Facility Id: 25121	2929 LA CIENEGA BLVD	WSW 1/8 - 1/4 (0.197 mi.)	F52	85
ARCO PRODUCTS #00194 Database: UST, Date of Government Version: 09/10/2018 Facility Id: 37046 Facility Id: LACOFA0029045	5884 WASHINGTON BLVD	W 1/8 - 1/4 (0.209 mi.)	G55	87

State and tribal voluntary cleanup sites

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 10/29/2018 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LA CIENEGA INDUSTRIA Status: No Further Action Facility Id: 19390047	***3339-3361 LA CIENEGA***	***SW 1/4 - 1/2 (0.472 mi.)***	***83***	***198***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 09/10/2018 has revealed that there is 1

SWRCY site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PONCE RECYCLING Cert Id: RC170016.001	6040 VENICE BLVD	NW 1/4 - 1/2 (0.383 mi.)	78	189

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 17 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KEN NUMATA Status: A Comp Number: 3990	***5787 W ADAMS BLVD***	***S 0 - 1/8 (0.005 mi.)***	***A3***	***18***
ED & TERRY CHUNTZ-YE Comp Number: 7034	***5788 W ADAMS BLVD***	***S 0 - 1/8 (0.027 mi.)***	***A7***	***22***
CIRCLE K STORES INC Status: A Tank Status: A Comp Number: 7122	***5776 WASHINGTON BLVD***	***NNW 0 - 1/8 (0.072 mi.)***	***C15***	***40***
CURRENT OCCUPANT Status: A Tank Status: A Comp Number: 1442	***2510 S GENESEE AVE***	***NNE 0 - 1/8 (0.084 mi.)***	***D23***	***48***
SEE I-13005 Status: A Comp Number: 12975	5797 WASHINGTON BLVD	NW 0 - 1/8 (0.109 mi.)	C40	71

Lower Elevation	Address	Direction / Distance	Map ID	Page
NATIONAL DRY HOUSE Comp Number: 7035	***5812 W WASHINGTON BL***	***WNW 0 - 1/8 (0.088 mi.)***	***C28***	***55***
ALEXANDER MACHINERY Status: A Tank Status: A Comp Number: 12968	***5840 ADAMS BLVD***	***WSW 0 - 1/8 (0.093 mi.)***	***B30***	***58***
ANGELICA HEALTHCARE Status: A Tank Status: A Comp Number: 13005	***5805 WASHINGTON BLVD***	***NW 0 - 1/8 (0.122 mi.)***	***E43***	***74***
ROBERT ROSS INC Status: A Comp Number: 12976	***5813 WASHINGTON BLVD***	***WNW 1/8 - 1/4 (0.131 mi.)***	***E45***	***75***
HAJOCA CORP	***5880 ADAMS BLVD***	***WSW 1/8 - 1/4 (0.154 mi.)***	***F46***	***75***

Status: A Comp Number: 14772				
CHALLENGE MARKETING Status: A Comp Number: 9030	2929 S LA CIENEGA BL	WSW 1/8 - 1/4 (0.197 mi.)	F50	82
CALIFORNIA TARGET EN Status: A Tank Status: A Comp Number: 9660	***2929 LA CIENEGA BLVD***	***WSW 1/8 - 1/4 (0.197 mi.)***	***F51***	***82***
JAMES KONOPISOS Status: A Comp Number: 14905	***2915 LA CIENEGA BLVD***	***WSW 1/8 - 1/4 (0.206 mi.)***	***F54***	***86***
ARCO PETROLEUM PROD Status: A Tank Status: A Comp Number: 12044	5884 WASHINGTON BLVD	W 1/8 - 1/4 (0.209 mi.)	G56	87
COLLATORS, INCORPORA Comp Number: 4312	***3101 S LA CIENEGA BL***	***SSW 1/8 - 1/4 (0.216 mi.)***	***H59***	***102***
AIR NAIL CO Comp Number: 6377	***3103 S LA CIENEGA BL***	***SSW 1/8 - 1/4 (0.216 mi.)***	***H60***	***103***
SUNSET NEWS CO Comp Number: 546	***2340 S FAIRFAX AVE***	***NNE 1/8 - 1/4 (0.237 mi.)***	***I67***	***112***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 8 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
YOUNG HO KIM Facility Id: 00000039974	5776 WASHINGTON BLVD	NNW 0 - 1/8 (0.072 mi.)	C18	44
HOBART WHOLESALE DRY Facility Id: 00000020651	2510 S GENESEE AVE	NNE 0 - 1/8 (0.084 mi.)	D21	47
HOBART WHOLESALE DRY	***2510 SO GENESEE AVE***	***NNE 0 - 1/8 (0.084 mi.)***	***D22***	***47***

Lower Elevation	Address	Direction / Distance	Map ID	Page
ANGELICA HEALTHCARE Facility Id: 00000003193	***5805 WASHINGTON BLVD***	***NW 0 - 1/8 (0.122 mi.)***	***E43***	***74***
CALIFORNIA TARGET EN	***2929 LA CIENEGA BLVD***	***WSW 1/8 - 1/4 (0.197 mi.)***	***F51***	***82***
084 Facility Id: 00000005258	2929 LA CIENEGA BLVD	WSW 1/8 - 1/4 (0.197 mi.)	F53	85
ARA SERVICES - LOS A Facility Id: 00000005212	2340 S FAIRFAX AVE	NNE 1/8 - 1/4 (0.237 mi.)	I66	111
SUNSET NEWS CO	***2340 S FAIRFAX AVE***	***NNE 1/8 - 1/4 (0.237 mi.)***	***I67***	***112***

EXECUTIVE SUMMARY

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 8 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KEN NUMATA Facility Id: 19036508 Status: A	***5787 W ADAMS BLVD***	***S 0 - 1/8 (0.005 mi.)***	***A3***	***18***
ED & TERRY CHUNTZ-YE Facility Id: 19027775 Status: A	***5788 W ADAMS BLVD***	***S 0 - 1/8 (0.027 mi.)***	***A7***	***22***
CIRCLE K STORES INC Facility Id: 19001587 Status: A	***5776 WASHINGTON BLVD***	***NNW 0 - 1/8 (0.072 mi.)***	***C15***	***40***
HOBART WHOLESALE DRY Facility Id: 19051965 Status: A	***2510 SO GENESEE AVE***	***NNE 0 - 1/8 (0.084 mi.)***	***D22***	***47***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CALIFORNIA TARGET EN Facility Id: 19054848 Status: A	***2929 LA CIENEGA BLVD***	***WSW 1/8 - 1/4 (0.197 mi.)***	***F51***	***82***
COLLATORS, INCORPORA Facility Id: 19055747 Status: A	***3101 S LA CIENEGA BL***	***SSW 1/8 - 1/4 (0.216 mi.)***	***H59***	***102***
AIR NAIL CO Facility Id: 19056206 Status: A	***3103 S LA CIENEGA BL***	***SSW 1/8 - 1/4 (0.216 mi.)***	***H60***	***103***
SUNSET NEWS CO Facility Id: 19001463 Status: A	***2340 S FAIRFAX AVE***	***NNE 1/8 - 1/4 (0.237 mi.)***	***I67***	***112***

Other Ascertainable Records

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 09/24/2018 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
APEX METAL POLISHING Envirostor Id: 19340792 Cleanup Status: ACTIVE	***5977 W WASHINGTN BL***	***W 1/4 - 1/2 (0.348 mi.)***	***76***	***173***

EXECUTIVE SUMMARY

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there are 7 DRYCLEANERS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HOBART WHOLESALE DRY Database: DRYCLEAN SOUTH COAST, Date of Government Version: 10/04/2018	2510 S GENESEE AVE	NNE 0 - 1/8 (0.084 mi.)	D24	49

Lower Elevation	Address	Direction / Distance	Map ID	Page
NATL DYE HOUSE Database: DRYCLEAN SOUTH COAST, Date of Government Version: 10/04/2018	5812 W WASHINGTON BL	WNW 0 - 1/8 (0.088 mi.)	C29	57
SPRUCE CLEANERS Database: DRYCLEANERS, Date of Government Version: 08/30/2018 EPA Id: CAL000264456	5852 W ADAMS	WSW 0 - 1/8 (0.103 mi.)	B34	67
FFR-CULVER CITY INC Database: DRYCLEANERS, Date of Government Version: 08/30/2018 EPA Id: CAL000282182 EPA Id: CAL000290873	5852 ADAMS BLVD	WSW 0 - 1/8 (0.103 mi.)	B35	68
PICO VALET SRVCS/FLO Database: DRYCLEAN SOUTH COAST, Date of Government Version: 10/04/2018	5852 W ADAMS BLVD	WSW 0 - 1/8 (0.103 mi.)	B37	69
SPRUCE CLEANERS LLC/ Database: DRYCLEAN SOUTH COAST, Date of Government Version: 10/04/2018	5852 W ADAMS BLVD	WSW 0 - 1/8 (0.103 mi.)	B38	70
FRR CULVER CITY INC Database: DRYCLEAN SOUTH COAST, Date of Government Version: 10/04/2018	5852 ADAMS BLVD	WSW 0 - 1/8 (0.103 mi.)	B39	70

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 11 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KEN'S AUTOMOTIVE Reg Id: 900160252	***5787 ADAMS BLVD W***	***S 0 - 1/8 (0.005 mi.)***	***A2***	***9***
MOBIL #18-LGP Reg Id: 2481 Reg Id: I-07122	5776 WASHINGTON	NNW 0 - 1/8 (0.072 mi.)	C14	40

Lower Elevation	Address	Direction / Distance	Map ID	Page
NATIONAL DYE HOUSE Reg Id: I-07035	***5812 WASHINGTON BLVD***	***WNW 0 - 1/8 (0.088 mi.)***	***C27***	***53***
ARCO #0194 Reg Id: I-12044	***5884 WASHINGTON BLVD***	***W 1/8 - 1/4 (0.212 mi.)***	***G58***	***89***
VACANT LOT	***5866 BLACKWELDER***	***SW 1/8 - 1/4 (0.232 mi.)***	***65***	***110***

Reg Id: 902320034				
FORMER ARAMARK MAGAZ Reg Id: 900160098	***2340 SOUTH FAIRFAX A***	***NNE 1/8 - 1/4 (0.237 mi.)***	***I68***	***114***
LADWP PALMS SERVICE Reg Id: 900160034	***2311 S FAIRFAX AVE***	***N 1/4 - 1/2 (0.266 mi.)***	***69***	***136***
SHELL OIL Reg Id: 900350052 Reg Id: 900350052A	***3300 S LA CIENEGA BL***	***SSW 1/4 - 1/2 (0.334 mi.)***	***K75***	***161***
KAISER PERMANENTE - Reg Id: 900340089	***6041 CADILLAC AVENUE***	***NW 1/4 - 1/2 (0.431 mi.)***	***80***	***191***
WESTERN DISTRICT HQ Reg Id: 900190070	***5898 VENICE BOULEVAR***	***N 1/4 - 1/2 (0.477 mi.)***	***L84***	***200***
ABBOTT TRANSISTOR LA Reg Id: 900340198	***2727 S LA CIENEGA BL***	***W 1/4 - 1/2 (0.493 mi.)***	***86***	***220***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 6 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KENS TEXACO	5787 W ADAMS BLVD	S 0 - 1/8 (0.005 mi.)	A1	9
ANDYS SERVICE	5801 W ADAMS BLVD	SSW 0 - 1/8 (0.005 mi.)	A5	22
HARRYS AUTO REPAIR	5788 W ADAMS BLVD	S 0 - 1/8 (0.027 mi.)	A8	23
KIMS MOBILE SERVICE	5776 W WASHINGTON BL	NNW 0 - 1/8 (0.072 mi.)	C19	45
FERNANDEZ J J	5776 W WASHINGTON BL	N 0 - 1/8 (0.109 mi.)	D41	71

Lower Elevation	Address	Direction / Distance	Map ID	Page
GUY ERWIN	5807 W ADAMS BLVD	WSW 0 - 1/8 (0.010 mi.)	A6	22

EXECUTIVE SUMMARY

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 6 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HOBART DYE WORKS	2510 S GENESEE AVE	NNE 0 - 1/8 (0.084 mi.)	D25	52
HOBART DYE WORKS	5734 W WASHINGTON	NNE 0 - 1/8 (0.100 mi.)	D32	65

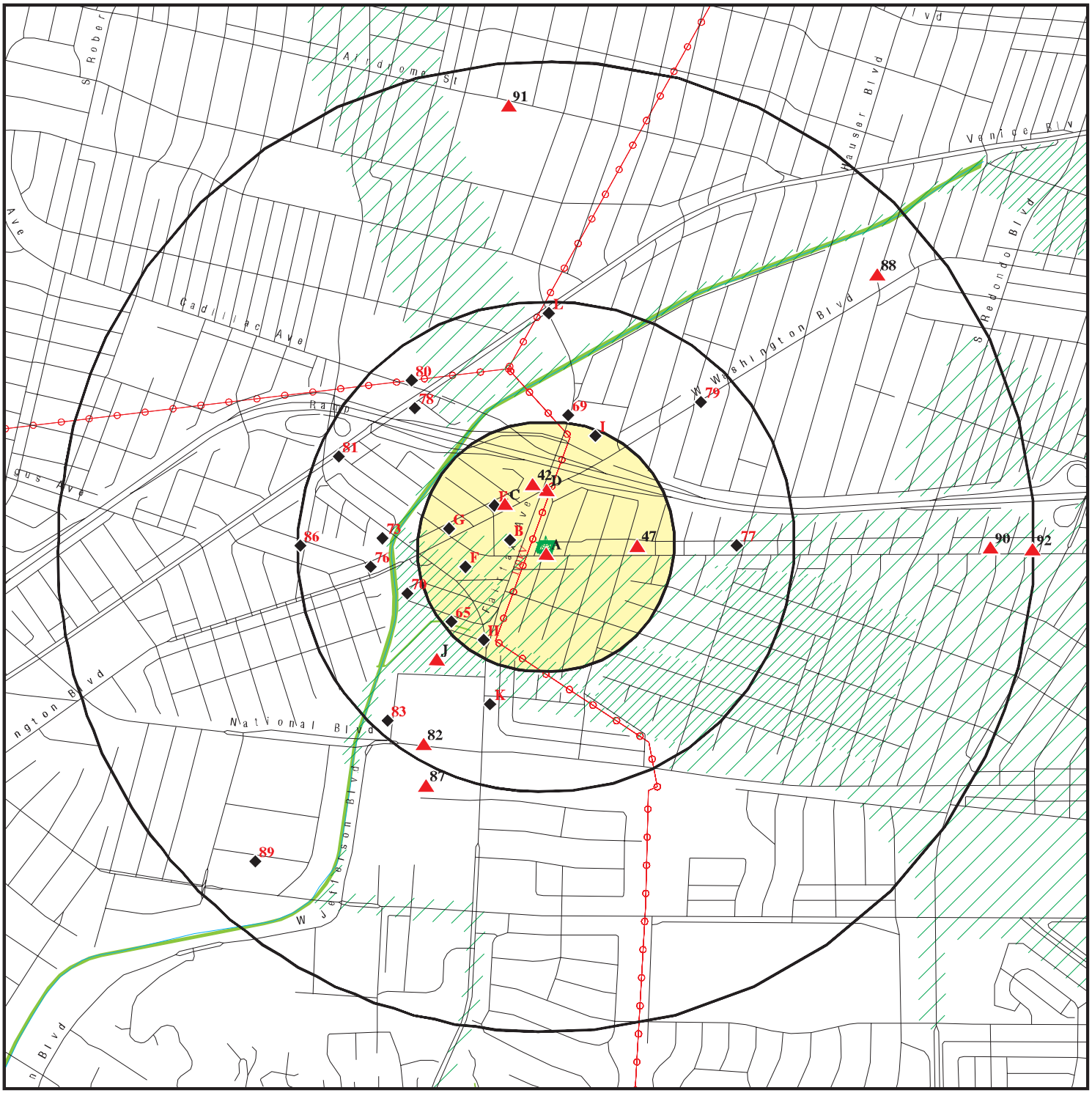
Lower Elevation	Address	Direction / Distance	Map ID	Page
PICO VALET SERVICES	5852 W ADAMS BLVD	WSW 0 - 1/8 (0.038 mi.)	A9	24
NATIONAL DYE HOUSE I	5812 W WASHINGTON BL	WNW 0 - 1/8 (0.088 mi.)	C26	52
SPRUCE CLEANERS CONF	5852 ADAMS BLVD	WSW 0 - 1/8 (0.103 mi.)	B36	69
DUSTY BLUE INC	5805 WASHINGTON BLVD	NW 0 - 1/8 (0.122 mi.)	E44	74

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.

Site Name	Database(s)
INGLEWOOD OIL FIELD (FORMER)	CPS-SLIC
CULVER CITY FAIRFAX/ADAM CLEANUP	CPS-SLIC
CULVER CITY DOG PARK	ENVIROSTOR

OVERVIEW MAP - 5533714.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 5775 West Adams Boulevard	CLIENT: Frey Environmental
ADDRESS: 5775 West Adams Boulevard Los Angeles CA 90016	CONTACT: Deanna Hoppe INQUIRY #: 5533714.2s
LAT/LONG: 34.032712 / 118.36976	DATE: January 14, 2019 1:40 pm

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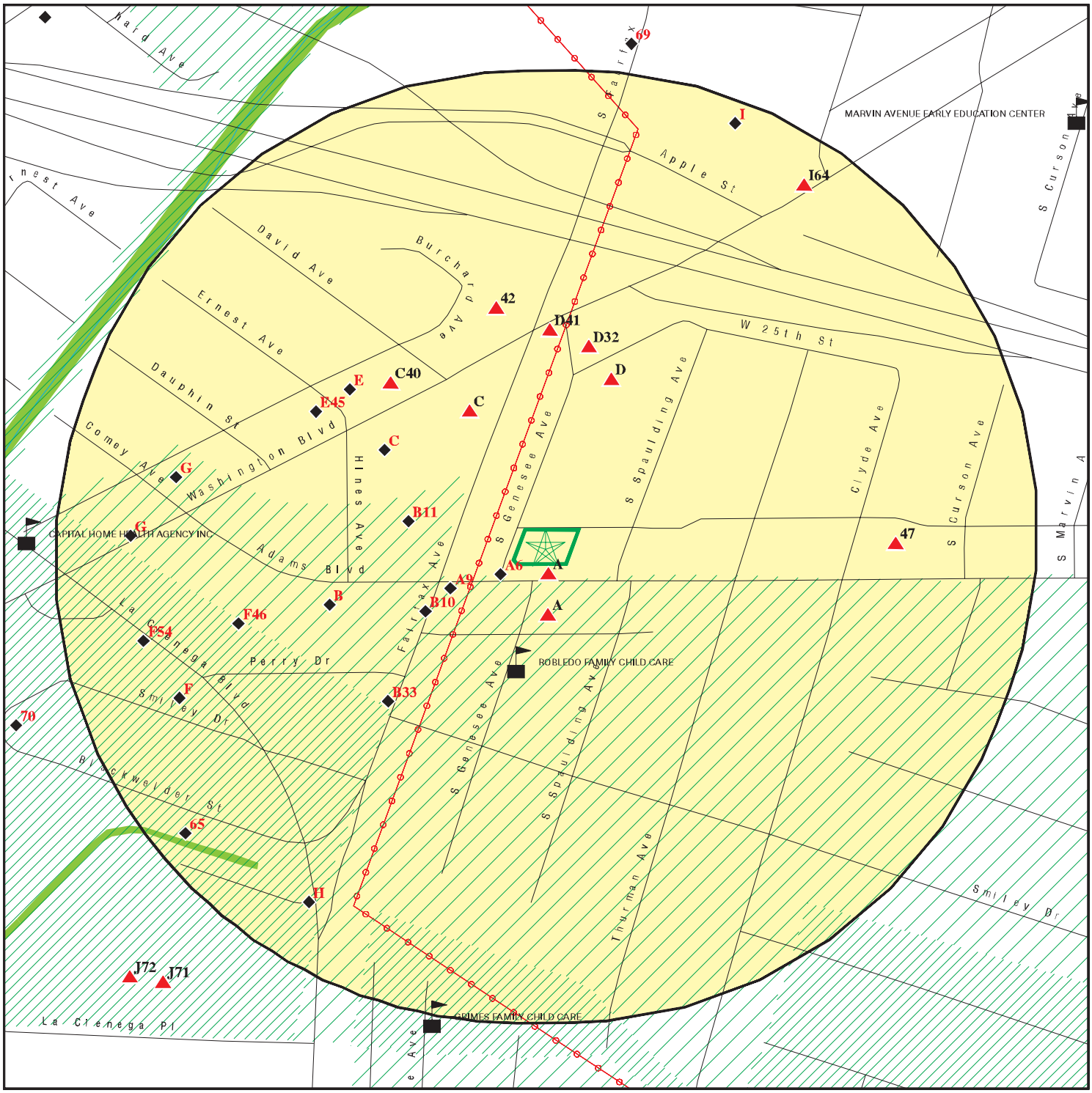
DETAIL MAP - 5533714.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 5775 West Adams Boulevard	CLIENT: Frey Environmental
ADDRESS: 5775 West Adams Boulevard Los Angeles CA 90016	CONTACT: Deanna Hoppe INQUIRY #: 5533714.2s
LAT/LONG: 34.032712 / 118.36976	DATE: January 14, 2019 1:45 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	2	1	NR	NR	3
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		7	3	NR	NR	NR	10
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	1	0	NR	1
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	3	6	NR	9
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		4	5	13	NR	NR	22

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		1	0	1	NR	NR	2
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		4	3	NR	NR	NR	7
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	1	NR	NR	1
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
AOCONCERN	1.000		0	0	0	0	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		8	9	NR	NR	NR	17
HIST UST	0.250		4	4	NR	NR	NR	8
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		4	4	NR	NR	NR	8
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	1	NR	NR	1
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		7	0	NR	NR	NR	7
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		3	3	5	NR	NR	11
LOS ANGELES CO. HMS	0.001		0	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		6	NR	NR	NR	NR	6
EDR Hist Cleaner	0.125		6	NR	NR	NR	NR	6
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	54	33	27	6	0	120

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **KENS TEXACO** **EDR Hist Auto** **1021551339**
South **5787 W ADAMS BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90016**
0.005 mi.
26 ft. **Site 1 of 9 in cluster A**

Relative: EDR Hist Auto
Higher

Actual:
95 ft.

Year:	Name:	Type:
1970	KENS SHELL SERVICE	Gasoline Service Stations
1971	KENS SHELL SERVICE	Gasoline Service Stations
1972	KENS SHELL SERVICE	Gasoline Service Stations
1973	KENS SHELL SERVICE	Gasoline Service Stations
1974	KENS SHELL SERVICE	Gasoline Service Stations
1975	KENS SHELL SERVICE	Gasoline Service Stations
1976	KENS SHELL SERVICE	Gasoline Service Stations
1985	KENS TEXACO	Gasoline Service Stations
1986	KENS TEXACO	Gasoline Service Stations
1987	KENS TEXACO	Gasoline Service Stations
1988	KENS TEXACO	Gasoline Service Stations
1989	KENS TEXACO	Gasoline Service Stations
1990	KENS TEXACO	Gasoline Service Stations
1991	KENS TEXACO	Gasoline Service Stations
1992	KENS TEXACO	Gasoline Service Stations
1993	KENS TEXACO	Gasoline Service Stations
1994	KENS TEXACO	Gasoline Service Stations
1995	KENS TEXACO	Gasoline Service Stations
2004	NUMATA KEN	Automotive Repair Shops, NEC, NEC
2005	NUMATA KEN	Automotive Repair Shops, NEC, NEC
2006	NUMATA KEN	Automotive Repair Shops, NEC, NEC
2007	NUMATA KEN	Automotive Repair Shops, NEC, NEC
2008	NUMATA KEN	Automotive Repair Shops, NEC, NEC
2009	NUMATA KEN	Automotive Repair Shops, NEC, NEC
2010	NUMATA KEN	Automotive Repair Shops, NEC, NEC
2011	NUMATA KEN	Automotive Repair Shops, NEC, NEC
2012	SAM S AUTO REPAIR INC	Automotive Repair Shops, NEC, NEC
2013	SAM S AUTO REPAIR INC	Automotive Repair Shops, NEC, NEC
2014	SAM S AUTO REPAIR INC	Automotive Repair Shops, NEC, NEC

A2 **KEN'S AUTOMOTIVE** **LUST** **S103281911**
South **5787 ADAMS BLVD W** **ENF** **N/A**
< 1/8 **LOS ANGELES, CA 90016** **HIST CORTESE**
0.005 mi.
26 ft. **Site 2 of 9 in cluster A**

Relative: LUST:
Higher

Actual:
95 ft.

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700575
Global Id:	T0603700575
Latitude:	34.0326923755494
Longitude:	-118.369785000035
Status:	Open - Remediation
Status Date:	05/03/2007
Case Worker:	DPP
RB Case Number:	900160252
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply

KEN'S AUTOMOTIVE (Continued) **S103281911**

Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

LUST:
Global Id: T0603700575
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

Global Id: T0603700575
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603700575
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 04/15/2006
Action: Remedial Progress Report

Global Id: T0603700575
Action Type: RESPONSE
Date: 06/08/2016
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603700575
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 01/30/2002
Action: Soil and Water Investigation Report

Global Id: T0603700575
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 02/10/2003
Action: Monitoring Report - Quarterly

KEN'S AUTOMOTIVE (Continued) **S103281911**

Global Id: T0603700575
Action Type: RESPONSE
Date: 02/10/2003
Action: Remedial Progress Report

Global Id: T0603700575
Action Type: RESPONSE
Date: 04/15/2003
Action: Remedial Progress Report

Global Id: T0603700575
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: Other
Date: 01/09/1996
Action: Leak Discovery

Global Id: T0603700575
Action Type: RESPONSE
Date: 03/02/2012
Action: Remedial Progress Report

Global Id: T0603700575
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 04/15/2007
Action: Remedial Progress Report

Global Id: T0603700575
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700575
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 04/15/2004
Action: Remedial Progress Report

Global Id: T0603700575
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700575
Action Type: ENFORCEMENT

KEN'S AUTOMOTIVE (Continued) **S103281911**

Date: 01/31/2018
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603700575
Action Type: ENFORCEMENT
Date: 01/31/2003
Action: Clean-up and Abatement Order

Global Id: T0603700575
Action Type: ENFORCEMENT
Date: 03/15/2001
Action: * Historical Enforcement

Global Id: T0603700575
Action Type: Other
Date: 01/09/1996
Action: Leak Stopped

Global Id: T0603700575
Action Type: Other
Date: 01/21/1996
Action: Leak Reported

Global Id: T0603700575
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

KEN'S AUTOMOTIVE (Continued) **S103281911**

Global Id: T0603700575
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 04/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603700575
Action Type: RESPONSE
Date: 12/28/2010
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603700575
Action Type: RESPONSE
Date: 02/09/2009
Action: Other Report / Document

Global Id: T0603700575
Action Type: RESPONSE
Date: 03/29/2011
Action: Interim Remedial Action Plan

Global Id: T0603700575
Action Type: RESPONSE
Date: 11/15/2011
Action: Well Installation Report

Global Id: T0603700575
Action Type: REMEDIATION
Date: 01/08/2004
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700575
Action Type: ENFORCEMENT
Date: 06/27/2002
Action: Staff Letter

Global Id: T0603700575
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE

KEN'S AUTOMOTIVE (Continued) **S103281911**

Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 02/19/2009
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603700575
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 07/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603700575
Action Type: RESPONSE
Date: 12/24/2002
Action: Remedial Progress Report

Global Id: T0603700575
Action Type: RESPONSE
Date: 12/02/2002
Action: Remedial Progress Report

Global Id: T0603700575
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: RESPONSE
Date: 07/15/2004
Action: Remedial Progress Report

Global Id: T0603700575
Action Type: RESPONSE
Date: 07/31/2002
Action: Other Report / Document

KEN'S AUTOMOTIVE (Continued) **S103281911**

Global Id: T0603700575
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700575
Action Type: REMEDIATION
Date: 01/08/2004
Action: Soil Vapor Extraction (SVE)

LUST:
Global Id: T0603700575
Status: Open - Case Begin Date
Status Date: 01/09/1996

Global Id: T0603700575
Status: Open - Remediation
Status Date: 10/30/2001

Global Id: T0603700575
Status: Open - Remediation
Status Date: 02/03/2003

Global Id: T0603700575
Status: Open - Remediation
Status Date: 03/05/2003

Global Id: T0603700575
Status: Open - Remediation
Status Date: 04/27/2004

Global Id: T0603700575
Status: Open - Remediation
Status Date: 08/27/2004

Global Id: T0603700575
Status: Open - Remediation
Status Date: 04/17/2006

Global Id: T0603700575
Status: Open - Remediation
Status Date: 05/03/2007

Global Id: T0603700575
Status: Open - Site Assessment
Status Date: 01/01/1997

Global Id: T0603700575
Status: Open - Site Assessment
Status Date: 04/02/1997

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles

KEN'S AUTOMOTIVE (Continued) **S103281911**

Facility Id:	900160252	
Status:	Remedial action (cleanup) Underway	
Substance:	Hydrocarbons	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Excavate and Dispose
Global ID:	T0603700575	
W Global ID:	Not reported	
Staff:	TCS	
Local Agency:	19050	
Cross Street:	GENESSE AVE	
Enforcement Type:	Cleanup and Abatement Orders	
Date Leak Discovered:	1/9/1996	
Date Leak First Reported:		1/21/1996
Date Leak Record Entered:	3/26/1997	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	1/9/1996	
Date Case Last Changed on Database:		9/26/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	Corrosion	
Leak Source:	Tank	
Operator:	NUMATA, KEN	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		922.7613708075560650637784 24
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		1/1/1997
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		4/2/1997
Remediation Plan Submitted:		10/30/2001
Remedial Action Underway:		3/5/2003
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		3/15/2001
Historical Max MTBE Date:		2/15/2002
Hist Max MTBE Conc in Groundwater:		16360
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	=	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	PHILIP GOALWIN	
RP Address:	5787 W ADAMS BLVD., LOS ANGELES CA 90016	
Program:	LUST	
Lat/Long:	34.0325352 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	ALTHROUGH MTBE=ND BUT 7 WELLS CONTAIN FP, SO MTBE CANNOT BE ANALYZED.; 2/20/01 MONTHLY STATU RPT-JAN 2001; 3/7/01 PROPOSAL FOR ADD'L SITE ASSESSMENT; 3/22/01 MONTHLY STATUS RPT FEB. 2001; 3/31/01 1ST QTR GW	

KEN'S AUTOMOTIVE (Continued) **S103281911**

MON RPT 2001 & RE

ENF:

Region:	4
Facility Id:	234783
Agency Name:	Ken's Automotive
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Not reported
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.032445
Place Longitude:	-118.369619
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900160252
Reg Measure Id:	167900
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported

KEN'S AUTOMOTIVE (Continued) **S103281911**

WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	230260
Region:	4
Order / Resolution Number:	00-069
Enforcement Action Type:	Clean-up and Abatement Order
Effective Date:	06/16/2000
Adoption/Issuance Date:	Not reported
Achieve Date:	2000-08-30
Termination Date:	06/16/2000
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	CAO NO. 00-069 contains a time schedule for assessment & cleanup.
Description:	CAO NO. 00-069 issued 6/16/00 contains a time schedule for assessment & cleanup of the site.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900160252

A3 **KEN NUMATA** **SWEEPS UST** **S101586019**
South **5787 W ADAMS BLVD** **CA FID UST** **N/A**
< 1/8 **LOS ANGELES, CA 90016**
0.005 mi.
26 ft. **Site 3 of 9 in cluster A**

Relative:
Higher

Actual:
95 ft.

SWEEPS UST:

Status:	Active
Comp Number:	3990
Number:	2
Board Of Equalization:	Not reported
Referral Date:	02-25-93
Action Date:	02-25-93
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported

KEN NUMATA (Continued) **S101586019**

Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19036508
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 0009362228
Mail To: Not reported
Mailing Address: 5787 W ADAMS BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900160000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

A4
South
< 1/8
0.005 mi.
26 ft.

KENS AUTOMOTIVE
5787 W ADAMS BLVD
LOS ANGELES, CA 90013

Site 4 of 9 in cluster A

RCRA-SQG **1004676486**
FINDS **CAR000085886**
ECHO
HAZNET

Relative:
Higher

Actual:
95 ft.

RCRA-SQG:
Date form received by agency: 11/02/2000
Facility name: KENS AUTOMOTIVE
Facility address: 5787 W ADAMS BLVD
LOS ANGELES, CA 90013
EPA ID: CAR000085886
Contact: JOHN SCOTT
Contact address: 5640 DISTRICT BLVD UNIT 102
BAKERSFIELD, CA 93313
Contact country: US
Contact telephone: 661-831-6906
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: KENNETH NUMATA
Owner/operator address: 912 TEGNER DR
MONTEREY PARK, CA 91754
Owner/operator country: Not reported

KENS AUTOMOTIVE (Continued) **1004676486**

Owner/operator telephone: 626-571-5353
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Historical Generators:
Date form received by agency: 11/02/2000
Site name: KENS AUTOMOTIVE
Classification: Small Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110012210605

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

KENS AUTOMOTIVE (Continued) **1004676486**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1004676486
Registry ID:	110012210605
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110012210605

HAZNET:

envid:	1004676486
Year:	2002
GEPAID:	CAR000085886
Contact:	--
Telephone:	6618316906
Mailing Name:	Not reported
Mailing Address:	5787 W ADAMS BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900130000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Recycler
Tons:	23.65
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1004676486
Year:	2001
GEPAID:	CAR000085886
Contact:	--
Telephone:	6618316906
Mailing Name:	Not reported
Mailing Address:	5787 W ADAMS BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900130000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Recycler
Tons:	25.64
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	1004676486
Year:	2000
GEPAID:	CAR000085886
Contact:	--
Telephone:	6618316906
Mailing Name:	Not reported
Mailing Address:	5787 W ADAMS BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900130000
Gen County:	Not reported
TSD EPA ID:	CAT080013352

KENS AUTOMOTIVE (Continued) **1004676486**

TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Recycler
Tons:	13.76
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

A5
SSW
< 1/8
0.005 mi.
27 ft.

ANDYS SERVICE **EDR Hist Auto** **1009082219**
5801 W ADAMS BLVD **N/A**
LOS ANGELES, CA

Site 5 of 9 in cluster A

Relative:
Higher

Actual:
95 ft.

EDR Hist Auto

Year:	Name:	Type:
1937	PIDNA HARRY	GASOLINE AND OIL SERVICE STATIONS
1942	TRIEPKE H A	AUTOMOBILE REPAIRING
1942	ANDYS SERVICE	GASOLINE AND OIL SERVICE STATIONS

A6
WSW
< 1/8
0.010 mi.
54 ft.

GUY ERWIN **EDR Hist Auto** **1009080751**
5807 W ADAMS BLVD **N/A**
LOS ANGELES, CA

Site 6 of 9 in cluster A

Relative:
Lower

Actual:
94 ft.

EDR Hist Auto

Year:	Name:	Type:
1933	GUY ERWIN	GASOLINE AND OIL SERVICE STATIONS

A7
South
< 1/8
0.027 mi.
144 ft.

ED & TERRY CHUNTZ-YELLOW CAB C **SWEEPS UST** **S101585706**
5788 W ADAMS BLVD **CA FID UST** **N/A**
LOS ANGELES, CA 90016

Site 7 of 9 in cluster A

Relative:
Higher

Actual:
95 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	7034
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	0

ED & TERRY CHUNTZ-YELLOW CAB C (Continued) **S101585706**

CA FID UST:

Facility ID:	19027775
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	5788 W ADAMS BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900160000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

A8 **HARRYS AUTO REPAIR** **EDR Hist Auto** **1022112698**
South **5788 W ADAMS BLVD** **N/A**
< 1/8 **LOS ANGELES, CA 90016**
0.027 mi.
144 ft. **Site 8 of 9 in cluster A**

Relative: EDR Hist Auto
Higher

Actual:
95 ft.

Year:	Name:	Type:
1969	LENHART BROS SERVICE STN & GAR	Gasoline Service Stations
1970	LENHART BROS SERVICE STN & GAR	Gasoline Service Stations
1971	LENHART BROS SERVICE STN & GAR	Gasoline Service Stations
1972	LENHART BROS SERVICE STN & GAR	Gasoline Service Stations
1973	LENHART BROS SERVICE STN & GAR	Gasoline Service Stations
1974	LENHART BROS SERVICE STN & GAR	Gasoline Service Stations
1975	LENHART BROS SERVICE STN & GAR	Gasoline Service Stations
1976	HARRYS AUTO REPAIR	Automotive Repair Shops, NEC
1976	LENHART BROS SERVICE STN & GAR	Gasoline Service Stations
1977	HARRYS AUTO REPAIR	Automotive Repair Shops, NEC
1978	HARRYS AUTO REPAIR	Automotive Repair Shops, NEC
1979	HARRYS AUTO REPAIR	Automotive Repair Shops, NEC
1980	HARRYS AUTO REPAIR	Automotive Repair Shops, NEC
1982	HARRYS AUTO REPAIR	Automotive Repair Shops, NEC
1983	HARRYS AUTO REPAIR	Automotive Repair Shops, NEC
1985	HARRYS AUTO REPAIR	Automotive Repair Shops, NEC
1986	HARRYS AUTO REPAIR	Automotive Repair Shops, NEC
1987	HARRYS AUTO REPAIR	Automotive Repair Shops, NEC
1988	HARRYS AUTO REPAIR	Automotive Repair Shops, NEC
1989	YELLOW CAB CO OF CULVER CITY	General Automotive Repair Shops
1990	YELLOW CAB CO OF CULVER CITY	General Automotive Repair Shops
1991	YELLOW CAB CO OF CULVER CITY	General Automotive Repair Shops

A9 WSW < 1/8 0.038 mi. 199 ft. | **PICO VALET SERVICES** | **EDR Hist Cleaner** | **1018939128** | **N/A**

5852 W ADAMS BLVD
LOS ANGELES, CA 90016

Site 9 of 9 in cluster A

Relative: Lower

Actual: 93 ft.

EDR Hist Cleaner

Year:	Name:	Type:
2007	PICO VALET SERVICES	Drycleaning Plants, Except Rugs
2008	PICO VALET SERVICES	Drycleaning Plants, Except Rugs
2009	PICO VALET SERVICES	Drycleaning Plants, Except Rugs
2010	PICO VALET SERVICES	Drycleaning Plants, Except Rugs
2011	PICO VALET SERVICES	Drycleaning Plants, Except Rugs
2012	PICO VALET SERVICES	Drycleaning Plants, Except Rugs
2013	PICO VALET SERVICES	Drycleaning Plants, Except Rugs
2014	PICO VALET SERVICES	Drycleaning Plants, Except Rugs

B10 WSW < 1/8 0.055 mi. 293 ft. | **ORKIN EXTERMINATING CO INC** | **RCRA-SQG FINDS ECHO** | **1000255232** | **CAD981626864**

2609 S FAIRFAX AVE
CULVER CITY, CA 90230

Site 1 of 11 in cluster B

Relative: Lower

Actual: 91 ft.

RCRA-SQG:

Date form received by agency:	01/30/1987
Facility name:	ORKIN EXTERMINATING CO INC
Facility address:	2609 S FAIRFAX AVE CULVER CITY, CA 90230
EPA ID:	CAD981626864
Mailing address:	S FAIRFAX AVE CULVER CITY, CA 90230
Contact:	ENVIRONMENTAL MANAGER
Contact address:	2609 S FAIRFAX AVE CULVER CITY, CA 90230
Contact country:	US
Contact telephone:	213-559-0481
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

ORKIN EXTERMINATING CO INC (Continued) **1000255232**

Owner/operator name: ROLLINS INC
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

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

Violation Status: No violations found

FINDS:

Registry ID: 110002729682

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000255232
Registry ID: 110002729682
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002729682

B11 West < 1/8 0.061 mi. 322 ft. | **CULVER CITY FAIRFAX/ADAM CLEANUP** | **CPS-SLIC** | **S106485912** | **N/A**
FAIRFAX AVENUE
CULVER CITY, CA 90232

Site 2 of 11 in cluster B

Relative: Lower
Actual: 92 ft.

CPS-SLIC:

Region:	STATE
Facility Status:	**Open - Inactive**
Status Date:	01/01/1965
Global Id:	SLT4L0691764
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.032914205773
Longitude:	-118.371059728207
Case Type:	Cleanup Program Site
Case Worker:	UST
Local Agency:	Not reported
RB Case Number:	0069
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

C12 NNW < 1/8 0.072 mi. 378 ft. | **EXXONMOBIL OIL CORPORATION - 10732** | **RCRA-SQG** | **1009216678** | **CAR000170936**
5776 W WASHINGTON BLVD
CULVER CITY, CA 90230

Site 1 of 14 in cluster C

Relative: Higher
Actual: 97 ft.

RCRA-SQG:

Date form received by agency:	02/18/2006
Facility name:	EXXONMOBIL OIL CORPORATION - 10732
Facility address:	5776 W WASHINGTON BLVD CULVER CITY, CA 90230
EPA ID:	CAR000170936
Mailing address:	16825 NORTHCHASE DRIVE, ROOM 911 HOUSTON, CA 77060
Contact:	DALE VIATOR
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	281-654-8470
Contact email:	DALE.VIATOR@EXXONMOBIL.COM
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	EXXONMOBIL OIL CORPORATION
Owner/operator address:	3225 GALLOWS RD FAIRFAX, VA 22037

EXXONMOBIL OIL CORPORATION - 10732 (Continued) **1009216678**

Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	12/01/1999
Owner/Op end date:	Not reported

Owner/operator name:	EXXONMOBIL OIL CORPORATION
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	12/01/1999
Owner/Op end date:	Not reported

Owner/operator name:	EXXONMOBIL OIL CORPORATION
Owner/operator address:	3225 GALLOWS ROAD
	FAIRFAX, VA 22037
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	12/01/1999
Owner/Op end date:	Not reported

Handler Activities Summary:

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

Historical Generators:

Date form received by agency:	02/18/2006
Site name:	EXXONMOBIL OIL CORPORATION - 10732

EXXONMOBIL OIL CORPORATION - 10732 (Continued) **1009216678**

Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Date form received by agency: 01/26/2006
Site name: EXXONMOBIL OIL CORPORATION 10732
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D018
. Waste name: BENZENE

Violation Status: No violations found

C13 NNW < 1/8 0.072 mi. 378 ft. **MOBIL #18-LGP** **LUST** **S103281785**
5776 WASHINGTON BLVD W **N/A**
CULVER CITY, CA 90230

Site 2 of 14 in cluster C

Relative: Higher
Actual: 97 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703282
Global Id: T0603703282
Latitude: 34.0338310331884
Longitude: -118.370508461342
Status: Open - Remediation
Status Date: 03/08/2002
Case Worker: DPP
RB Case Number: I-07122
Local Agency: LOS ANGELES COUNTY
File Location: Regional Board
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603703282
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported

MOBIL #18-LGP (Continued) **S103281785**

City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

Global Id: T0603703282
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

LUST:

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2011
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2006
Action: Interim Remedial Action Plan

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2014
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/06/2010
Action: Soil and Water Investigation Workplan

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2010
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 06/09/2016
Action: Interim Remedial Action Plan - Regulator Responded

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2006

MOBIL #18-LGP (Continued) **S103281785**

Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: ENFORCEMENT
Date: 08/25/2010
Action: Staff Letter

Global Id: T0603703282
Action Type: REMEDIATION
Date: 11/04/1993
Action: Free Product Removal

Global Id: T0603703282
Action Type: Other
Date: 01/28/1988
Action: Leak Discovery

Global Id: T0603703282
Action Type: ENFORCEMENT
Date: 03/15/2001
Action: 13267 Requirement

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2017
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2013
Action: Well Installation Report

MOBIL #18-LGP (Continued) **S103281785**

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/26/2012
Action: Other Workplan

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2009
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: ENFORCEMENT
Date: 10/09/2013
Action: Staff Letter

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2009
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2013
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: ENFORCEMENT
Date: 03/08/2002
Action: Staff Letter

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2009
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE

MOBIL #18-LGP (Continued) **S103281785**

Date: 01/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603703282
Action Type: ENFORCEMENT
Date: 06/30/2016
Action: Staff Letter

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2015
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2008
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2009
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603703282
Action Type: ENFORCEMENT
Date: 08/24/2001
Action: Staff Letter

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

MOBIL #18-LGP (Continued) **S103281785**

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/05/2018
Action: Request for Closure - Regulator Responded

Global Id: T0603703282
Action Type: ENFORCEMENT
Date: 10/13/2016
Action: Staff Letter

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: ENFORCEMENT

MOBIL #18-LGP (Continued) **S103281785**

Date: 12/11/2012
Action: Staff Letter

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: Other
Date: 02/05/1988
Action: Leak Reported

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2010
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2015
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: REMEDIATION
Date: 04/21/1999
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2011
Action: Conceptual Site Model

MOBIL #18-LGP (Continued) **S103281785**

Global Id: T0603703282
Action Type: RESPONSE
Date: 08/29/2013
Action: Corrective Action Plan / Remedial Action Plan - Addendum - Regulator Responded

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2011
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2011
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: REMEDIATION
Date: 04/21/1999
Action: Ex Situ Physical/Chemical Treatment (other than P&T, SVE, or Excavation)

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603703282
Action Type: RESPONSE

MOBIL #18-LGP (Continued) **S103281785**

Date: 01/15/2011
Action: Well Installation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 02/15/2018
Action: Other Workplan - Regulator Responded

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2010
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2008
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2010
Action: Remedial Progress Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2010
Action: Conceptual Site Model

MOBIL #18-LGP (Continued) **S103281785**

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2018
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2016
Action: Conceptual Site Model

Global Id: T0603703282
Action Type: RESPONSE
Date: 11/13/2016
Action: Remedial Progress Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2002
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE

MOBIL #18-LGP (Continued) **S103281785**

Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2002
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: ENFORCEMENT
Date: 05/22/2006
Action: Staff Letter

Global Id: T0603703282
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603703282
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

LUST:
Global Id: T0603703282
Status: Open - Case Begin Date
Status Date: 01/28/1988

Global Id: T0603703282
Status: Open - Remediation
Status Date: 11/15/2001

Global Id: T0603703282
Status: Open - Remediation
Status Date: 03/08/2002

Global Id: T0603703282

MOBIL #18-LGP (Continued) **S103281785**

Status: Open - Site Assessment
Status Date: 02/18/1991

Global Id: T0603703282
Status: Open - Site Assessment
Status Date: 06/08/1992

Global Id: T0603703282
Status: Open - Site Assessment
Status Date: 03/27/1998

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-07122
Status: Remedial action (cleanup) Underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603703282
W Global ID: Not reported
Staff: DP
Local Agency: 19000
Cross Street: FAIRFAX
Enforcement Type: DLSEL
Date Leak Discovered: 1/28/1988
Date Leak First Reported: 2/5/1988
Date Leak Record Entered: 3/28/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 7/15/2002
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: YOUNG HO KIM
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 1196.15585705500975622014097 9
Source of Cleanup Funding: F
Preliminary Site Assessment Workplan Submitted: 2/18/1991
Preliminary Site Assessment Began: 6/8/1992
Pollution Characterization Began: 3/27/1998
Remediation Plan Submitted: 11/15/2001
Remedial Action Underway: 3/8/2002
Post Remedial Action Monitoring Began: 2/5/1988
Enforcement Action Date: 3/15/2001
Historical Max MTBE Date: 1/20/2000
Hist Max MTBE Conc in Groundwater: 25000
Hist Max MTBE Conc in Soil: 1900
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported

MOBIL #18-LGP (Continued) **S103281785**

Soil Qualifier:	=
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	JOHNNY J. MEDRANO
RP Address:	3700 W 190TH ST, TPT-2
Program:	LUST
Lat/Long:	34.0339552 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

C14
NNW
< 1/8
0.072 mi.
378 ft.

MOBIL #18-LGP **HIST CORTESE** **S102433605**
5776 WASHINGTON **N/A**
CULVER CITY, CA 90230

Site 3 of 14 in cluster C

Relative:
Higher

Actual:
97 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	2481

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	I-07122

C15
NNW
< 1/8
0.072 mi.
378 ft.

CIRCLE K STORES INC #2211130 **SWEEPS UST** **S101582827**
5776 WASHINGTON BLVD **CA FID UST** **N/A**
CULVER CITY, CA 90232 **LOS ANGELES CO. HMS**

Site 4 of 14 in cluster C

Relative:
Higher

Actual:
97 ft.

SWEEPS UST:

Status:	Active
Comp Number:	7122
Number:	9
Board Of Equalization:	44-000400
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-007122-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	5

CIRCLE K STORES INC #2211130 (Continued) **S101582827**

Status:	Active
Comp Number:	7122
Number:	9
Board Of Equalization:	44-000400
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-007122-000002
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	7122
Number:	9
Board Of Equalization:	44-000400
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-007122-000003
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	7122
Number:	9
Board Of Equalization:	44-000400
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-007122-000004
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	7122
Number:	9
Board Of Equalization:	44-000400
Referral Date:	06-30-89
Action Date:	Not reported

CIRCLE K STORES INC #2211130 (Continued) **S101582827**

Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-007122-000005
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19001587
Regulated By:	UTNKA
Regulated ID:	00039974
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8180000000
Mail To:	Not reported
Mailing Address:	BOX
Mailing Address 2:	Not reported
Mailing City,St,Zip:	CULVER CITY
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

LOS ANGELES CO. HMS:

Region:	LA
Permit Category:	I
Facility Id:	006890-056798
Facility Type:	09
Facility Status:	Permit
Area:	2M
Permit Number:	000732550
Permit Status:	Permit

Region:	LA
Permit Category:	I
Facility Id:	006890-I16703
Facility Type:	09
Facility Status:	Closed
Area:	2M
Permit Number:	000012478
Permit Status:	Closed

C16 NNW < 1/8 0.072 mi. 378 ft. | **CIRCLE K STORES INC. SITE #2211130** | **UST** | **U004265662**
5776 W WASHINGTON BLVD | **N/A**
CULVER CITY, CA 90232

Site 5 of 14 in cluster C

Relative: Higher
Actual: 97 ft.

UST:

Facility ID:	LACOFA0028962
Permitting Agency:	Los Angeles County Fire Department
Latitude:	34.03376
Longitude:	-118.37048

C17 NNW < 1/8 0.072 mi. 378 ft. | **EXXONMOBIL OIL CORP NO 10732** | **RCRA-SQG** | **1008194507**
5776 WASHINGTON BLVD | **CAL000056271**
CULVER CITY, CA 90232

Site 6 of 14 in cluster C

Relative: Higher
Actual: 97 ft.

RCRA-SQG:

Date form received by agency:	03/07/2004
Facility name:	EXXONMOBIL OIL CORP NO 10732
Facility address:	5776 WASHINGTON BLVD CULVER CITY, CA 90232-7321
EPA ID:	CAL000056271
Mailing address:	12265 W BAYAUD AVE LAKEWOOD, CO 80228
Contact:	JOHN HOOVER
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	800-253-8054
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	EXXONMOBIL OIL CORP
Owner/operator address:	3225 GALLOWS RD FAIRFAX, VA 22937
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	05/21/1968
Owner/Op end date:	Not reported
Owner/operator name:	EXXONMOBIL OIL CORP
Owner/operator address:	Not reported Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported

EXXONMOBIL OIL CORP NO 10732 (Continued) **1008194507**

Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 05/21/1968
Owner/Op end date: Not reported

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

Historical Generators:
Date form received by agency: 03/07/2004
Site name: EXXONMOBIL OIL CORP NO 10732
Classification: Large Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

C18 **YOUNG HO KIM** **HIST UST** **U001561402**
NNW **5776 WASHINGTON BLVD** **N/A**
< 1/8 **CULVER CITY, CA 90034**
0.072 mi.
378 ft. **Site 7 of 14 in cluster C**

Relative:
Higher

Actual:
97 ft.

HIST UST:
File Number: 00027DD6
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027DD6.pdf
Region: STATE
Facility ID: 00000039974
Facility Type: Gas Station
Other Type: Not reported
Contact Name: SAME
Telephone: 2139373282
Owner Name: MOBIL OIL CORP
Owner Address: 612 S. FLOWER ST

YOUNG HO KIM (Continued) **U001561402**

Owner City,St,Zip:	LOS ANGELES, CA 90017
Total Tanks:	0004
Tank Num:	001
Container Num:	4
Year Installed:	1982
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	3
Year Installed:	1982
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	2
Year Installed:	1982
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000280
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

C19 **KIMS MOBILE SERVICE** **EDR Hist Auto** **1020336785**
NNW **5776 W WASHINGTON BLVD** **N/A**
< 1/8 **CULVER CITY, CA 90230**
0.072 mi.
378 ft. **Site 8 of 14 in cluster C**

Relative: **Higher** EDR Hist Auto

Actual: **97 ft.**

Year:	Name:	Type:
1982	KIMS MOBILE SERVICE	Gasoline Service Stations
1983	KIMS MOBILE SERVICE	Gasoline Service Stations
1985	KIMS MOBILE SERVICE	Gasoline Service Stations
1986	KIMS MOBILE SERVICE	Gasoline Service Stations
1987	KIMS MOBILE SERVICE	Gasoline Service Stations
1988	KIMS MOBILE SERVICE	Gasoline Service Stations
1989	SHINS MOBIL	Gasoline Service Stations
1989	KIMS MOBILE SERVICE	Gasoline Service Stations

KIMS MOBILE SERVICE (Continued) **1020336785**

1990	SHINS MOBIL	Gasoline Service Stations
1991	SHINS MOBIL	Gasoline Service Stations
1992	SHINS MOBIL	Gasoline Service Stations
1993	SHINS MOBIL	Gasoline Service Stations
1996	CHUNGS SERVICE CENTER	Gasoline Service Stations
1997	SUN AUTO REPAIR SERVICE	General Automotive Repair Shops
1997	CHUNGS SERVICE CENTER	Gasoline Service Stations
1998	CHUNGS SERVICE CENTER	Gasoline Service Stations
1998	SUN AUTO REPAIR SERVICE	General Automotive Repair Shops
1999	CHUNGS SERVICE CENTER	Gasoline Service Stations
2000	CHUNGS SERVICE CENTER	Gasoline Service Stations
2001	CHUNGS SERVICE CENTER	Gasoline Service Stations
2002	CHUNGS SERVICE CENTER	Gasoline Service Stations
2003	CHUNGS SERVICE CENTER	Gasoline Service Stations
2004	CHUNGS SERVICE CENTER	Gasoline Service Stations
2005	CHUNGS SERVICE CENTER	Gasoline Service Stations
2005	MOBIL STATION 11 LGP	Gasoline Service Stations, NEC
2006	MOBIL STATION 11 LGP	Gasoline Service Stations, NEC
2006	CHUNGS SERVICE CENTER	Gasoline Service Stations
2007	MOBIL STATION 11 LGP	Gasoline Service Stations, NEC
2007	CHUNGS SERVICE CENTER	Gasoline Service Stations
2008	CHUNGS SERVICE CENTER	Gasoline Service Stations
2008	MOBIL STATION 11 LGP	Gasoline Service Stations, NEC
2008	SUN AUTO REPAIR SERVICE	General Automotive Repair Shops
2009	MOBIL STATION 11 LGP	Gasoline Service Stations, NEC
2010	MOBIL STATION 11 LGP	Gasoline Service Stations, NEC
2010	CHUNGS SERVICE CENTER	Gasoline Service Stations
2011	CHUNGS SERVICE CENTER	Gasoline Service Stations
2011	MOBIL STATION 11 LGP	Gasoline Service Stations, NEC
2012	CHUNGS SERVICE CENTER	Gasoline Service Stations
2012	MOBIL STATION 11 LGP	Gasoline Service Stations, NEC
2013	CHUNGS SERVICE CENTER	Gasoline Service Stations
2013	MOBIL STATION 11 LGP	Gasoline Service Stations, NEC
2014	MOBIL STATION 11 LGP	Gasoline Service Stations, NEC
2014	CHUNGS SERVICE CENTER	Gasoline Service Stations

C20 **MOBIL OIL CORP S/S #18-LGP** **UST** **U003940690**
NNW **5776 WASHINGTON BLVD** **N/A**
< 1/8 **CULVER CITY, CA 90232**
0.072 mi.
378 ft. **Site 9 of 14 in cluster C**

Relative:
Higher

Actual:
97 ft.

UST:

Facility ID:	7122
Permitting Agency:	LOS ANGELES COUNTY
Latitude:	34.0350756
Longitude:	-118.3692439

D21 NNE < 1/8 0.084 mi. 444 ft. | **HOBART WHOLESALE DRYCLEANING** | **HIST UST** | **U001560664**
2510 S GENESEE AVE | **N/A**
LOS ANGELES, CA 90016

Site 1 of 7 in cluster D

Relative: Higher
Actual: 99 ft.

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000020651
Facility Type:	Other
Other Type:	DRY CLEANING
Contact Name:	Not reported
Telephone:	2139385141
Owner Name:	HOBART WHOLESALE DRYCLEANING
Owner Address:	2510 SO. GENESEE AVE.
Owner City,St,Zip:	LOS ANGELES, CA 90016
Total Tanks:	0003
Tank Num:	001
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00002000
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Visual, Stock Inventor
Tank Num:	002
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Visual, Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00002000
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Visual, Stock Inventor

D22 NNE < 1/8 0.084 mi. 444 ft. | **HOBART WHOLESALE DRYCLEANING** | **HIST UST** | **S101586487**
2510 SO GENESEE AVE | **CA FID UST** | **N/A**
LOS ANGELES, CA 90016

Site 2 of 7 in cluster D

Relative: Higher
Actual: 99 ft.

HIST UST:

File Number:	00026E30
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026E30.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported

HOBART WHOLESALE DRYCLEANING (Continued) **S101586487**

Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported

Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID:	19051965
Regulated By:	UTNKA
Regulated ID:	00020651
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	2510 S GENESEE AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900160000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

D23 **CURRENT OCCUPANT** **UST** **U003781398**
NNE **2510 S GENESEE AVE** **SWEEPS UST** **N/A**
< 1/8 **LOS ANGELES, CA 90016**
0.084 mi.
444 ft. **Site 3 of 7 in cluster D**

Relative:
Higher

Actual:
99 ft.

UST:

Facility ID:	25097
Permitting Agency:	LOS ANGELES, CITY OF
Latitude:	34.035389
Longitude:	-118.367787

SWEEPS UST:

Status:	Active
Comp Number:	1442
Number:	9
Board Of Equalization:	44-031787
Referral Date:	08-27-93
Action Date:	03-16-94
Created Date:	02-29-88

CURRENT OCCUPANT (Continued) **U003781398**

Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001442-000001
Tank Status:	A
Capacity:	2000
Active Date:	04-20-88
Tank Use:	CHEMICAL
STG:	P
Content:	UNKNOWN
Number Of Tanks:	3

Status:	Active
Comp Number:	1442
Number:	9
Board Of Equalization:	44-031787
Referral Date:	08-27-93
Action Date:	03-16-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001442-000002
Tank Status:	A
Capacity:	6000
Active Date:	04-20-88
Tank Use:	CHEMICAL
STG:	P
Content:	UNKNOWN
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	1442
Number:	9
Board Of Equalization:	44-031787
Referral Date:	08-27-93
Action Date:	03-16-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-001442-000003
Tank Status:	A
Capacity:	2000
Active Date:	04-20-88
Tank Use:	CHEMICAL
STG:	P
Content:	UNKNOWN
Number Of Tanks:	Not reported

D24 **HOBART WHOLESALE DRY CLEANING CO** **DRYCLEANERS** **S121694253**
NNE **2510 S GENESEE AVE** **N/A**
< 1/8 **LOS ANGELES, CA 90016**
0.084 mi.
444 ft. **Site 4 of 7 in cluster D**

Relative:
Higher

Actual:
99 ft.

DRYCLEAN SOUTH COAST:

Facility ID:	11854
Application Number:	C03073
Permit Number:	P68155
Status:	O
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	INACTIVE

HOBART WHOLESALE DRY CLEANING CO (Continued) **S121694253**

BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

Facility ID:	11854
Application Number:	C38917
Permit Number:	Not reported
Status:	O
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	Not reported
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

Facility ID:	11854
Application Number:	A45638
Permit Number:	P23152
Status:	O
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

Facility ID:	11854
Application Number:	A45639
Permit Number:	P23153
Status:	O
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

Facility ID:	11854
Application Number:	A45640
Permit Number:	P23154
Status:	O
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	INACTIVE
BCAT Number:	000233

HOBART WHOLESALE DRY CLEANING CO (Continued) **S121694253**

BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

Facility ID:	11854
Application Number:	A45641
Permit Number:	P23155
Status:	O
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

Facility ID:	11854
Application Number:	A45642
Permit Number:	P23156
Status:	O
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

Facility ID:	11854
Application Number:	C38916
Permit Number:	M38976
Status:	O
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

D25 NNE < 1/8 0.084 mi. 444 ft. — **HOBART DYE WORKS**, **2510 S GENESEE AVE**, **LOS ANGELES, CA** — **EDR Hist Cleaner** — **1009189820** / **N/A**

Site 5 of 7 in cluster D

Relative: Higher — EDR Hist Cleaner

Actual: 99 ft.

Year:	Name:	Type:
1929	HOBART DYE WORKS	CLEANERS AND DYERS
1937	POLADIAN A H	CLOTHES PRESSERS AND CLEANERS
1969	HOBART WHOLESALE DRY CLEANING*	Drycleaning Plants, Except Rugs
1970	HOBART WHOLESALE DRY CLEANING*	Drycleaning Plants, Except Rugs
1971	HOBART WHOLESALE DRY CLEANING*	Drycleaning Plants, Except Rugs
1972	HOBART WHOLESALE DRY CLEANING*	Drycleaning Plants, Except Rugs
1973	HOBART WHOLESALE DRY CLNG CO*	Drycleaning Plants, Except Rugs
1974	HOBART WHOLESALE DRY CLNG CO*	Drycleaning Plants, Except Rugs
1975	HOBART WHOLESALE DRY CLG CO*	Drycleaning Plants, Except Rugs
1976	HOBART WHOLESALE DRY CLG CO*	Drycleaning Plants, Except Rugs
1977	HOBART WHOLESALE DRY CLG CO*	Drycleaning Plants, Except Rugs
1978	HOBART WHOLESALE DRY CLG CO*	Drycleaning Plants, Except Rugs
1979	HOBART WHOLESALE DRY CLG CO*	Drycleaning Plants, Except Rugs
1980	HOBART WHOLESALE DRY CLG CO*	Drycleaning Plants, Except Rugs
1982	HOBART WHOLESALE DRY CLG CO*	Drycleaning Plants, Except Rugs
1983	HOBART WHOLESALE DRY CLG CO*	Drycleaning Plants, Except Rugs
1985	HOBART WHOLESALE DRY CLG CO*	Drycleaning Plants, Except Rugs
1986	HOBART WHOLESALE DRY CLG CO*	Drycleaning Plants, Except Rugs
1987	HOBART WHOLESALE DRY CLG CO*	Drycleaning Plants, Except Rugs

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C26 WNW < 1/8 0.088 mi. 465 ft. — **NATIONAL DYE HOUSE INC**, **5812 W WASHINGTON BLVD**, **CULVER CITY, CA 90230** — **EDR Hist Cleaner** — **1020047212** / **N/A**

Site 10 of 14 in cluster C

Relative: Lower — EDR Hist Cleaner

Actual: 93 ft.

Year:	Name:	Type:
1973	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs
1974	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs
1975	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs
1976	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs
1977	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs
1978	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs
1979	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs
1980	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs
1982	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs
1983	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs
1985	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs
1986	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs
1987	NATIONAL DYE HOUSE INC	Drycleaning Plants, Except Rugs

C27 WNW < 1/8 0.088 mi. 465 ft. | **NATIONAL DYE HOUSE**
5812 WASHINGTON BLVD W
CULVER CITY, CA 90232 | **LUST** | **U002280960**
HIST CORTESE | **N/A**

Site 11 of 14 in cluster C

Relative: Lower

Actual: 93 ft.

LUST:

Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703273
Global Id:	T0603703273
Latitude:	34.0336052
Longitude:	-118.3713634
Status:	Completed - Case Closed
Status Date:	06/02/1997
Case Worker:	JOA
RB Case Number:	I-07035
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

LUST:

Global Id:	T0603703273
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

Global Id:	T0603703273
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0603703273
Action Type:	Other
Date:	10/13/1989
Action:	Leak Discovery

Global Id:	T0603703273
Action Type:	Other
Date:	10/13/1989
Action:	Leak Stopped

Global Id:	T0603703273
Action Type:	Other
Date:	09/26/1990
Action:	Leak Reported

NATIONAL DYE HOUSE (Continued) **U002280960**

LUST:

Global Id:	T0603703273
Status:	Completed - Case Closed
Status Date:	06/02/1997
Global Id:	T0603703273
Status:	Open - Case Begin Date
Status Date:	10/13/1989

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	I-07035
Status:	Case Closed
Substance:	Diesel
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Soil
Abatement Method Used at the Site:	Not reported
Global ID:	T0603703273
W Global ID:	Not reported
Staff:	UNK
Local Agency:	19000
Cross Street:	HINES AVE
Enforcement Type:	Not reported
Date Leak Discovered:	10/13/1989
Date Leak First Reported:	9/26/1990
Date Leak Record Entered:	12/4/1990
Date Confirmation Began:	Not reported
Date Leak Stopped:	10/13/1989
Date Case Last Changed on Database:	6/2/1997
Date the Case was Closed:	6/2/1997
How Leak Discovered:	Tank Closure
How Leak Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	UNK
Operator:	POLIDIAN, BUD
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	1356.827576278733452456663099 6
Source of Cleanup Funding:	UNK
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported

NATIONAL DYE HOUSE (Continued) **U002280960**

Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	BLANK RP
RP Address:	4931 QUEEN VICTORIA RD., WOODLAND HILLS, CA 91364-4754
Program:	LUST
Lat/Long:	34.0336052 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	I-07035

C28 WNW < 1/8 0.088 mi. 465 ft. **NATIONAL DRY HOUSE** **RCRA-SQG** **1000260523**
5812 W WASHINGTON BLVD **SWEEPS UST** **CAD982010076**
CULVER CITY, CA 90230 **FINDS**
ECHO
Site 12 of 14 in cluster C **LOS ANGELES CO. HMS**

Relative: Lower
Actual: 93 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	NATIONAL DRY HOUSE
Facility address:	5812 W WASHINGTON BLVD CULVER CITY, CA 90230
EPA ID:	CAD982010076
Mailing address:	W WASHINGTON BLVD CULVER CITY, CA 90230
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	B A POLADIAN
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported

NATIONAL DRY HOUSE (Continued) **1000260523**

Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported
Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

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

Violation Status: No violations found

SWEEPS UST:

Status:	Not reported
Comp Number:	7035
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-007035-000001
Tank Status:	Not reported
Capacity:	2000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	DIESEL
Number Of Tanks:	1

FINDS:

NATIONAL DRY HOUSE (Continued) **1000260523**

Registry ID: 110002775364

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000260523
Registry ID: 110002775364
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002775364

LOS ANGELES CO. HMS:
Region: LA
Permit Category: I
Facility Id: 006805-I07035
Facility Type: 01
Facility Status: Closed
Area: 2M
Permit Number: 000011204
Permit Status: Closed

Region: LA
Permit Category: T
Facility Id: 006805-007035
Facility Type: 1
Facility Status: Removed
Area: 2M
Permit Number: 000153616
Permit Status: Removed

C29 **NATL DYE HOUSE** **DRYCLEANERS** **S121700046**
WNW **5812 W WASHINGTON BLVD** **N/A**
< 1/8 **CULVER CITY, CA 90230**
0.088 mi.
465 ft. **Site 13 of 14 in cluster C**

Relative:
Lower
Actual:
93 ft.

DRYCLEAN SOUTH COAST:
Facility ID: 8726
Application Number: 195656
Permit Number: D13068
Status: A
Representative Name: Not reported
Representative Telephone: Not reported
Permit Status: INACTIVE
BCAT Number: 000236
BCAT Description: DRY CLEANING EQUIP FLUOROCARBON
CCAT Number: 02

NATL DYE HOUSE (Continued) **S121700046**

CCAT Description: ADSORBER (DRY CLEANING) REGENERATIVE
UTM East: 373.5
UTM North: 3766.5

Facility ID: 8726
Application Number: 124879
Permit Number: M41054
Status: A
Representative Name: Not reported
Representative Telephone: Not reported
Permit Status: INACTIVE
BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: 02
CCAT Description: ADSORBER (DRY CLEANING) REGENERATIVE
UTM East: 373.5
UTM North: 3766.5

Facility ID: 8726
Application Number: 124877
Permit Number: Not reported
Status: A
Representative Name: Not reported
Representative Telephone: Not reported
Permit Status: Not reported
BCAT Number: 000237
BCAT Description: DRY CLEANING EQUIP SYNTHETIC SOLVENT
CCAT Number: 02
CCAT Description: ADSORBER (DRY CLEANING) REGENERATIVE
UTM East: 373.5
UTM North: 3766.5

Facility ID: 8726
Application Number: C31104
Permit Number: M15552
Status: A
Representative Name: Not reported
Representative Telephone: Not reported
Permit Status: INACTIVE
BCAT Number: 000237
BCAT Description: DRY CLEANING EQUIP SYNTHETIC SOLVENT
CCAT Number: 02
CCAT Description: ADSORBER (DRY CLEANING) REGENERATIVE
UTM East: 373.5
UTM North: 3766.5

B30 **ALEXANDER MACHINERY CO INC** **SWEEPS UST** **S102060340**
WSW **5840 ADAMS BLVD** **LOS ANGELES CO. HMS** **N/A**
< 1/8 **CULVER CITY, CA 90232**
0.093 mi.
490 ft. **Site 3 of 11 in cluster B**

Relative:
Lower

Actual:
90 ft.

SWEEPS UST:
Status: Active
Comp Number: 12968
Number: 9
Board Of Equalization: 44-009988
Referral Date: 06-30-89

ALEXANDER MACHINERY CO INC (Continued) **S102060340**

Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-012968-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	1

LOS ANGELES CO. HMS:

Region:	LA
Permit Category:	T
Facility Id:	012772-012968
Facility Type:	0
Facility Status:	Removed
Area:	2M
Permit Number:	00004827T
Permit Status:	Removed

B31 **ALEXANDER MACHINERY CO INC** **LUST** **U003777067**
WSW **5840 ADAMS BLVD** **UST** **N/A**
< 1/8 **CULVER CITY, CA 90232**
0.093 mi.
490 ft. **Site 4 of 11 in cluster B**

Relative:
Lower

Actual:
90 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603732097
Global Id:	T0603732097
Latitude:	34.032179
Longitude:	-118.371597
Status:	Open - Remediation
Status Date:	07/02/2015
Case Worker:	JR
RB Case Number:	R-12968
Local Agency:	LOS ANGELES COUNTY
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603732097
Contact Type:	Regional Board Caseworker
Contact Name:	JAMES RYAN
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	West 4th Street, Suite 200
City:	LOS ANGELES
Email:	jamesw.ryan@waterboards.ca.gov
Phone Number:	2135766711

Global Id:	T0603732097
Contact Type:	Local Agency Caseworker

ALEXANDER MACHINERY CO INC (Continued) **U003777067**

Contact Name: TIM SMITH
Organization Name: LOS ANGELES COUNTY
Address: 900 S. FREMONT AVE.
City: ALHAMBRA
Email: tsmith@dpw.lacounty.gov
Phone Number: Not reported

LUST:

Global Id: T0603732097
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603732097
Action Type: RESPONSE
Date: 02/15/2017
Action: Soil and Water Investigation Workplan

Global Id: T0603732097
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Annually

Global Id: T0603732097
Action Type: RESPONSE
Date: 01/15/2016
Action: Remedial Progress Report

Global Id: T0603732097
Action Type: RESPONSE
Date: 08/15/2017
Action: Site Assessment Report

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 03/14/2012
Action: Staff Letter

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 06/18/2009
Action: Referral to Regional Board - #C611222

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 12/02/2016
Action: Staff Letter

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 06/13/2018
Action: Staff Letter

Global Id: T0603732097
Action Type: RESPONSE
Date: 07/15/2018
Action: Monitoring Report - Semi-Annually

ALEXANDER MACHINERY CO INC (Continued) **U003777067**

Global Id: T0603732097
Action Type: RESPONSE
Date: 01/15/2017
Action: Electronic Reporting Submittal Due

Global Id: T0603732097
Action Type: RESPONSE
Date: 01/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 09/29/2009
Action: Staff Letter

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 08/11/2009
Action: Staff Letter

Global Id: T0603732097
Action Type: RESPONSE
Date: 02/14/2018
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 03/22/2010
Action: Staff Letter

Global Id: T0603732097
Action Type: RESPONSE
Date: 07/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 06/19/2017
Action: Staff Letter

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 09/20/2017
Action: Staff Letter

Global Id: T0603732097
Action Type: Other
Date: 05/18/1998
Action: Leak Discovery

Global Id: T0603732097
Action Type: RESPONSE
Date: 02/14/2017
Action: Soil and Water Investigation Workplan - Regulator Responded

Global Id: T0603732097
Action Type: ENFORCEMENT

ALEXANDER MACHINERY CO INC (Continued) **U003777067**

Date: 03/08/2017
Action: Staff Letter

Global Id: T0603732097
Action Type: RESPONSE
Date: 12/15/2017
Action: Site Assessment Report

Global Id: T0603732097
Action Type: RESPONSE
Date: 06/15/2014
Action: Pilot Study / Treatability Workplan - Regulator Responded

Global Id: T0603732097
Action Type: RESPONSE
Date: 09/15/2018
Action: Pilot Study/ Treatability Report

Global Id: T0603732097
Action Type: Other
Date: 05/18/1998
Action: Leak Stopped

Global Id: T0603732097
Action Type: Other
Date: 07/11/2002
Action: Leak Reported

Global Id: T0603732097
Action Type: RESPONSE
Date: 07/15/2010
Action: Soil and Water Investigation Report

Global Id: T0603732097
Action Type: RESPONSE
Date: 03/04/2010
Action: Soil and Water Investigation Workplan

Global Id: T0603732097
Action Type: RESPONSE
Date: 10/15/2014
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603732097
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603732097
Action Type: RESPONSE
Date: 07/15/2010
Action: Soil and Water Investigation Report

Global Id: T0603732097
Action Type: RESPONSE
Date: 07/15/2012
Action: Soil Vapor Intrusion Investigation Report

ALEXANDER MACHINERY CO INC (Continued) **U003777067**

Global Id: T0603732097
Action Type: RESPONSE
Date: 05/24/2018
Action: Pilot Study / Treatability Workplan - Regulator Responded

Global Id: T0603732097
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 07/02/2015
Action: Staff Letter

Global Id: T0603732097
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 06/27/2014
Action: Staff Letter

Global Id: T0603732097
Action Type: RESPONSE
Date: 01/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 11/15/2017
Action: Staff Letter

Global Id: T0603732097
Action Type: RESPONSE
Date: 10/15/2009
Action: Other Report / Document

Global Id: T0603732097
Action Type: ENFORCEMENT
Date: 02/07/2014
Action: Staff Letter

LUST:
Global Id: T0603732097
Status: Open - Case Begin Date
Status Date: 05/18/1998

Global Id: T0603732097
Status: Open - Referred
Status Date: 06/18/2009

Global Id: T0603732097
Status: Open - Remediation
Status Date: 07/02/2015

ALEXANDER MACHINERY CO INC (Continued) **U003777067**

Global Id:	T0603732097
Status:	Open - Site Assessment
Status Date:	07/11/2002

Global Id:	T0603732097
Status:	Open - Site Assessment
Status Date:	09/29/2009

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	R-12968
Status:	Preliminary site assessment underway
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	12772-12968
Case Type:	Undefined
Abatement Method Used at the Site:	Not reported
Global ID:	T0603732097
W Global ID:	Not reported
Staff:	Not reported
Local Agency:	19000
Cross Street:	FAIRFAX
Enforcement Type:	Not reported
Date Leak Discovered:	5/18/1998
Date Leak First Reported:	7/11/2002
Date Leak Record Entered:	Not reported
Date Confirmation Began:	7/11/2002
Date Leak Stopped:	5/18/1998
Date Case Last Changed on Database:	Not reported
Date the Case was Closed:	Not reported
How Leak Discovered:	OM
How Leak Stopped:	Close Tank
Cause of Leak:	UNK
Leak Source:	UNK
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	Not reported
Source of Cleanup Funding:	UNK
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	7/11/2002
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported

ALEXANDER MACHINERY CO INC (Continued) **U003777067**

Responsible Party:	MILO ALEXANDER
RP Address:	5840 W. ADAMS BLVD.
Program:	LUST
Lat/Long:	0 / 0
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

UST:

Facility ID:	12968
Permitting Agency:	LOS ANGELES COUNTY
Latitude:	34.0335037
Longitude:	-118.3702732

D32 **HOBART DYE WORKS** **EDR Hist Cleaner** **1009189819**
NNE **5734 W WASHINGTON** **N/A**
< 1/8 **LOS ANGELES, CA**
0.100 mi.
528 ft. **Site 6 of 7 in cluster D**

Relative: EDR Hist Cleaner
Higher

Actual:
100 ft.

Year:	Name:	Type:
1929	HOBART DYE WORKS	CLEANERS AND DYERS
1933	HOBART DYE WORKS	CLOTHES PRESSERS AND CLEANERS
1937	HOBART DYE WORKS	CLOTHES PRESSERS AND CLEANERS

B33 **C AND C LACQUER** **RCRA-SQG** **1001486899**
SW **2633 S FAIRFAX AVE** **FINDS** **CAR000053017**
< 1/8 **CULVER CITY, CA 90232** **ECHO**
0.102 mi.
540 ft. **Site 5 of 11 in cluster B**

Relative: RCRA-SQG:
Lower

Actual:
90 ft.

Date form received by agency:	06/04/1999
Facility name:	C AND C LACQUER
Facility address:	2633 S FAIRFAX AVE CULVER CITY, CA 90232
EPA ID:	CAR000053017
Contact:	ROBERTO COBIAN
Contact address:	2633 S FAIRFAX AVE CULVER CITY, CA 90232
Contact country:	US
Contact telephone:	310-202-0158
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

C AND C LACQUER (Continued) **1001486899**

Owner/Operator Summary:

Owner/operator name:	ROBERTO COBIAN
Owner/operator address:	2633 S FAIRFAX AVE CULVER CITY, CA 90232
Owner/operator country:	Not reported
Owner/operator telephone:	310-202-0158
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

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

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Violation Status: No violations found

FINDS:

Registry ID: 110002928280

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART)

C AND C LACQUER (Continued) **1001486899**

provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1001486899
Registry ID:	110002928280
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002928280

B34 **SPRUCE CLEANERS** **DRYCLEANERS** **S106077025**
WSW **5852 W ADAMS** **N/A**
< 1/8 **CULVER CITY, CA 90232**
0.103 mi.
545 ft. **Site 6 of 11 in cluster B**

Relative:
Lower

Actual:
89 ft.

DRYCLEANERS:

EPA Id:	CAL000264456
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	01/07/2003
Facility Active:	No
Inactive Date:	06/30/2004
Facility Addr2:	Not reported
Owner Name:	SPRUCE CLEANERS LLC
Owner Address:	1460 4TH ST STE 205
Owner Address 2:	Not reported
Owner Telephone:	3104514415
Contact Name:	BILL NAULT
Contact Address:	1460 4TH ST STE 205
Contact Address 2:	Not reported
Contact Telephone:	3104514415
Mailing Name:	Not reported
Mailing Address 1:	1460 4TH ST STE 205
Mailing Address 2:	Not reported
Mailing City:	SANTA MONICA
Mailing State:	CA
Mailing Zip:	90401
Owner Fax:	Not reported
Region Code:	3

B35 WSW < 1/8 0.103 mi. 545 ft. | **FFR-CULVER CITY INC**
5852 ADAMS BLVD
CULVER CITY, CA 90232 | **DRYCLEANERS** | **S106661416**
N/A

Site 7 of 11 in cluster B

Relative: Lower

Actual: 89 ft.

DRYCLEANERS:

EPA Id:	CAL000282182
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	05/14/2004
Facility Active:	No
Inactive Date:	06/30/2005
Facility Addr2:	Not reported
Owner Name:	STEVE FAZIO
Owner Address:	21333 OXNARD ST
Owner Address 2:	Not reported
Owner Telephone:	8187762870
Contact Name:	VICTOR YETERIAN
Contact Address:	5852 W ADAMS
Contact Address 2:	Not reported
Contact Telephone:	3239336010
Mailing Name:	Not reported
Mailing Address 1:	21333 OXNARD ST
Mailing Address 2:	Not reported
Mailing City:	WOODLAND HILLS
Mailing State:	CA
Mailing Zip:	91367
Owner Fax:	Not reported
Region Code:	3

EPA Id:	CAL000290873
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	02/08/2005
Facility Active:	Yes
Inactive Date:	Not reported
Facility Addr2:	Not reported
Owner Name:	FLORA J CORPORATION
Owner Address:	9150 W PICO BLVD
Owner Address 2:	Not reported
Owner Telephone:	3102742431
Contact Name:	SIMON DJAHANBANI
Contact Address:	9150 W PICO BLVD
Contact Address 2:	Not reported
Contact Telephone:	3102742431
Mailing Name:	Not reported
Mailing Address 1:	9150 W PICO BLVD
Mailing Address 2:	Not reported
Mailing City:	LOS ANGELES
Mailing State:	CA
Mailing Zip:	900350000
Owner Fax:	3102749586
Region Code:	3

B36 WSW < 1/8 0.103 mi. 545 ft. — **SPRUCE CLEANERS CONFIRM**, **5852 ADAMS BLVD**, **CULVER CITY, CA 90232** — **EDR Hist Cleaner** — **1020093227** / **N/A**

Site 8 of 11 in cluster B

Relative: Lower
Actual: 89 ft.

EDR Hist Cleaner

Year:	Name:	Type:
2003	SPRUCE CLEANERS CONFIRM	Drycleaning Plants, Except Rugs, NEC
2004	SPRUCE CLEANERS CONFIRM	Drycleaning Plants, Except Rugs, NEC
2005	SPRUCE CLEANERS CONFIRM	Drycleaning Plants, Except Rugs, NEC
2008	FAZIO CLEANERS	Drycleaning Plants, Except Rugs
2009	FAZIO CLEANERS	Drycleaning Plants, Except Rugs

B37 WSW < 1/8 0.103 mi. 545 ft. — **PICO VALET SRVCS/FLORA J CORPORATION DBA**, **5852 W ADAMS BLVD**, **CULVER CITY, CA 90232** — **DRYCLEANERS** — **S120712706** / **N/A**

Site 9 of 11 in cluster B

Relative: Lower
Actual: 89 ft.

DRYCLEAN SOUTH COAST:

Facility ID:	143065
Application Number:	544369
Permit Number:	G21549
Status:	A
Representative Name:	SIMON DJAHANBANI
Representative Telephone:	310 2742431
Permit Status:	ACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

Facility ID:	143065
Application Number:	438445
Permit Number:	F73132
Status:	A
Representative Name:	SIMON DJAHANBANI
Representative Telephone:	310 2742431
Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

Facility ID:	143065
Application Number:	439054
Permit Number:	F74869
Status:	A
Representative Name:	SIMON DJAHANBANI
Representative Telephone:	310 2742431
Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported

PICO VALET SRVCS/FLORA J CORPORATION DBA (Continued) **S120712706**

CCAT Description: Not reported
UTM East: 0
UTM North: 0

B38
WSW
< 1/8
0.103 mi.
545 ft.

SPRUCE CLEANERS LLC/NEXTAD VENTURE MGMT **DRYCLEANERS** **S121695091**
5852 W ADAMS BLVD **N/A**
CULVER CITY, CA 90232

Site 10 of 11 in cluster B

Relative:
Lower

Actual:
89 ft.

DRYCLEAN SOUTH COAST:
Facility ID: 134137
Application Number: 407152
Permit Number: F55587
Status: I
Representative Name: DAVID ADELMAN
Representative Telephone: 310 4514415
Permit Status: INACTIVE
BCAT Number: 000233
BCAT Description: DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number: 04
CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 0
UTM North: 0

Facility ID: 134137
Application Number: 419985
Permit Number: F63460
Status: I
Representative Name: DAVID ADELMAN
Representative Telephone: 310 4514415
Permit Status: INACTIVE
BCAT Number: 000233
BCAT Description: DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number: 04
CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 0
UTM North: 0

B39
WSW
< 1/8
0.103 mi.
545 ft.

FRR CULVER CITY INC **DRYCLEANERS** **S121695429**
5852 ADAMS BLVD **N/A**
CULVER CITY, CA 90232

Site 11 of 11 in cluster B

Relative:
Lower

Actual:
89 ft.

DRYCLEAN SOUTH COAST:
Facility ID: 139893
Application Number: 426980
Permit Number: F67394
Status: S
Representative Name: LUIS CARRILLO
Representative Telephone: 818 7762870
Permit Status: INACTIVE
BCAT Number: 000233
BCAT Description: DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number: Not reported

FRR CULVER CITY INC (Continued) **S121695429**

CCAT Description: Not reported
UTM East: 0
UTM North: 0

C40
NW
< 1/8
0.109 mi.
574 ft.

SEE I-13005 **SWEEPS UST** **S106932014**
5797 WASHINGTON BLVD **N/A**
CULVER CITY, CA

Site 14 of 14 in cluster C

Relative:
Higher

Actual:
96 ft.

SWEEPS UST:

Status:	Active
Comp Number:	12975
Number:	9
Board Of Equalization:	Not reported
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

D41
North
< 1/8
0.109 mi.
575 ft.

FERNANDEZ J J **EDR Hist Auto** **1009079676**
5776 W WASHINGTON BLVD **N/A**
LOS ANGELES, CA

Site 7 of 7 in cluster D

Relative:
Higher

Actual:
100 ft.

EDR Hist Auto

Year:	Name:	Type:
1933	FERNANDEZ J J	GASOLINE AND OIL SERVICE STATIONS
2002	WEALTH AUTO REPAIR SERVICE	General Automotive Repair Shops
2003	WEALTH AUTO REPAIR SERVICE	General Automotive Repair Shops
2004	WEALTH AUTO REPAIR SERVICE	General Automotive Repair Shops
2005	WEALTH AUTO REPAIR SERVICE	General Automotive Repair Shops
2006	WEALTH AUTO REPAIR SERVICE	General Automotive Repair Shops
2007	WEALTH AUTO REPAIR SERVICE	General Automotive Repair Shops
2008	WEALTH AUTO REPAIR SERVICE	General Automotive Repair Shops

42 NNW < 1/8 0.122 mi. 645 ft.	**DUNN EDWARDS CORP 5777 W WASHINGTON BLVD CULVER CITY, CA 90232**	**RCRA-SQG FINDS ECHO**	**1000304934 CAD981578107**

Relative: Higher

Actual: 101 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	DUNN EDWARDS CORP
Facility address:	5777 W WASHINGTON BLVD CULVER CITY, CA 90230
EPA ID:	CAD981578107
Mailing address:	4885 E FIFTY SECOND PL LOS ANGELES, CA 90040
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	RUSSELL T JACOBS
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No

DUNN EDWARDS CORP (Continued) **1000304934**

Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Historical Generators:

Date form received by agency:	10/28/1986
Site name:	DUNN EDWARDS CORP
Classification:	Large Quantity Generator
Violation Status:	No violations found

FINDS:

Registry ID: 110002721145

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000304934
Registry ID:	110002721145
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002721145

E43 NW < 1/8 0.122 mi. 646 ft. — **ANGELICA HEALTHCARE SERVICES G**, **5805 WASHINGTON BLVD**, **CULVER CITY, CA 90230** — **SWEEPS UST**, **HIST UST** — **U001562811**, **N/A**

Site 1 of 3 in cluster E

Relative: Lower

Actual: 94 ft.

SWEEPS UST:

Status:	Active
Comp Number:	13005
Number:	9
Board Of Equalization:	44-010005
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-013005-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	1

HIST UST:

File Number:	0002635E
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002635E.pdf
Region:	STATE
Facility ID:	00000003193
Facility Type:	Other
Other Type:	LINEN SUPPLY
Contact Name:	LUTHER SCALES
Telephone:	2139383671
Owner Name:	ANGELICA HEALTHCARE SERVICES G
Owner Address:	600 NORTH EUCLID -- 3RD FLOOR
Owner City,St,Zip:	ANAHEIM, CA 92801
Total Tanks:	0001
Tank Num:	001
Container Num:	0-30-1
Year Installed:	Not reported
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

E44 NW < 1/8 0.122 mi. 646 ft. — **DUSTY BLUE INC**, **5805 WASHINGTON BLVD**, **CULVER CITY, CA 90232** — **EDR Hist Cleaner** — **1019978148**, **N/A**

Site 2 of 3 in cluster E

Relative: Lower

Actual: 94 ft.

EDR Hist Cleaner

Year:	Name:	Type:
1993	WASH EXPRESS	Drycleaning Plants, Except Rugs

DUSTY BLUE INC (Continued) **1019978148**

1994	WASH EXPRESS	Industrial Launderers
1995	WASH EXPRESS	Industrial Launderers
1996	WASH EXPRESS	Industrial Launderers

E45
WNW
1/8-1/4
0.131 mi.
690 ft.

ROBERT ROSS INC
5813 WASHINGTON BLVD
CULVER CITY, CA 90232

SWEEPS UST **S102060327**
LOS ANGELES CO. HMS **N/A**

Site 3 of 3 in cluster E

Relative:
Lower

Actual:
92 ft.

SWEEPS UST:

Status:	Active
Comp Number:	12976
Number:	9
Board Of Equalization:	Not reported
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

LOS ANGELES CO. HMS:

Region:	LA
Permit Category:	Not reported
Facility Id:	012779-012976
Facility Type:	Not reported
Facility Status:	Removed
Area:	2M
Permit Number:	Not reported
Permit Status:	Not reported

F46
WSW
1/8-1/4
0.154 mi.
812 ft.

HAJOCA CORP
5880 ADAMS BLVD
CULVER CITY, CA 90232

SWEEPS UST **S102060357**
LOS ANGELES CO. HMS **N/A**

Site 1 of 6 in cluster F

Relative:
Lower

Actual:
88 ft.

SWEEPS UST:

Status:	Active
Comp Number:	14772
Number:	9
Board Of Equalization:	Not reported
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported

HAJOCA CORP (Continued) **S102060357**

Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

LOS ANGELES CO. HMS:
Region: LA
Permit Category: Not reported
Facility Id: 014240-014772
Facility Type: Not reported
Facility Status: Removed
Area: 2M
Permit Number: Not reported
Permit Status: Not reported

---

47 East 1/8-1/4 0.173 mi. 912 ft.

THERIEN STUDIO WORKSHOP
5645 W ADAMS AVE
LOS ANGELES, CA 90016

RCRA-SQG **1001815526**
US AIRS **CAR000056234**

Relative: Higher

Actual: 97 ft.

RCRA-SQG:
Date form received by agency: 09/07/1999
Facility name: THERIEN STUDIO WORKSHOP
Facility address: 5645 W ADAMS AVE
LOS ANGELES, CA 90016
EPA ID: CAR000056234
Contact: FRANK ZUMARAN
Contact address: 5645 W ADAMS AVE
LOS ANGELES, CA 90016
Contact country: US
Contact telephone: 232-939-5395
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: BRUCE TREMAYNE
Owner/operator address: 411 VERMONT ST
SAN FRANCISCO, CA 94107
Owner/operator country: Not reported
Owner/operator telephone: 415-956-8850
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

THERIEN STUDIO WORKSHOP (Continued) **1001815526**

Handler Activities Summary:

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

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

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

Violation Status: No violations found

US AIRS MINOR:

Envid:	1001815526
Region Code:	09
Programmatic ID:	AIR CASCA00006037CJ715
Facility Registry ID:	110002929779
D and B Number:	Not reported
Primary SIC Code:	7641
NAICS Code:	811420
Default Air Classification Code:	MIN
Facility Type of Ownership Code:	POF
Air CMS Category Code:	Not reported
HPV Status:	Not reported

US AIRS MINOR:

Region Code:	09
Programmatic ID:	AIR CASCA00006037CJ715
Facility Registry ID:	110002929779
Air Operating Status Code:	OPR

THERIEN STUDIO WORKSHOP (Continued) **1001815526**

Default Air Classification Code:	MIN
Air Program:	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date:	2004-09-09 00:00:00
Activity Status Date:	Not reported
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Activity Status:	Not reported

Region Code:	09
Programmatic ID:	AIR CASCA00006037CJ715
Facility Registry ID:	110002929779
Air Operating Status Code:	OPR
Default Air Classification Code:	MIN
Air Program:	Title V Permits
Activity Date:	2004-09-09 00:00:00
Activity Status Date:	Not reported
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Activity Status:	Not reported

US AIRS MINOR:

Envid:	1001815526
Region Code:	09
Programmatic ID:	AIR CASCA00006037CJ715
Facility Registry ID:	110002929779
D and B Number:	Not reported
Primary SIC Code:	7641
NAICS Code:	811420
Default Air Classification Code:	MIN
Facility Type of Ownership Code:	POF
Air CMS Category Code:	Not reported
HPV Status:	Not reported

US AIRS MINOR:

Region Code:	09
Programmatic ID:	AIR CASCA00006037CJ715
Facility Registry ID:	110002929779
Air Operating Status Code:	OPR
Default Air Classification Code:	MIN
Air Program:	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date:	2004-09-09 00:00:00
Activity Status Date:	Not reported
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Activity Status:	Not reported

Region Code:	09
Programmatic ID:	AIR CASCA00006037CJ715
Facility Registry ID:	110002929779
Air Operating Status Code:	OPR
Default Air Classification Code:	MIN
Air Program:	Title V Permits
Activity Date:	2004-09-09 00:00:00
Activity Status Date:	Not reported
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation

THERIEN STUDIO WORKSHOP (Continued) **1001815526**

Activity Status: Not reported

G48 West 1/8-1/4 0.189 mi. 1000 ft. | **EM TEE NEST LLC** | **LUST** | **U003062679**
5863 WASHINGTON BLVD | **HAZNET** | **N/A**
CULVER CITY, CA 90232 | **LOS ANGELES CO. HMS**

Site 1 of 6 in cluster G

Relative: Lower

Actual: 86 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000011301
Global Id:	T10000011301
Latitude:	34.03321
Longitude:	-118.37319
Status:	Open - Site Assessment
Status Date:	05/25/2018
Case Worker:	JR
RB Case Number:	R-64013
Local Agency:	Not reported
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T10000011301
Contact Type:	Regional Board Caseworker
Contact Name:	JAMES RYAN
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	West 4th Street, Suite 200
City:	LOS ANGELES
Email:	jamesw.ryan@waterboards.ca.gov
Phone Number:	2135766711

LUST:

Global Id:	T10000011301
Action Type:	Other
Date:	02/13/2018
Action:	Leak Discovery
Global Id:	T10000011301
Action Type:	Other
Date:	02/13/2018
Action:	Leak Reported
Global Id:	T10000011301
Action Type:	ENFORCEMENT
Date:	05/25/2018
Action:	Staff Letter
Global Id:	T10000011301
Action Type:	ENFORCEMENT
Date:	02/14/2018
Action:	Staff Letter

EM TEE NEST LLC (Continued) **U003062679**

Global Id: T10000011301
Action Type: RESPONSE
Date: 03/16/2018
Action: Other Report / Document

Global Id: T10000011301
Action Type: ENFORCEMENT
Date: 04/05/2018
Action: Staff Letter

Global Id: T10000011301
Action Type: ENFORCEMENT
Date: 02/13/2018
Action: Referral to Regional Board

Global Id: T10000011301
Action Type: RESPONSE
Date: 05/30/2018
Action: Well Installation Workplan - Regulator Responded

Global Id: T10000011301
Action Type: RESPONSE
Date: 08/31/2018
Action: Well Installation Report

Global Id: T10000011301
Action Type: RESPONSE
Date: 01/15/2019
Action: Monitoring Report - Semi-Annually

Global Id: T10000011301
Action Type: Other
Date: 02/13/2018
Action: Leak Began

LUST:
Global Id: T10000011301
Status: Open - Active
Status Date: 02/13/2018

Global Id: T10000011301
Status: Open - Case Begin Date
Status Date: 02/13/2018

Global Id: T10000011301
Status: Open - Site Assessment
Status Date: 05/25/2018

HAZNET:
envid: U003062679
Year: 2017
GEPAID: CAC002900172
Contact: TRACY FIETZ
Telephone: 3233330265
Mailing Name: Not reported

EM TEE NEST LLC (Continued) **U003062679**

Mailing Address: 5863 WASHINGTON BLVD
Mailing City,St,Zip: CULVER CITY, CA 90232
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues 10 percent or more
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 4.17
Cat Decode: Aqueous solution with total organic residues 10 percent or more
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

envid: U003062679
Year: 2017
GEPAID: CAC002930558
Contact: GARY LICHTIG
Telephone: 3102872800
Mailing Name: Not reported
Mailing Address: 3805 CANFIELD AVE., SUITE A
Mailing City,St,Zip: CULVER CITY, CA 90232
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Unspecified organic liquid mixture
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 2.38
Cat Decode: Unspecified organic liquid mixture
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County: Los Angeles

LOS ANGELES CO. HMS:
Region: LA
Permit Category: I
Facility Id: 006830-I07062
Facility Type: 01
Facility Status: Closed
Area: 2M
Permit Number: 000020045
Permit Status: Closed

Region: LA
Permit Category: T
Facility Id: 006830-064013
Facility Type: 0
Facility Status: Removed
Area: 2M
Permit Number: 000872311
Permit Status: Removed

G49
West
1/8-1/4
0.189 mi.
1000 ft.

MUSTANG ONLY
5863 WASHINGTON BLVD
CULVER CITY, CA 90230

UST **U004275532**
N/A

Site 2 of 6 in cluster G

Relative:
Lower

Actual:
86 ft.

UST:

Facility ID:	LACOFA0028905
Permitting Agency:	Los Angeles County Fire Department
Latitude:	34.03326
Longitude:	-118.37327

F50
WSW
1/8-1/4
0.197 mi.
1039 ft.

CHALLENGE MARKETING 84/CALIFORNIA TARGET
2929 S LA CIENEGA BLVD
LOS ANGELES, CA 90232

SWEEPS UST **S106924199**
N/A

Site 2 of 6 in cluster F

Relative:
Lower

Actual:
86 ft.

SWEEPS UST:

Status:	Active
Comp Number:	9030
Number:	1
Board Of Equalization:	Not reported
Referral Date:	03-30-94
Action Date:	04-22-94
Created Date:	03-30-94
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

F51
WSW
1/8-1/4
0.197 mi.
1039 ft.

CALIFORNIA TARGET ENT #084
2929 LA CIENEGA BLVD
CULVER CITY, CA 90232

SWEEPS UST **S101587092**
HIST UST **N/A**
CA FID UST
LOS ANGELES CO. HMS

Site 3 of 6 in cluster F

Relative:
Lower

Actual:
86 ft.

SWEEPS UST:

Status:	Active
Comp Number:	9660
Number:	9
Board Of Equalization:	44-008502
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-009660-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported

CALIFORNIA TARGET ENT #084 (Continued) **S101587092**

Number Of Tanks: 4

Status: Active
Comp Number: 9660
Number: 9
Board Of Equalization: 44-008502
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009660-000002
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 9660
Number: 9
Board Of Equalization: 44-008502
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009660-000003
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 9660
Number: 9
Board Of Equalization: 44-008502
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009660-000004
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

HIST UST:
File Number: 000269A6
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000269A6.pdf
Region: Not reported

CALIFORNIA TARGET ENT #084 (Continued) **S101587092**

Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported

Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID:	19054848
Regulated By:	UTNKA
Regulated ID:	00005258
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8180000000
Mail To:	Not reported
Mailing Address:	12739 S LAKEWOOD BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	CULVER CITY
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

LOS ANGELES CO. HMS:

Region:	LA
Permit Category:	T
Facility Id:	009819-009660
Facility Type:	0
Facility Status:	Closed
Area:	2M
Permit Number:	00000894T
Permit Status:	Closed

Region:	LA
Permit Category:	I
Facility Id:	009819-054509
Facility Type:	01
Facility Status:	Permit
Area:	2M

CALIFORNIA TARGET ENT #084 (Continued) **S101587092**

Permit Number: 000662865
Permit Status: Permit

Region: LA
Permit Category: T
Facility Id: 009819-025112
Facility Type: 0
Facility Status: Closed
Area: 2M
Permit Number: 000196444
Permit Status: Closed

F52
WSW
1/8-1/4
0.197 mi.
1039 ft.

CHALLENGE MARKETING 84
2929 LA CIENEGA BLVD
CULVER CITY, CA 90232

UST **U003781419**
N/A

Site 4 of 6 in cluster F

Relative:
Lower

Actual:
86 ft.

UST:
Facility ID: 25121
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.0328642
Longitude: -118.3718865

F53
WSW
1/8-1/4
0.197 mi.
1039 ft.

084
2929 LA CIENEGA BLVD
CULVER CITY, CA 90230

HIST UST **U001562803**
N/A

Site 5 of 6 in cluster F

Relative:
Lower

Actual:
86 ft.

HIST UST:
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000005258
Facility Type: Gas Station
Other Type: Not reported
Contact Name: Not reported
Telephone: 2139275339
Owner Name: CALIFORNIA TARGET ENTERPRISES
Owner Address: 12739 LAKEWOOD BLVD.
Owner City,St,Zip: DOWNEY, CA 90242
Total Tanks: 0004

Tank Num: 001
Container Num: 841
Year Installed: Not reported
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 842
Year Installed: Not reported

084 (Continued) **U001562803**

Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	003
Container Num:	843
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	004
Container Num:	844
Year Installed:	Not reported
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

F54 **JAMES KONOPISOS** **SWEEPS UST** **S102059081**
WSW **2915 LA CIENEGA BLVD** **LOS ANGELES CO. HMS** **N/A**
1/8-1/4 **CULVER CITY, CA 90230**
0.206 mi.
1089 ft. **Site 6 of 6 in cluster F**

Relative:
Lower

Actual:
86 ft.

SWEEPS UST:

Status:	Active
Comp Number:	14905
Number:	9
Board Of Equalization:	Not reported
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

LOS ANGELES CO. HMS:

Region:	LA
Permit Category:	Not reported
Facility Id:	014331-014905
Facility Type:	Not reported
Facility Status:	Removed
Area:	2M
Permit Number:	Not reported
Permit Status:	Not reported

G55 West 1/8-1/4 0.209 mi. 1104 ft. | **ARCO PRODUCTS #00194**
5884 WASHINGTON BLVD
CULVER CITY, CA 90232 | **UST** | **U003938030**
N/A

Site 3 of 6 in cluster G

Relative: Lower
Actual: 86 ft.

UST:

Facility ID:	LACOFA0029045
Permitting Agency:	Los Angeles County Fire Department
Latitude:	34.03261
Longitude:	-118.37395

Facility ID:	37046
Permitting Agency:	LOS ANGELES COUNTY
Latitude:	34.0337455
Longitude:	-118.3722316

G56 West 1/8-1/4 0.209 mi. 1104 ft. | **ARCO PETROLEUM PROD CO # 0194**
5884 WASHINGTON BLVD
CULVER CITY, CA | **SWEEPS UST** | **S103665811**
N/A

Site 4 of 6 in cluster G

Relative: Lower
Actual: 86 ft.

SWEEPS UST:

Status:	Active
Comp Number:	12044
Number:	9
Board Of Equalization:	44-000506
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-012044-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	3

Status:	Active
Comp Number:	12044
Number:	9
Board Of Equalization:	44-000506
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-012044-000002
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	12044

ARCO PETROLEUM PROD CO # 0194 (Continued) **S103665811**

Number:	9
Board Of Equalization:	44-000506
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-012044-000003
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

G57 **ARCO #0194** **LUST** **S105692664**
West **5884 WASHINGTON BLVD** **N/A**
1/8-1/4 **CULVER CITY, CA 90230**
0.209 mi.
1104 ft. **Site 5 of 6 in cluster G**

Relative:
Lower

Actual:
86 ft.

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	I-12044	
Status:	Remedial action (cleanup) Underway	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		VEVS
Global ID:	T0603703901	
W Global ID:	Not reported	
Staff:	DP	
Local Agency:	19000	
Cross Street:	LA CIENEGA	
Enforcement Type:	DLSEL	
Date Leak Discovered:	5/18/1992	
Date Leak First Reported:		9/3/1992
Date Leak Record Entered:	8/20/1992	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		8/15/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	Subsurface Monitoring	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		656.8252379227572814450284860 2
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		8/6/1992
Preliminary Site Assessment Began:		1/26/1993
Pollution Characterization Began:		3/12/2004
Remediation Plan Submitted:		2/20/2001

ARCO #0194 (Continued) **S105692664**

Remedial Action Underway:	4/23/2004
Post Remedial Action Monitoring Began:	9/3/1992
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	8/11/1997
Hist Max MTBE Conc in Groundwater:	240000
Hist Max MTBE Conc in Soil:	52
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	=
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	MS. JULIE DASSINER
RP Address:	4 CENTERPOINTE DR.
Program:	LUST
Lat/Long:	34.0325422 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

G58 **ARCO #0194** **LUST** **S105024717**
West **5884 WASHINGTON BLVD** **HIST CORTESE** **N/A**
1/8-1/4 **CULVER CITY, CA 90230**
0.212 mi.
1118 ft. **Site 6 of 6 in cluster G**

Relative:
Lower

Actual:
86 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703901
Global Id:	T0603703901
Latitude:	34.0325422
Longitude:	-118.3737865
Status:	Open - Remediation
Status Date:	05/20/2009
Case Worker:	DPP
RB Case Number:	I-12044
Local Agency:	LOS ANGELES COUNTY
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603703901
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

Global Id: T0603703901

ARCO #0194 (Continued) **S105024717**

Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

LUST:

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2011
Action: Soil and Water Investigation Workplan

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 08/15/2016
Action: Interim Remedial Action Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/07/2016
Action: CAP/RAP - Other Report - Regulator Responded

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2005

ARCO #0194 (Continued) **S105024717**

Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2015
Action: Well Destruction Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 08/15/2008
Action: Interim Remedial Action Plan

Global Id: T0603703901
Action Type: RESPONSE
Date: 09/01/2008
Action: Soil and Water Investigation Workplan

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 08/29/2018
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 11/21/2008
Action: Staff Letter

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 03/15/2001
Action: 13267 Requirement

Global Id: T0603703901
Action Type: RESPONSE
Date: 02/10/2016
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2002
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 05/06/2002
Action: Well Installation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

ARCO #0194 (Continued) **S105024717**

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2002
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2012
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2008
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: RESPONSE

ARCO #0194 (Continued) **S105024717**

Date: 01/15/2009
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: RESPONSE
Date: 11/01/2012
Action: Well Installation Workplan

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2013
Action: Pilot Study/ Treatability Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 02/28/2014
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2004
Action: Well Installation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

ARCO #0194 (Continued) **S105024717**

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 08/24/2001
Action: Staff Letter

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 03/08/2002
Action: 13267 Requirement

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 07/09/2008
Action: Staff Letter

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2010
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2010
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: RESPONSE

ARCO #0194 (Continued) **S105024717**

Date: 10/15/2011
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2012
Action: Interim Remedial Action Plan

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2011
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2014
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2012
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2009
Action: Interim Remedial Action Report

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 09/28/2017
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 07/03/2002
Action: Staff Letter

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

ARCO #0194 (Continued) **S105024717**

Global Id: T0603703901
Action Type: RESPONSE
Date: 03/15/2004
Action: Soil and Water Investigation Workplan

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 04/14/2004
Action: Staff Letter

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 07/20/2016
Action: Staff Letter

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2009
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/31/2002
Action: Other Report / Document

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2017
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: REMEDIATION

ARCO #0194 (Continued) **S105024717**

Date: 04/22/2003
Action: Pump & Treat (P&T) Groundwater

Global Id: T0603703901
Action Type: Other
Date: 09/03/1992
Action: Leak Reported

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2019
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 07/06/2011
Action: Staff Letter

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 05/20/2009
Action: Staff Letter

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2010
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2013
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 01/09/2013
Action: Staff Letter

Global Id: T0603703901
Action Type: RESPONSE
Date: 11/25/2013
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 03/22/2016
Action: Staff Letter

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

ARCO #0194 (Continued) **S105024717**

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: REMEDIATION
Date: 04/22/2003
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 12/15/2017
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603703901
Action Type: RESPONSE
Date: 09/24/2013
Action: Request for Closure - Regulator Responded

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2012
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2013
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: ENFORCEMENT

ARCO #0194 (Continued) **S105024717**

Date: 10/18/2012
Action: Staff Letter

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 02/05/2004
Action: Staff Letter

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/31/2017
Action: Soil and Water Investigation Workplan - Regulator Responded

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2014
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: RESPONSE
Date: 11/30/2017
Action: Other Report / Document

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

ARCO #0194 (Continued) **S105024717**

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 09/15/2010
Action: Well Installation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2009
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 03/15/2012
Action: Staff Letter

Global Id: T0603703901
Action Type: RESPONSE
Date: 05/06/2002
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603703901
Action Type: Other

ARCO #0194 (Continued) **S105024717**

Date: 05/18/1992
Action: Leak Discovery

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 11/25/2014
Action: Other Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603703901
Action Type: RESPONSE
Date: 07/15/2009
Action: Conceptual Site Model

Global Id: T0603703901
Action Type: RESPONSE
Date: 01/15/2008
Action: Other Report / Document

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/24/2008
Action: Interim Remedial Action Plan

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603703901
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2009
Action: Interim Remedial Action Report

ARCO #0194 (Continued) **S105024717**

Global Id: T0603703901
Action Type: RESPONSE
Date: 04/15/2018
Action: Well Installation Report

Global Id: T0603703901
Action Type: ENFORCEMENT
Date: 01/08/2014
Action: Staff Letter

LUST:
Global Id: T0603703901
Status: Open - Case Begin Date
Status Date: 05/18/1992

Global Id: T0603703901
Status: Open - Remediation
Status Date: 02/20/2001

Global Id: T0603703901
Status: Open - Remediation
Status Date: 04/22/2003

Global Id: T0603703901
Status: Open - Remediation
Status Date: 05/20/2009

Global Id: T0603703901
Status: Open - Site Assessment
Status Date: 08/06/1992

Global Id: T0603703901
Status: Open - Site Assessment
Status Date: 01/26/1993

Global Id: T0603703901
Status: Open - Site Assessment
Status Date: 04/09/1998

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-12044

H59 **COLLATORS, INCORPORATED** **SWEEPS UST** **S101587548**
SSW **3101 S LA CIENEGA BLVD** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90016**
0.216 mi.
1140 ft. **Site 1 of 5 in cluster H**

Relative:
Lower

Actual:
91 ft.

SWEEPS UST:
Status: Not reported
Comp Number: 4312
Number: Not reported
Board Of Equalization: Not reported

COLLATORS, INCORPORATED (Continued) **S101587548**

Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19055747
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2130000000
Mail To:	Not reported
Mailing Address:	3101 S LA CIENEGA BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900160000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

H60 **AIR NAIL CO** **SWEEPS UST** **S101587974**
SSW **3103 S LA CIENEGA BLVD** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90016**
0.216 mi.
1142 ft. **Site 2 of 5 in cluster H**

Relative:
Lower

Actual:
91 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	6377
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

AIR NAIL CO (Continued) **S101587974**

CA FID UST:

Facility ID:	19056206
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2138365261
Mail To:	Not reported
Mailing Address:	1136 SAN YSIDRO DR
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900160000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

H61
SSW
1/8-1/4
0.217 mi.
1146 ft.

GATECO **SEMS-ARCHIVE** **1003878820**
3107 LA CIENEGA BLVD **CAD981161086**
LOS ANGELES, CA 90016

Site 3 of 5 in cluster H

Relative:
Lower

Actual:
91 ft.

SEMS Archive:

Site ID:	0902263
EPA ID:	CAD981161086
Cong District:	27
FIPS Code:	06037
FF:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information
Latitude:	34.033333
Longitude:	-118.351667

SEMS Archive Detail:

Region:	09
Site ID:	0902263
EPA ID:	CAD981161086
Site Name:	GATECO
NPL:	N
FF:	N
OU:	00
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Start Date:	Not reported
Finish Date:	1987-10-01 04:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse

Region:	09
Site ID:	0902263
EPA ID:	CAD981161086
Site Name:	GATECO
NPL:	N
FF:	N

GATECO (Continued) **1003878820**

OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1985-11-01 06:00:00
Finish Date:	1985-11-01 06:00:00
Qual:	Not reported
Current Action Lead:	St Perf
Region:	09
Site ID:	0902263
EPA ID:	CAD981161086
Site Name:	GATECO
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	1985-09-01 05:00:00
Finish Date:	1987-10-01 04:00:00
Qual:	N
Current Action Lead:	St Perf

H62 **PACIFIC DESIGNS & MFG** **RCRA-SQG** **1000250251**
SSW **3111-1/2 S LA CIENEGA BLVD** **EMI** **CAD982469371**
1/8-1/4 **LOS ANGELES, CA 90016**
0.217 mi.
1148 ft. **Site 4 of 5 in cluster H**

Relative:
Lower

Actual:
91 ft.

RCRA-SQG:

Date form received by agency:	02/07/1989
Facility name:	PACIFIC DESIGNS & MFG
Facility address:	3111-1/2 S LA CIENEGA BLVD LOS ANGELES, CA 90016
EPA ID:	CAD982469371
Mailing address:	FIRST/2 S LA CIENEGA BLVD LOS ANGELES, CA 90016
Contact:	ENVIRONMENTAL MANAGER
Contact address:	3111 FIRST/2 S LA CIENEGA BLVD LOS ANGELES, CA 90016
Contact country:	US
Contact telephone:	213-558-4957
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	JOSHUA DUENYAS
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999

PACIFIC DESIGNS & MFG (Continued) **1000250251**

Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

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

Violation Status: No violations found

EMI:

Year:	1987
County Code:	19
Air Basin:	SC
Facility ID:	401
Air District Name:	SC
SIC Code:	2511
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0

PACIFIC DESIGNS & MFG (Continued) **1000250251**

Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	401
Air District Name:	SC
SIC Code:	2752
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

H63 **TEMPO** **SEMS-ARCHIVE** **1003878822**
SSW **3113 S LA CIENEGA BLVD** **CAD981161102**
1/8-1/4 **LOS ANGELES, CA 90016**
0.218 mi.
1150 ft. **Site 5 of 5 in cluster H**

Relative:
Lower

Actual:
91 ft.

SEMS Archive:

Site ID:	0902265
EPA ID:	CAD981161102
Cong District:	27
FIPS Code:	06037
FF:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information
Latitude:	34.033333
Longitude:	-118.351667

SEMS Archive Detail:

Region:	09
Site ID:	0902265
EPA ID:	CAD981161102
Site Name:	TEMPO
NPL:	N
FF:	N
OU:	00
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Start Date:	Not reported
Finish Date:	1986-02-01 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse

Region:	09
Site ID:	0902265
EPA ID:	CAD981161102
Site Name:	TEMPO
NPL:	N

TEMPO (Continued) **1003878822**

FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1985-11-01 06:00:00
Finish Date:	1985-11-01 06:00:00
Qual:	Not reported
Current Action Lead:	St Perf
Region:	09
Site ID:	0902265
EPA ID:	CAD981161102
Site Name:	TEMPO
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	1985-09-01 05:00:00
Finish Date:	1986-02-01 05:00:00
Qual:	N
Current Action Lead:	St Perf

I64 **IMEX AUTO CTR** **RCRA-SQG** **1000438746**
NE **5635 W WASHINGTON BLVD** **FINDS** **CAD981631609**
1/8-1/4 **LOS ANGELES, CA 90016** **ECHO**
0.225 mi.
1186 ft. **Site 1 of 4 in cluster I**

Relative:
Higher

Actual:
95 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	IMEX AUTO CTR
Facility address:	5635 W WASHINGTON BLVD LOS ANGELES, CA 90016
EPA ID:	CAD981631609
Mailing address:	W WASHINGTON BLVD LOS ANGELES, CA 90016
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	MIKE SAZGAR
Owner/operator address:	NOT REQUIRED

IMEX AUTO CTR (Continued) **1000438746**

	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

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

Violation Status: No violations found

FINDS:

Registry ID: 110002730938

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

IMEX AUTO CTR (Continued) **1000438746**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000438746
Registry ID:	110002730938
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002730938

---

65 SW 1/8-1/4 0.232 mi. 1227 ft. **VACANT LOT 5866 BLACKWELDER CULVER CITY, CA 90232** **LUST HIST CORTESE** **S103064865 N/A**

Relative: Lower
Actual: 83 ft.

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	902320034	
Status:	Leak being confirmed	
Substance:	Hydrocarbons	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Excavate and Dispose
Global ID:	T0603701259	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	ADAMS BLVD	
Enforcement Type:	Not reported	
Date Leak Discovered:	10/14/1995	
Date Leak First Reported:		3/13/1996
Date Leak Record Entered:	3/28/1996	
Date Confirmation Began:	3/13/1996	
Date Leak Stopped:	10/14/1995	
Date Case Last Changed on Database:		3/26/1996
Date the Case was Closed:		Not reported
How Leak Discovered:	Nuisance Conditions	
How Leak Stopped:	Not reported	
Cause of Leak:	Overfill	
Leak Source:	Other Source	
Operator:	OLD CASE #960328-02	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		250.4747494035357839592749154 6
Source of Cleanup Funding:		Other Source
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported

VACANT LOT (Continued) **S103064865**

Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: ATR ENTERPRISES
RP Address: 3249 LA CIENEGA BLVD S, LOS ANGELES CA 90016
Program: LUST
Lat/Long: 34.0307853 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: LAC DPW DOES NOT HAVE LISTING FOR THIS SITE; HAS SITES @ 5894 & 5855 BLACKWELDER ST.

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 902320034

I66 **ARA SERVICES - LOS ANGELES** **HIST UST** **U001560647**
NNE **2340 S FAIRFAX AVE** **N/A**
1/8-1/4 **LOS ANGELES, CA 90016**
0.237 mi.
1253 ft. **Site 2 of 4 in cluster I**

Relative:
Lower

Actual:
92 ft.

HIST UST:
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000005212
Facility Type: Other
Other Type: WHOLESALER
Contact Name: FRANK OLACHEA
Telephone: 2139366171
Owner Name: ARA SERVICES, MAGAZINE & BOOK
Owner Address: 2340 S. FAIRFAX
Owner City,St,Zip: LOS ANGELES, CA 90016
Total Tanks: 0002

Tank Num: 001
Container Num: 1
Year Installed: 1980
Tank Capacity: 00009950
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 002
Container Num: 2
Year Installed: 1980

ARA SERVICES - LOS ANGELES (Continued) **U001560647**

Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None

I67 NNE 1/8-1/4 0.237 mi. 1253 ft. | **SUNSET NEWS CO** | **SWEEPS UST** | **S101617183**
2340 S FAIRFAX AVE | **HIST UST** | **N/A**
LOS ANGELES, CA 90016 | **CA FID UST**
EMI
Site 3 of 4 in cluster I | **HAZNET**

Relative: Lower

Actual: 92 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	546
Number:	Not reported
Board Of Equalization:	44-011263
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000546-000001
Tank Status:	Not reported
Capacity:	9950
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	2

Status:	Not reported
Comp Number:	546
Number:	Not reported
Board Of Equalization:	44-011263
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000546-000002
Tank Status:	Not reported
Capacity:	6000
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

HIST UST:

File Number:	000263B9
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000263B9.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported

SUNSET NEWS CO (Continued) **S101617183**

Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID:	19001463
Regulated By:	UTNKA
Regulated ID:	00005212
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2139366171
Mail To:	Not reported
Mailing Address:	2340 S FAIRFAX AVE
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900160000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

EMI:

Year:	1987
County Code:	19
Air Basin:	SC
Facility ID:	9612
Air District Name:	SC
SIC Code:	2711
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HAZNET:

envid:	S101617183
Year:	2017
GEPAID:	CAL000423765

SUNSET NEWS CO (Continued) **S101617183**

Contact:	ERIC SMITH
Telephone:	4242815600
Mailing Name:	Not reported
Mailing Address:	8850 WILSHIRE BLVD
Mailing City,St,Zip:	BEVERLY HILLS, CA 902110000
Gen County:	Los Angeles
TSD EPA ID:	CAD097030993
TSD County:	Los Angeles
Waste Category:	Other organic solids
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.6
Cat Decode:	Other organic solids
Method Decode:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles

I68 **FORMER ARAMARK MAGAZINE & BOOK FACILITY** **LUST** **S103281878**
NNE **2340 SOUTH FAIRFAX AVENUE** **ENF** **N/A**
1/8-1/4 **LOS ANGELES, CA 90016** **HIST CORTESE**
0.237 mi. **CIWQS**
1253 ft. **Site 4 of 4 in cluster I** **WDR**

Relative:
Lower

Actual:
92 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700559
Global Id:	T0603700559
Latitude:	34.0361460672846
Longitude:	-118.368600272353
Status:	Open - Remediation
Status Date:	04/29/2011
Case Worker:	DPP
RB Case Number:	900160098
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700559
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

Global Id:	T0603700559
Contact Type:	Local Agency Caseworker
Contact Name:	TBD
Organization Name:	LOS ANGELES, CITY OF
Address:	200 N. MAIN ST. RM. 970
City:	LOS ANGELES
Email:	Not reported

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Phone Number: 2134826528

LUST:

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2006
Action: Remedial Progress Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2015
Action: Conceptual Site Model

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 09/18/2003
Action: Staff Letter

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/10/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 11/22/2016
Action: Staff Letter

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2008
Action: Soil and Water Investigation Report

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2009
Action: Conceptual Site Model

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 10/15/2008
Action: Staff Letter

Global Id: T0603700559
Action Type: Other
Date: 04/09/1987
Action: Leak Discovery

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 03/15/2001
Action: 13267 Requirement

Global Id: T0603700559
Action Type: RESPONSE
Date: 05/15/2016
Action: Other Report / Document

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 09/15/2004
Action: Other Report / Document

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 01/21/2004
Action: Staff Letter

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Date: 04/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2007
Action: Interim Remedial Action Plan

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2013
Action: Conceptual Site Model

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 01/04/2016
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 03/04/2016
Action: Staff Letter

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2007
Action: Soil and Water Investigation Report

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2006
Action: Interim Remedial Action Plan

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 07/20/2018
Action: Petition Submitted for Review

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2012
Action: Conceptual Site Model

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2006
Action: Well Installation Report

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 07/23/2008
Action: Staff Letter

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 06/11/2001
Action: Staff Letter

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603700559
Action Type: ENFORCEMENT

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Date: 11/16/2016
Action: Staff Letter

Global Id: T0603700559
Action Type: Other
Date: 04/27/1987
Action: Leak Reported

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2005
Action: Interim Remedial Action Plan

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2017
Action: Other Report / Document

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 07/03/2002
Action: Staff Letter

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 06/06/2003
Action: Soil and Water Investigation Workplan

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2005
Action: Interim Remedial Action Plan

Global Id: T0603700559
Action Type: RESPONSE
Date: 02/16/2004
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 03/22/2004
Action: Staff Letter

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 10/23/2001
Action: Staff Letter

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 11/16/2004
Action: Staff Letter

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2008
Action: Interim Remedial Action Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2009
Action: Interim Remedial Action Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/31/2002
Action: Other Report / Document

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 06/11/2013
Action: Staff Letter

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 04/17/2013
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603700559
Action Type: RESPONSE

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Date: 01/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2009
Action: Interim Remedial Action Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2009
Action: Conceptual Site Model

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2013
Action: Interim Remedial Action Report

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 06/26/2015
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2014
Action: CAP/RAP - Other Report

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 12/18/2008
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 10/09/2007
Action: Staff Letter

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 01/28/2008
Action: Staff Letter

Global Id: T0603700559
Action Type: REMEDIATION
Date: 08/28/2004
Action: Other (Use Description Field)

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Global Id: T0603700559
Action Type: RESPONSE
Date: 06/01/2013
Action: Other Workplan - Regulator Responded

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2012
Action: Conceptual Site Model

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 12/21/2001
Action: Staff Letter

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 12/11/2013
Action: Staff Letter

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2006
Action: Remedial Progress Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 07/12/2004
Action: Staff Letter

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700559
Action Type: RESPONSE

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Date: 10/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 05/19/2004
Action: Staff Letter

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2006
Action: Well Installation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/22/2005
Action: Interim Remedial Action Plan

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 07/06/2015
Action: Notification - Public Notice of Case Closure

Global Id: T0603700559
Action Type: RESPONSE
Date: 03/01/2017
Action: Well Destruction Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 09/15/2004
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 06/26/2015
Action: State Water Board Closure Order

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2010
Action: Conceptual Site Model

Global Id: T0603700559
Action Type: RESPONSE
Date: 03/29/2010
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 10/15/2005
Action: Remedial Progress Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 08/31/2005
Action: Soil and Water Investigation Workplan

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 05/16/2007
Action: Staff Letter

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 02/20/2007
Action: Staff Letter

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 12/13/2012
Action: Request for Closure - Regulator Responded

Global Id: T0603700559
Action Type: RESPONSE

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Date: 10/15/2009
Action: Conceptual Site Model

Global Id: T0603700559
Action Type: RESPONSE
Date: 12/19/2013
Action: Other Workplan - Regulator Responded

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 04/22/2014
Action: Waste Discharge Requirements

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 08/08/2005
Action: Staff Letter

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 10/06/2005
Action: Staff Letter

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 04/19/2006
Action: Staff Letter

Global Id: T0603700559
Action Type: ENFORCEMENT
Date: 04/29/2008
Action: Staff Letter

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 07/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2008
Action: Interim Remedial Action Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2009
Action: Interim Remedial Action Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: RESPONSE
Date: 01/15/2009
Action: Interim Remedial Action Report

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2009
Action: Conceptual Site Model

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700559
Action Type: REMEDIATION
Date: 08/01/1992
Action: Free Product Removal

Global Id: T0603700559
Action Type: RESPONSE
Date: 04/15/2010
Action: Conceptual Site Model

Global Id: T0603700559
Action Type: ENFORCEMENT

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Date: 04/22/2014
Action: Waste Discharge Requirements

LUST:
Global Id: T0603700559
Status: Open - Case Begin Date
Status Date: 04/09/1987

Global Id: T0603700559
Status: Open - Remediation
Status Date: 04/15/2004

Global Id: T0603700559
Status: Open - Remediation
Status Date: 09/14/2004

Global Id: T0603700559
Status: Open - Remediation
Status Date: 11/14/2005

Global Id: T0603700559
Status: Open - Remediation
Status Date: 01/20/2006

Global Id: T0603700559
Status: Open - Remediation
Status Date: 04/29/2011

Global Id: T0603700559
Status: Open - Site Assessment
Status Date: 08/09/1989

Global Id: T0603700559
Status: Open - Site Assessment
Status Date: 10/01/1991

Global Id: T0603700559
Status: Open - Site Assessment
Status Date: 04/30/1997

Global Id: T0603700559
Status: Open - Site Assessment
Status Date: 08/31/2005

Global Id: T0603700559
Status: Open - Site Assessment
Status Date: 04/10/2006

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900160098
Status: Pollution Characterization
Substance: Gasoline

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Remove Free Product
Global ID:	T0603700559	
W Global ID:	Not reported	
Staff:	DP	
Local Agency:	19050	
Cross Street:	APPLE ST	
Enforcement Type:	DLSEL	
Date Leak Discovered:	4/9/1987	
Date Leak First Reported:		4/27/1987
Date Leak Record Entered:	11/16/1987	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		9/20/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	Subsurface Monitoring	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	Tank	
Operator:	ARAMARK CORP MAGAZINE&BOOK DIV	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		1280.6238364045202724596031783
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		8/9/1989
Preliminary Site Assessment Began:		10/1/1991
Pollution Characterization Began:		6/12/2003
Remediation Plan Submitted:		4/30/1997
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		5/21/2002
Hist Max MTBE Conc in Groundwater:		6000
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	=	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MR. ROBERT ROBBINS	
RP Address:	501 PARKCENTER DR.	
Program:	LUST	
Lat/Long:	34.0363441 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

ENF:

Region:	4
Facility Id:	712515
Agency Name:	Aramark Corporation

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Place Type:	Service/Commercial
Place Subtype:	Service/Commercial Site, NEC
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.035278
Place Longitude:	-118.367778
SIC Code 1:	2732
SIC Desc 1:	Book Printing
SIC Code 2:	5541
SIC Desc 2:	Gasoline Service Stations
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900160098
Reg Measure Id:	167353
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	230527
Region:	4
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	13267 Letter
Effective Date:	09/08/2000
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Enforcement - 900160098
Description:	13267 Letter sent 9/8/00 for inadequate RAP.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

Region:	4
Facility Id:	712515
Agency Name:	Aramark Corporation
Place Type:	Service/Commercial
Place Subtype:	Service/Commercial Site, NEC
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.035278
Place Longitude:	-118.367778
SIC Code 1:	2732
SIC Desc 1:	Book Printing
SIC Code 2:	5541
SIC Desc 2:	Gasoline Service Stations
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UST
Program Category1:	TANKS
Program Category2:	TANKS
# Of Programs:	1
WDID:	900160098
Reg Measure Id:	167353
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	230366
Region:	4
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	08/08/2000
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	08/08/2000
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Enforcement - 900160098
Description:	Level 1 enforcement letter sent 8/8/00 for FTS RAP.
Program:	UST
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Region:	4
Facility Id:	712515
Agency Name:	Aramark Corporation
Place Type:	Service/Commercial
Place Subtype:	Service/Commercial Site, NEC
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.035278
Place Longitude:	-118.367778
SIC Code 1:	2732
SIC Desc 1:	Book Printing
SIC Code 2:	5541
SIC Desc 2:	Gasoline Service Stations
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	3
Complexity:	A
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Contaminated ground water
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	WDRNONMUNIPRCS
Program Category1:	WDR
Program Category2:	WDR
# Of Programs:	1
WDID:	4B198600251
Reg Measure Id:	394891
Reg Measure Type:	Enrollee - WDR
Region:	4
Order #:	R4-2007-0019
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	8200
Status:	Historical
Status Date:	05/18/2016
Effective Date:	04/22/2014
Expiration/Review Date:	04/22/2024
Termination Date:	05/18/2016
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	58 - Non15 Based on (TTWQ)/CPLX)
Direction/Voice:	Passive
Enforcement Id(EID):	397660
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	08/08/2014
Adoption/Issuance Date:	08/08/2014
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Active
Title:	NOV 08/08/2014 for Aramark Corporation
Description:	NOV issued on 08/08/14 for Failure to Submit Monitoring Report
Program:	WDRNONMUNIPRCS
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

Region:	4
Facility Id:	712515
Agency Name:	Fairfax Avenue Building, LLC
Place Type:	Service/Commercial
Place Subtype:	Service/Commercial Site, NEC
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.035278
Place Longitude:	-118.367778
SIC Code 1:	2732
SIC Desc 1:	Book Printing
SIC Code 2:	5541
SIC Desc 2:	Gasoline Service Stations
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	3.59999999
Threat To Water Quality:	Not reported

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Complexity:	Not reported
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Contaminated ground water
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	4B198700206
Reg Measure Id:	336849
Reg Measure Type:	Enrollee - NPDES
Region:	4
Order #:	R4-2013-0042
Npdes# CA#:	CAG834001
Major-Minor:	Minor
Npdes Type:	OTH
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	4800
Status:	Historical
Status Date:	06/24/2016
Effective Date:	12/06/2007
Expiration/Review Date:	03/07/2018
Termination Date:	06/17/2016
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	62 - Treatment system to meet priority pollutant limit Category 1
Direction/Voice:	Passive
Enforcement Id(EID):	387702
Region:	4
Order / Resolution Number:	R4-2012-0083
Enforcement Action Type:	Admin Civil Liability
Effective Date:	12/21/2012
Adoption/Issuance Date:	12/21/2012
Achieve Date:	Not reported
Termination Date:	12/20/2012
ACL Issuance Date:	Not reported
EPL Issuance Date:	10/09/2012
Status:	Historical
Title:	ACL R4-2012-0083 for Aramark Magazine & Book
Description:	EPL No. R4-2012-0083 issued on 10/09/12 addressing 3 late reporting violations in the total amount of $9,000. Waiver received 11/16/12. Payment of $9,000 received on 12/20/12. Stipulated Order issued on 12/21/12
Program:	NPDNONMUNIPRCS
Latest Milestone Completion Date:	2012-12-20
# Of Programs1:	1
Total Assessment Amount:	9000

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

Initial Assessed Amount:	9000
Liability $ Amount:	9000
Project $ Amount:	0
Liability $ Paid:	9000
Project $ Completed:	0
Total $ Paid/Completed Amount:	9000

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900160098

CIWQS:

Agency:	Aramark Corporation
Agency Address:	1101 Market Street 28th Floor, Philadelphia, PA 19103
Place/Project Type:	Service/Commercial Site, NEC
SIC/NAICS:	Multiple SIC
Region:	4
Program:	WDRNONMUNIPRCS
Regulatory Measure Status:	Historical
Regulatory Measure Type:	Enrollee - WDR
Order Number:	R4-2007-0019
WDID:	4B198600251
NPDES Number:	Not reported
Adoption Date:	Not reported
Effective Date:	04/22/2014
Termination Date:	05/18/2016
Expiration/Review Date:	04/22/2024
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	A
TTWQ:	3
Enforcement Actions within 5 years:	1
Violations within 5 years:	6
Latitude:	34.035278
Longitude:	-118.367778

Agency:	Fairfax Avenue Building, LLC
Agency Address:	23622 Calabasas Road 200, Calabasas, CA 91302
Place/Project Type:	Service/Commercial Site, NEC
SIC/NAICS:	Multiple SIC
Region:	4
Program:	NPDNONMUNIPRCS
Regulatory Measure Status:	Historical
Regulatory Measure Type:	Enrollee - NPDES
Order Number:	R4-2013-0042
WDID:	4B198700206
NPDES Number:	CAG834001
Adoption Date:	Not reported
Effective Date:	12/06/2007
Termination Date:	06/17/2016
Expiration/Review Date:	03/07/2018
Design Flow:	0.036
Major/Minor:	Minor
Complexity:	Not reported

FORMER ARAMARK MAGAZINE & BOOK FACILITY (Continued) **S103281878**

TTWQ:	Not reported
Enforcement Actions within 5 years:	1
Violations within 5 years:	6
Latitude:	34.035278
Longitude:	-118.367778

WDR:

Global ID:	WDR100016054
Status:	HISTORICAL - WDR

69
North
1/4-1/2
0.266 mi.
1405 ft.

LADWP PALMS SERVICE CENTER
2311 S FAIRFAX AVE
LOS ANGELES, CA 90016

RCRA-LQG **1000597322**
LUST **CAD983613274**
FINDS
ECHO
HIST CORTESE

Relative:
Lower

Actual:
90 ft.

RCRA-LQG:

Date form received by agency:	02/28/2008
Facility name:	LADWP PALMS SERVICE CENTER
Facility address:	2311 S. FAIRFAX AVENUE LOS ANGELES, CA 90016
EPA ID:	CAD983613274
Mailing address:	111 N. HOPE STREET ROOM 1050 LOS ANGELES, CA 90012
Contact:	MARK J SEDLACEK
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	213-367-0403
Contact email:	MARK.SEDLACEK@LADWP.COM
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	LA DEPT OF WATER AND POWER
Owner/operator address:	111 N HOPE ST RM 1121 LOS ANGELES, CA 90012
Owner/operator country:	Not reported
Owner/operator telephone:	213-481-3250
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Municipal
Owner/Operator Type:	Owner

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: LOS ANGELES DEPT OF WATER & POWER
Owner/operator address: 111 N. HOPE STREET ROOM 1050
LOS ANGELES, CA 90012
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Municipal
Owner/Operator Type: Owner
Owner/Op start date: 01/01/1955
Owner/Op end date: Not reported

Owner/operator name: LOS ANGELES DEPT OF WATER & POWER
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Municipal
Owner/Operator Type: Operator
Owner/Op start date: 01/01/1955
Owner/Op end date: Not reported

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

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D018
. Waste name: BENZENE

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

Historical Generators:
Date form received by agency: 10/23/1991
Site name: PALMS SERVICE CTR
Classification: Small Quantity Generator

Violation Status: No violations found

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700555
Global Id: T0603700555
Latitude: 34.0370301165978
Longitude: -118.369613960852
Status: Open - Remediation
Status Date: 07/15/2006
Case Worker: DPP
RB Case Number: 900160034
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700555
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

Global Id: T0603700555
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

Date: 07/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2009
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: ENFORCEMENT
Date: 01/14/2002
Action: 13267 Requirement

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2013
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2005
Action: Interim Remedial Action Report

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2005
Action: Well Installation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2014
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2012
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2012
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2012
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2012
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: ENFORCEMENT

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2013
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: ENFORCEMENT
Date: 03/04/2016
Action: Staff Letter

Global Id: T0603700555
Action Type: RESPONSE
Date: 12/31/2007
Action: CAP/RAP - Other Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 06/30/2006
Action: CAP/RAP - Other Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: ENFORCEMENT
Date: 06/13/2001
Action: Staff Letter

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Semi-Annually

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

Global Id: T0603700555
Action Type: Other
Date: 05/22/1987
Action: Leak Reported

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2005
Action: Well Installation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: ENFORCEMENT
Date: 08/17/2001
Action: Staff Letter

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2002
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2002
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

Date: 12/31/2003
Action: Interim Remedial Action Plan

Global Id: T0603700555
Action Type: ENFORCEMENT
Date: 03/22/2004
Action: Staff Letter

Global Id: T0603700555
Action Type: ENFORCEMENT
Date: 01/12/2005
Action: Staff Letter

Global Id: T0603700555
Action Type: ENFORCEMENT
Date: 09/09/2004
Action: Staff Letter

Global Id: T0603700555
Action Type: ENFORCEMENT
Date: 09/18/2003
Action: Staff Letter

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2009
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2017
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2014
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2015
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2013
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2010
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2016
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603700555
Action Type: RESPONSE
Date: 06/30/2016
Action: Site Assessment Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 05/15/2016
Action: Interim Remedial Action Plan

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2002
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: REMEDIATION
Date: 07/15/2005
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700555
Action Type: RESPONSE
Date: 05/15/2016
Action: Soil and Water Investigation Workplan - Regulator Responded

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

Date: 04/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2014
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: ENFORCEMENT
Date: 04/18/2005
Action: Staff Letter

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2010
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 10/15/2015
Action: Monitoring Report - Semi-Annually

Global Id: T0603700555
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: ENFORCEMENT
Date: 05/20/2016
Action: Staff Letter

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700555
Action Type: RESPONSE
Date: 04/15/2009
Action: Conceptual Site Model

Global Id: T0603700555
Action Type: REMEDIATION

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

Date: 07/15/2005
Action: Pump & Treat (P&T) Groundwater

Global Id: T0603700555
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

LUST:
Global Id: T0603700555
Status: Open - Case Begin Date
Status Date: 04/23/1987

Global Id: T0603700555
Status: Open - Remediation
Status Date: 11/27/2001

Global Id: T0603700555
Status: Open - Remediation
Status Date: 07/15/2006

Global Id: T0603700555
Status: Open - Site Assessment
Status Date: 04/23/1987

Global Id: T0603700555
Status: Open - Site Assessment
Status Date: 06/12/1987

Global Id: T0603700555
Status: Open - Site Assessment
Status Date: 07/23/1987

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900160034
Status: Remediation Plan
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Remove Free Product
Global ID: T0603700555
W Global ID: Not reported
Staff: DP
Local Agency: 19050
Cross Street: GENESEE AVE
Enforcement Type: DLSEL
Date Leak Discovered: Not reported
Date Leak First Reported: 5/22/1987
Date Leak Record Entered: 3/10/1988
Date Confirmation Began: 6/12/1987
Date Leak Stopped: Not reported

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

Date Case Last Changed on Database:		8/15/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		1478.640091875391296583696795 7
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		4/23/1987
Preliminary Site Assessment Began:		7/23/1987
Pollution Characterization Began:		6/12/1987
Remediation Plan Submitted:		11/27/2001
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		5/22/1987
Enforcement Action Date:		4/4/2001
Historical Max MTBE Date:		11/1/1998
Hist Max MTBE Conc in Groundwater:		368
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MR. DAT QUACH	
RP Address:	111 N. HOPE ST., RM 1121	
Program:	LUST	
Lat/Long:	34.0369501 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

FINDS:

Registry ID: 110002864945

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

HAZARDOUS WASTE BIENNIAL REPORTER

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance

LADWP PALMS SERVICE CENTER (Continued) **1000597322**

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.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000597322
Registry ID:	110002864945
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002864945

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900160034

70
WSW
1/4-1/2
0.285 mi.
1507 ft.

MARJAMA PROPERTY **LUST** **S108197937**
5927 BLACKWELDER STREET **N/A**
CULVER CITY, CA 90230

Relative:
Lower

Actual:
80 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603757385
Global Id:	T0603757385
Latitude:	34.031288
Longitude:	-118.374774
Status:	Completed - Case Closed
Status Date:	02/14/2014
Case Worker:	JH
RB Case Number:	R-09697
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	9856-9697
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603757385
Contact Type:	Regional Board Caseworker
Contact Name:	JAY HUANG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 WEST 4TH STREET, SUITE 200

MARJAMA PROPERTY (Continued) **S108197937**

City: LOS ANGELES
Email: jhuang@waterboards.ca.gov
Phone Number: 2135766711

Global Id: T0603757385
Contact Type: Local Agency Caseworker
Contact Name: SAM STEVENS
Organization Name: LOS ANGELES COUNTY
Address: 900 S. FREMONT AVE.
City: ALHAMBRA
Email: Not reported
Phone Number: 6264583507

LUST:

Global Id: T0603757385
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603757385
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603757385
Action Type: Other
Date: 12/20/2004
Action: Leak Discovery

Global Id: T0603757385
Action Type: ENFORCEMENT
Date: 04/04/2011
Action: Staff Letter

Global Id: T0603757385
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603757385
Action Type: RESPONSE
Date: 04/15/2009
Action: Soil and Water Investigation Workplan

Global Id: T0603757385
Action Type: RESPONSE
Date: 04/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603757385
Action Type: RESPONSE
Date: 10/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603757385
Action Type: RESPONSE
Date: 08/06/2009

MARJAMA PROPERTY (Continued) **S108197937**

Action: Interim Remedial Action Report

Global Id: T0603757385
Action Type: RESPONSE
Date: 06/16/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603757385
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603757385
Action Type: RESPONSE
Date: 01/15/2010
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603757385
Action Type: RESPONSE
Date: 01/15/2010
Action: Soil and Water Investigation Report

Global Id: T0603757385
Action Type: ENFORCEMENT
Date: 02/02/2009
Action: Staff Letter

Global Id: T0603757385
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603757385
Action Type: REMEDIATION
Date: 06/01/2013
Action: Excavation

Global Id: T0603757385
Action Type: RESPONSE
Date: 05/15/2006
Action: Other Report / Document

Global Id: T0603757385
Action Type: RESPONSE
Date: 06/09/2011
Action: Site Assessment Report

Global Id: T0603757385
Action Type: RESPONSE
Date: 06/20/2011
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603757385
Action Type: ENFORCEMENT
Date: 01/19/2011
Action: Staff Letter

MARJAMA PROPERTY (Continued) **S108197937**

Global Id: T0603757385
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603757385
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603757385
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603757385
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603757385
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603757385
Action Type: Other
Date: 01/25/2005
Action: Leak Reported

Global Id: T0603757385
Action Type: RESPONSE
Date: 07/01/2011
Action: CAP/RAP - Other Report

Global Id: T0603757385
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603757385
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603757385
Action Type: RESPONSE
Date: 02/06/2007
Action: Interim Remedial Action Report

Global Id: T0603757385
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603757385
Action Type: ENFORCEMENT

MARJAMA PROPERTY (Continued) **S108197937**

Date: 06/15/2009
Action: Staff Letter

Global Id: T0603757385
Action Type: ENFORCEMENT
Date: 02/12/2014
Action: Closure/No Further Action Letter

Global Id: T0603757385
Action Type: RESPONSE
Date: 10/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603757385
Action Type: RESPONSE
Date: 04/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603757385
Action Type: ENFORCEMENT
Date: 12/11/2013
Action: Notification - Preclosure

Global Id: T0603757385
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603757385
Action Type: RESPONSE
Date: 12/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603757385
Action Type: REMEDIATION
Date: 10/01/2006
Action: Other (Use Description Field)

Global Id: T0603757385
Action Type: REMEDIATION
Date: 10/01/2006
Action: Soil Vapor Extraction (SVE)

Global Id: T0603757385
Action Type: ENFORCEMENT
Date: 11/16/2009
Action: Staff Letter

Global Id: T0603757385
Action Type: ENFORCEMENT
Date: 09/18/2006
Action: Staff Letter

Global Id: T0603757385
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

MARJAMA PROPERTY (Continued) **S108197937**

Global Id: T0603757385
Action Type: RESPONSE
Date: 11/03/2010
Action: Well Installation Report

Global Id: T0603757385
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603757385
Action Type: RESPONSE
Date: 03/15/2011
Action: Soil and Water Investigation Report

Global Id: T0603757385
Action Type: ENFORCEMENT
Date: 05/17/2006
Action: Staff Letter

Global Id: T0603757385
Action Type: ENFORCEMENT
Date: 03/14/2006
Action: Staff Letter

Global Id: T0603757385
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

LUST:
Global Id: T0603757385
Status: Completed - Case Closed
Status Date: 02/12/2014

Global Id: T0603757385
Status: Completed - Case Closed
Status Date: 02/14/2014

Global Id: T0603757385
Status: Open - Case Begin Date
Status Date: 12/20/2004

Global Id: T0603757385
Status: Open - Remediation
Status Date: 07/24/2006

Global Id: T0603757385
Status: Open - Remediation
Status Date: 09/15/2006

Global Id: T0603757385
Status: Open - Remediation
Status Date: 01/19/2011

Global Id: T0603757385
Status: Open - Site Assessment

MARJAMA PROPERTY (Continued) **S108197937**

Status Date: 01/25/2005

Global Id: T0603757385
Status: Open - Site Assessment
Status Date: 10/11/2005

Global Id: T0603757385
Status: Open - Verification Monitoring
Status Date: 12/06/2013

J71 **LA CIENEGA CREATIVE PROPERTIES** **LUST** **S113482324**
SW **3077-3243 LA CIENEGA BLVD S** **N/A**
1/4-1/2 **LOS ANGELES, CA 90016**
0.298 mi.
1573 ft. **Site 1 of 2 in cluster J**

Relative:
Higher

Actual:
95 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000575
Global Id: T10000000575
Latitude: 34.029273
Longitude: -118.373394
Status: Completed - Case Closed
Status Date: 08/25/2016
Case Worker: DMB
RB Case Number: 900160370
Local Agency: Not reported
File Location: Regional Board
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: The site was first developed in the 1940s and 1950s. A total of ~18 light industrial buildings exist at this ~7-acre property. Seven underground storage tank (UST) areas of concern (AOCs) and six non-UST environmental AOCs were identified in 2013, and both a UST Program case and a Site Cleanup Program (SCP) case have been regulated by the Regional Board. The seven UST AOCs (#1, #3, #6, #7, #9, #10, and #13) are planned for case closure in mid- or late-2016, while non-UST SCP AOCs continue being investigated under SCP case no. 1297 (see GeoTracker global ID T10000008600). Historical and recent uses of the various buildings have included wood working operations, custom cabinetry painting and lacquering, metal cutting operations and metal fabrication, nail manufacturing, spray-painting, sanding, varnishing, glass manufacturing, kitchen textile manufacturing, plastics manufacturing, heating/air conditioning/sheet metal shop, vehicle maintenance, automobile engine reconditioning, drum storage, washing and parking of catering vehicles, furniture finishing and sales, paint storage, camera manufacturing and photography, movie set production, and video editing.

LUST:
Global Id: T10000000575
Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200

LA CIENEGA CREATIVE PROPERTIES (Continued) **S113482324**

City: Los Angeles
Email: dave.bjostad@waterboards.ca.gov
Phone Number: Not reported

LUST:

Global Id: T10000000575
Action Type: Other
Date: 05/21/2007
Action: Leak Discovery

Global Id: T10000000575
Action Type: Other
Date: 08/06/2008
Action: Leak Reported

Global Id: T10000000575
Action Type: ENFORCEMENT
Date: 04/15/2016
Action: Other Report

Global Id: T10000000575
Action Type: ENFORCEMENT
Date: 04/28/2016
Action: State Water Board Closure Order - #WQO 2016-0059-UST

Global Id: T10000000575
Action Type: ENFORCEMENT
Date: 12/09/2015
Action: Notification - Public Participation Document

Global Id: T10000000575
Action Type: ENFORCEMENT
Date: 08/03/2016
Action: Amendment to Order

Global Id: T10000000575
Action Type: ENFORCEMENT
Date: 08/25/2016
Action: Closure/No Further Action Letter

Global Id: T10000000575
Action Type: REMEDIATION
Date: 03/08/2014
Action: Excavation

Global Id: T10000000575
Action Type: REMEDIATION
Date: 09/11/2008
Action: Excavation

Global Id: T10000000575
Action Type: RESPONSE
Date: 05/16/2016
Action: Request for Closure

Global Id: T10000000575
Action Type: Other

LA CIENEGA CREATIVE PROPERTIES (Continued) **S113482324**

Date:	04/02/2008
Action:	Leak Stopped
Global Id:	T10000000575
Action Type:	RESPONSE
Date:	07/15/2016
Action:	Soil and Water Investigation Report

LUST:

Global Id:	T10000000575
Status:	Completed - Case Closed
Status Date:	08/25/2016
Global Id:	T10000000575
Status:	Open - Case Begin Date
Status Date:	05/21/2007
Global Id:	T10000000575
Status:	Open - Eligible for Closure
Status Date:	04/28/2016
Global Id:	T10000000575
Status:	Open - Referred
Status Date:	11/06/2008
Global Id:	T10000000575
Status:	Open - Remediation
Status Date:	12/24/2013
Global Id:	T10000000575
Status:	Open - Site Assessment
Status Date:	12/11/2008
Global Id:	T10000000575
Status:	Open - Site Assessment
Status Date:	06/16/2015

J72 **LA CIENEGA CREATIVE PROPERTIES** **CPS-SLIC** **S118504817**
SW **3077-3243 LA CIENEGA BLVD** **N/A**
1/4-1/2 **LOS ANGELES, CA 90016**
0.308 mi.
1625 ft. **Site 2 of 2 in cluster J**

Relative:
Higher

Actual:
95 ft.

CPS-SLIC:

Region:	STATE
Facility Status:	**Open - Site Assessment**
Status Date:	03/18/2016
Global Id:	T10000008600
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.0293157454205
Longitude:	-118.373707872353
Case Type:	Cleanup Program Site
Case Worker:	DMB
Local Agency:	Not reported
RB Case Number:	1297

LA CIENEGA CREATIVE PROPERTIES (Continued) **S118504817**

File Location:	Regional Board
Potential Media Affected:	Other Groundwater (uses other than drinking water), Soil, Soil Vapor
Potential Contaminants of Concern:	Dichloroethene (DCE), Other Solvent or Non-Petroleum Hydrocarbon, Tetrachloroethylene (PCE), Trichloroethylene (TCE), Vinyl chloride
Site History:	The site was first developed in the 1940s and 1950s. A total of ~18 light industrial buildings exist at this ~7-acre property. Seven underground storage tank (UST) areas of concern (AOCs) and six non-UST environmental AOCs were identified in 2013, and both a UST Program case and a Site Cleanup Program (SCP) case have been regulated by the Regional Board. A total of 18 AOCs have been investigated from 2007 through 2016, with seven UST AOCs closed by the SWRCB on August 25, 2016, while no further action (NFA) was granted for soil and soil vapor for non-UST SCP AOCs on March 3, 2017, with the groundwater investigation (AOC 14) ongoing. Historical and recent uses of the various buildings have included wood working operations, custom cabinetry painting and lacquering, metal cutting operations and metal fabrication, nail manufacturing, spray-painting, sanding, varnishing, glass manufacturing, kitchen textile manufacturing, plastics manufacturing, heating/air conditioning/sheet metal shop, vehicle maintenance, automobile engine reconditioning, drum storage, washing and parking of catering vehicles, furniture finishing and sales, paint storage, camera manufacturing and photography, movie set production, and video editing.

Click here to access the California GeoTracker records for this facility:

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73 **BLUM & POE GALLERY** **LUST** **S110770254**
West **2727 LA CIENEGA, SOUTH** **N/A**
1/4-1/2 **LOS ANGELES, CA 90034**
0.323 mi.
1706 ft.

Relative:
Lower

Actual:
82 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000002896
Global Id:	T10000002896
Latitude:	34.0329981
Longitude:	-118.3784456
Status:	Completed - Case Closed
Status Date:	09/29/2011
Case Worker:	JH
RB Case Number:	900340198A
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	31835
Potential Media Affect:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

LUST:

Global Id:	T10000002896
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org

BLUM & POE GALLERY (Continued) **S110770254**

Phone Number: Not reported

Global Id: T10000002896
Contact Type: Regional Board Caseworker
Contact Name: JAY HUANG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: jhuang@waterboards.ca.gov
Phone Number: 2135766711

LUST:
Global Id: T10000002896
Action Type: ENFORCEMENT
Date: 03/15/2011
Action: Staff Letter

Global Id: T10000002896
Action Type: Other
Date: 06/07/2007
Action: Leak Discovery

Global Id: T10000002896
Action Type: ENFORCEMENT
Date: 08/29/2011
Action: Closure/No Further Action Letter

Global Id: T10000002896
Action Type: Other
Date: 03/05/2008
Action: Leak Reported

Global Id: T10000002896
Action Type: ENFORCEMENT
Date: 04/19/2011
Action: Staff Letter

Global Id: T10000002896
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T10000002896
Action Type: ENFORCEMENT
Date: 03/07/2011
Action: Staff Letter - #1

Global Id: T10000002896
Action Type: RESPONSE
Date: 05/01/2011
Action: Other Report / Document

LUST:
Global Id: T10000002896
Status: Completed - Case Closed
Status Date: 09/29/2011

BLUM & POE GALLERY (Continued) **S110770254**

Global Id:	T10000002896
Status:	Open - Case Begin Date
Status Date:	06/07/2007
Global Id:	T10000002896
Status:	Open - Site Assessment
Status Date:	03/10/2011

K74 SSW 1/4-1/2 0.334 mi. 1761 ft. **SHELL** **LUST** **S105126427**
3300 LA CIENEGA BLVD S **N/A**
LOS ANGELES, CA 90035

Site 1 of 2 in cluster K

Relative: Lower

Actual: 94 ft.

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	900350052A
Status:	Preliminary site assessment underway
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Groundwater
Abatement Method Used at the Site:	Not reported
Global ID:	T0603700876
W Global ID:	Not reported
Staff:	TCS
Local Agency:	19050
Cross Street:	BODEN ST
Enforcement Type:	DLLET
Date Leak Discovered:	Not reported
Date Leak First Reported:	12/13/1999
Date Leak Record Entered:	Not reported
Date Confirmation Began:	Not reported
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	6/7/2002
Date the Case was Closed:	Not reported
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	1214.8774906940365855396761545
Source of Cleanup Funding:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	1/10/2003
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	9/6/2001
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	3/12/2001
Historical Max MTBE Date:	6/26/2002
Hist Max MTBE Conc in Groundwater:	2200
Hist Max MTBE Conc in Soil:	20

SHELL (Continued) **S105126427**

Significant Interim Remedial Action Taken: Not reported
GW Qualifier: =
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: DEBRA PRYOR
RP Address: 2255 N. ONTARIO ST.
Program: LUST
Lat/Long: 34.0281754 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 5/30/00 ADD'L SITE ASSESSMENT WP

K75 **SHELL OIL** **LUST** **S101583095**
SSW **3300 S LA CIENEGA BLVD** **SWEEPS UST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90016** **HIST UST**
0.334 mi. **CA FID UST**
1761 ft. **Site 2 of 2 in cluster K** **HIST CORTESE**

Relative:
Lower

Actual:
94 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700876
Global Id: T0603700876
Latitude: 34.0281754
Longitude: -118.3718144
Status: Completed - Case Closed
Status Date: 04/12/2011
Case Worker: Not reported
RB Case Number: 900350052A
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700876
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700876

SHELL OIL (Continued) **S101583095**

Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: ENFORCEMENT
Date: 03/16/2011
Action: Notification - Preclosure

Global Id: T0603700876
Action Type: ENFORCEMENT
Date: 04/12/2011
Action: Closure/No Further Action Letter

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2008
Action: Conceptual Site Model

Global Id: T0603700876
Action Type: ENFORCEMENT
Date: 01/15/2009
Action: Staff Letter

Global Id: T0603700876
Action Type: RESPONSE
Date: 05/22/2002
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 12/15/2008
Action: Soil and Water Investigation Workplan

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2009

SHELL OIL (Continued) **S101583095**

Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2009
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2009
Action: Sensitive Receptor Survey Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2010
Action: Conceptual Site Model

Global Id: T0603700876
Action Type: ENFORCEMENT
Date: 03/12/2001
Action: 13267 Requirement

Global Id: T0603700876
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

SHELL OIL (Continued) **S101583095**

Global Id: T0603700876
Action Type: REMEDIATION
Date: 09/17/2003
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700876
Action Type: Other
Date: 12/13/1999
Action: Leak Reported

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2008
Action: Sensitive Receptor Survey Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2010
Action: Conceptual Site Model

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE

SHELL OIL (Continued) **S101583095**

Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2009
Action: Conceptual Site Model

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2003
Action: Soil and Water Investigation Report

SHELL OIL (Continued) **S101583095**

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2004
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: ENFORCEMENT
Date: 01/10/2006
Action: Staff Letter

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2005
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE

SHELL OIL (Continued) **S101583095**

Date: 04/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2002
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/07/2011
Action: Request for Closure

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2011
Action: Conceptual Site Model

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

SHELL OIL (Continued) **S101583095**

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2007
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2008
Action: Soil and Water Investigation Report

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700876
Action Type: RESPONSE
Date: 01/15/2009
Action: Conceptual Site Model

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2009
Action: Conceptual Site Model

Global Id: T0603700876
Action Type: RESPONSE
Date: 04/15/2010
Action: Conceptual Site Model

Global Id: T0603700876
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

LUST:
Global Id: T0603700876
Status: Completed - Case Closed
Status Date: 04/12/2011

Global Id: T0603700876
Status: Open - Case Begin Date
Status Date: 12/13/1999

Global Id: T0603700876
Status: Open - Remediation
Status Date: 09/06/2001

Global Id: T0603700876
Status: Open - Remediation
Status Date: 09/06/2001

Global Id: T0603700876
Status: Open - Remediation
Status Date: 09/17/2003

Global Id: T0603700876

SHELL OIL (Continued) **S101583095**

Status: Open - Site Assessment
Status Date: 01/10/2003

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700875
Global Id: T0603700875
Latitude: 34.0279529
Longitude: -118.371659
Status: Completed - Case Closed
Status Date: 10/22/1996
Case Worker: YR
RB Case Number: 900350052
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603700875
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700875
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700875
Action Type: Other
Date: 06/06/1990
Action: Leak Reported

LUST:
Global Id: T0603700875
Status: Completed - Case Closed
Status Date: 10/22/1996

Global Id: T0603700875
Status: Open - Case Begin Date
Status Date: 06/06/1990

Global Id: T0603700875
Status: Open - Remediation

SHELL OIL (Continued) **S101583095**

Status Date: 12/05/1994

Global Id: T0603700875
Status: Open - Site Assessment
Status Date: 06/06/1990

Global Id: T0603700875
Status: Open - Site Assessment
Status Date: 05/23/1991

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	900350052
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Groundwater
Abatement Method Used at the Site:	Not reported
Global ID:	T0603700875
W Global ID:	Not reported
Staff:	UNK
Local Agency:	19050
Cross Street:	BODEN ST
Enforcement Type:	Not reported
Date Leak Discovered:	Not reported
Date Leak First Reported:	6/6/1990
Date Leak Record Entered:	8/19/1990
Date Confirmation Began:	Not reported
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	2/27/1997
Date the Case was Closed:	10/22/1996
How Leak Discovered:	Tank Closure
How Leak Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	UNK
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	1214.8774906940365855396761545
Source of Cleanup Funding:	UNK
Preliminary Site Assessment Workplan Submitted:	6/6/1990
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	5/23/1991
Remediation Plan Submitted:	12/5/1994
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported

SHELL OIL (Continued) **S101583095**

Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	SHELL OIL PRODUCTS CO	
RP Address:	P.O. BOX 25370, SANTA ANA, CA 92799	
Program:	LUST	
Lat/Long:	34.0281754 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	10-26-91 NEW LEAK REPORT	02/27/97
	WELL ABANDONMENT REPORT	

SWEEPS UST:

Status:	Active
Comp Number:	465
Number:	1
Board Of Equalization:	44-000074
Referral Date:	09-28-92
Action Date:	03-15-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000465-000001
Tank Status:	A
Capacity:	12000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	4

Status:	Active
Comp Number:	465
Number:	1
Board Of Equalization:	44-000074
Referral Date:	09-28-92
Action Date:	03-15-94
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-050-000465-000002
Tank Status:	A
Capacity:	12000
Active Date:	04-20-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	465
Number:	1
Board Of Equalization:	44-000074
Referral Date:	09-28-92
Action Date:	03-15-94
Created Date:	02-29-88

SHELL OIL (Continued) **S101583095**

Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000465-000003
Tank Status: A
Capacity: 12000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 465
Number: 1
Board Of Equalization: 44-000074
Referral Date: 09-28-92
Action Date: 03-15-94
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-000465-000004
Tank Status: A
Capacity: 9980
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

HIST UST:
File Number: 00028202
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028202.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19002607
Regulated By: UTNKA
Regulated ID: 00005003

SHELL OIL (Continued) **S101583095**

Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	2139359350
Mail To:	Not reported
Mailing Address:	3300 S LA CIENEGA BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900160000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900350052

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900350052A

76
West
1/4-1/2
0.348 mi.
1839 ft.

Relative:
Lower

Actual:
86 ft.

APEX METAL POLISHING
5977 W WASHINGTN BL
CULVER CITY, CA 90231

RCRA-SQG **1000438959**
RESPONSE **CAD009550336**
ENVIROSTOR
Cortese
EMI
LA Co. Site Mitigation

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	APEX METAL POLISHING
Facility address:	5977 W WASHINGTN BL CULVER CITY, CA 90231
EPA ID:	CAD009550336
Mailing address:	5977 WASHINGTON BLVD CULVER CITY, CA 90230
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Land type:	Facility is not located on Indian land. Additional information is not known.
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

APEX METAL POLISHING (Continued) **1000438959**

Owner/Operator Summary:

Owner/operator name:	FRED GOODYEAR
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

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

Historical Generators:

Date form received by agency:	06/27/1980
Site name:	APEX METAL POLISHING
Classification:	Large Quantity Generator

Facility Has Received Notices of Violations:

Regulation violated:	FR - 262.10-12.A
Area of violation:	Generators - General
Date violation determined:	06/27/1994
Date achieved compliance:	06/27/1999
Violation lead agency:	State

APEX METAL POLISHING (Continued) **1000438959**

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

Regulation violated: FR - 262.10-12.A
Area of violation: Generators - General
Date violation determined: 06/22/1994
Date achieved compliance: 06/27/1994
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 06/27/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 06/27/1999
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 06/22/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 06/27/1994
Evaluation lead agency: State Contractor/Grantee

RESPONSE:
Facility ID: 19340792
Site Type: State Response
Site Type Detail: State Response or NPL
Acres: 0.2
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Don Indermill
Supervisor: Philip Chandler
Division Branch: Cleanup Chatsworth
Site Code: 301290
Site Mgmt. Req.: NONE SPECIFIED
Assembly: 54
Senate: 30
Special Program Status: Not reported
Status: Active
Status Date: 06/16/2006
Restricted Use: NO
Funding: Responsible Party
Latitude: 34.03210

APEX METAL POLISHING (Continued) **1000438959**

Longitude:	-118.3761
APN:	5065004020
Past Use:	METAL FINISHING
Potential COC :	Tetrachloroethylene (PCE Trichloroethylene (TCE 1,1-Dichloroethane 1,1-Dichloroethylene 1,2-Dichloroethylene (cis 1,2-Dichloroethylene (trans
Confirmed COC:	Tetrachloroethylene (PCE Trichloroethylene (TCE 1,1-Dichloroethane 1,1-Dichloroethylene 1,2-Dichloroethylene (cis 1,2-Dichloroethylene (trans
Potential Description:	OTH, SOIL, SV
Alias Name:	5065004020
Alias Type:	APN
Alias Name:	110013830729
Alias Type:	EPA (FRS #)
Alias Name:	301290
Alias Type:	Project Code (Site Code)
Alias Name:	19340792
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	09/25/2007
Comments:	DTSC conditionally approves the soil gas survey workplan with modifications required.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	04/02/2008
Comments:	Field work completed.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date:	03/28/2007
Comments:	Order sent to RPs.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Form 1479 - Site and Collections Summary
Completed Date:	02/11/2014
Comments:	Completed waiting for OLC action.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	10/10/2013
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	09/24/2014
Comments:	Not reported

Completed Area Name:	PROJECT WIDE

APEX METAL POLISHING (Continued) **1000438959**

Completed Sub Area Name: Not reported
Completed Document Type: Proposed Determination of non-compliance
Completed Date: 09/17/2014
Comments: Sent

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Triage Meeting
Completed Date: 05/19/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Litigation Support
Completed Date: 07/29/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/30/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Form 1479 - Site and Collections Summary
Completed Date: 02/11/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Proposed Determination of non-compliance
Completed Date: 03/15/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Ability To Pay
Completed Date: 07/20/2018
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Removal Action Workplan
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Site Characterization Report
Future Due Date: 2019
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported

APEX METAL POLISHING (Continued) **1000438959**

Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

ENVIROSTOR:
Facility ID: 19340792
Status: Active
Status Date: 06/16/2006
Site Code: 301290
Site Type: State Response
Site Type Detailed: State Response or NPL
Acres: 0.2
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Don Indermill
Supervisor: Philip Chandler
Division Branch: Cleanup Chatsworth
Assembly: 54
Senate: 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.03210
Longitude: -118.3761
APN: 5065004020
Past Use: METAL FINISHING
Potential COC: Tetrachloroethylene (PCE Trichloroethylene (TCE 1,1-Dichloroethane 1,1-Dichloroethylene 1,2-Dichloroethylene (cis 1,2-Dichloroethylene (trans
Confirmed COC: Tetrachloroethylene (PCE Trichloroethylene (TCE 1,1-Dichloroethane 1,1-Dichloroethylene 1,2-Dichloroethylene (cis 1,2-Dichloroethylene (trans
Potential Description: OTH, SOIL, SV
Alias Name: 5065004020
Alias Type: APN
Alias Name: 110013830729
Alias Type: EPA (FRS #)
Alias Name: 301290
Alias Type: Project Code (Site Code)
Alias Name: 19340792
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 09/25/2007
Comments: DTSC conditionally approves the soil gas survey workplan with modifications required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 04/02/2008
Comments: Field work completed.

APEX METAL POLISHING (Continued) **1000438959**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 03/28/2007
Comments: Order sent to RPs.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Form 1479 - Site and Collections Summary
Completed Date: 02/11/2014
Comments: Completed waiting for OLC action.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/10/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/24/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Proposed Determination of non-compliance
Completed Date: 09/17/2014
Comments: Sent

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Triage Meeting
Completed Date: 05/19/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Litigation Support
Completed Date: 07/29/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/30/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Form 1479 - Site and Collections Summary
Completed Date: 02/11/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Proposed Determination of non-compliance

APEX METAL POLISHING (Continued) **1000438959**

Completed Date: 03/15/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Ability To Pay
Completed Date: 07/20/2018
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Removal Action Workplan
Future Due Date: 2019
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Site Characterization Report
Future Due Date: 2019
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CORTESE:
Region: CORTESE
Envirostor Id: 19340792
Site/Facility Type: STATE RESPONSE
Cleanup Status: ACTIVE
Status Date: 06/16/2006
Site Code: 301290
Latitude: 34.032105
Longitude: -118.37610
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: envirostor
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Haz Waste & Substances Sites

EMI:
Year: 1996
County Code: 19
Air Basin: SC
Facility ID: 19

APEX METAL POLISHING (Continued) **1000438959**

Air District Name:	SC
SIC Code:	3471
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

LA Co. Site Mitigation:

Facility ID:	FA0028830
Status:	Not reported
Site ID:	SD0000108
Jurisdiction:	Not reported
Case ID:	RO0000112
Abated:	Yes
Assigned To:	Don Thompson
Entered Date:	Not reported
Abated Date:	03/01/2005

77
East
1/4-1/2
0.380 mi.
2005 ft.

MOBIL 17314 (FORMER) **LUST** **S106916227**
5501 ADAMS BLVD. **N/A**
LOS ANGELES, CA 90016

Relative:
Lower

Actual:
94 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603792206
Global Id:	T0603792206
Latitude:	34.032766
Longitude:	-118.362835
Status:	Open - Remediation
Status Date:	05/08/2008
Case Worker:	CET
RB Case Number:	900160352
Local Agency:	LOS ANGELES, CITY OF
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Other Solvent or Non-Petroleum Hydrocarbon
Site History:	Not reported

LUST:

Global Id:	T0603792206
Contact Type:	Regional Board Caseworker
Contact Name:	CHANDRA TYLER
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	cetyler@waterboards.ca.gov
Phone Number:	Not reported

MOBIL 17314 (FORMER) (Continued) **S106916227**

Global Id: T0603792206
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:

Global Id: T0603792206
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 12/21/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 05/19/2011
Action: Access Agreement

Global Id: T0603792206
Action Type: RESPONSE
Date: 05/09/2005
Action: Other Report / Document

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2006
Action: Well Installation Report

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 10/15/2014
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2018
Action: Remedial Progress Report

Global Id: T0603792206
Action Type: RESPONSE

MOBIL 17314 (FORMER) (Continued) **S106916227**

Date: 07/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603792206
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 08/03/2017
Action: Staff Letter

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2017
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2007
Action: Other Report / Document

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2017
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603792206
Action Type: RESPONSE
Date: 10/15/2012
Action: Remedial Progress Report

Global Id: T0603792206
Action Type: RESPONSE
Date: 03/29/2012
Action: Site Assessment Report

MOBIL 17314 (FORMER) (Continued) **S106916227**

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2013
Action: Remedial Progress Report

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 05/09/2008
Action: Staff Letter

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 12/07/2006
Action: 13267 Requirement

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 03/15/2008
Action: Interim Remedial Action Plan

Global Id: T0603792206
Action Type: RESPONSE
Date: 04/15/2007
Action: Well Installation Report

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603792206
Action Type: REMEDIATION

MOBIL 17314 (FORMER) (Continued) **S106916227**

Date: 03/10/2009
Action: Soil Vapor Extraction (SVE)

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/31/2007
Action: Interim Remedial Action Plan

Global Id: T0603792206
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 12/15/2007
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603792206
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 04/15/2017
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/16/2011
Action: Well Installation Report

Global Id: T0603792206
Action Type: RESPONSE
Date: 12/21/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603792206
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

MOBIL 17314 (FORMER) (Continued) **S106916227**

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Semi-Annually

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603792206
Action Type: RESPONSE
Date: 10/15/2013
Action: Remedial Progress Report

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Global Id: T0603792206
Action Type: RESPONSE
Date: 06/20/2011
Action: Correspondence

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 06/06/2017
Action: Staff Letter

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 08/03/2017
Action: Staff Letter

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 10/11/2005
Action: Staff Letter

Global Id: T0603792206
Action Type: Other
Date: 10/07/2003
Action: Leak Discovery

Global Id: T0603792206
Action Type: RESPONSE
Date: 04/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603792206
Action Type: RESPONSE

MOBIL 17314 (FORMER) (Continued) **S106916227**

Date: 09/06/2017
Action: Soil Vapor Intrusion Investigation Report

Global Id: T0603792206
Action Type: REMEDIATION
Date: 08/05/2013
Action: Dual Phase Extraction

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2017
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 05/30/2017
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Global Id: T0603792206
Action Type: REMEDIATION
Date: 08/05/2013
Action: Dual Phase Extraction

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 01/08/2007
Action: Staff Letter

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 06/13/2005
Action: Staff Letter

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 06/30/2005
Action: Staff Letter

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2005
Action: Other Report / Document

Global Id: T0603792206
Action Type: Other
Date: 10/24/2004
Action: Leak Reported

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

MOBIL 17314 (FORMER) (Continued) **S106916227**

Global Id: T0603792206
Action Type: RESPONSE
Date: 10/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 10/05/2007
Action: Staff Letter

Global Id: T0603792206
Action Type: RESPONSE
Date: 04/15/2014
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 08/15/2005
Action: Soil and Water Investigation Workplan

Global Id: T0603792206
Action Type: ENFORCEMENT
Date: 07/13/2006
Action: Staff Letter

Global Id: T0603792206
Action Type: RESPONSE
Date: 10/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 04/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 06/29/2007
Action: Other Report / Document

Global Id: T0603792206
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603792206
Action Type: RESPONSE
Date: 01/15/2018
Action: Monitoring Report - Semi-Annually

Global Id: T0603792206
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

LUST:
Global Id: T0603792206

MOBIL 17314 (FORMER) (Continued) **S106916227**

Status:	Open - Assessment & Interim Remedial Action
Status Date:	10/05/2007
Global Id:	T0603792206
Status:	Open - Case Begin Date
Status Date:	10/07/2003
Global Id:	T0603792206
Status:	Open - Remediation
Status Date:	05/08/2008
Global Id:	T0603792206
Status:	Open - Site Assessment
Status Date:	10/11/2005

78
NW
1/4-1/2
0.383 mi.
2020 ft.

PONCE RECYCLING
6040 VENICE BLVD
LOS ANGELES, CA 90034

SWRCY **S112283620**
N/A

Relative:
Lower

Actual:
94 ft.

SWRCY:

Reg Id:	170016
Cert Id:	RC170016.001
Mailing Address:	5425 W 64th St
Mailing City:	Los Angeles
Mailing State:	CA
Mailing Zip Code:	90056
Website:	Not reported
Email:	poncerecycling@aol.com
Phone Number:	(323) 533-4862
Rural:	N
Operation Begin Date:	10/15/2012
Aluminium:	Y
Glass:	Y
Plastic:	Y
Bimetal:	Y
Hours of Operation:	Mon - Sun 8:30 am - 4:30 pm
Organization ID:	39719
Organization Name:	Ponce Recycling Inc

79
NE
1/4-1/2
0.422 mi.
2229 ft.

VACANT WAREHOUSE
5534 WEST WASHINGTON BLVD
LOS ANGELES, CA 90016

LUST **S109604522**
N/A

Relative:
Lower

Actual:
94 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000001045
Global Id:	T10000001045
Latitude:	34.037024
Longitude:	-118.3643172
Status:	Completed - Case Closed

VACANT WAREHOUSE (Continued) **S109604522**

Status Date:	11/24/2009
Case Worker:	DPP
RB Case Number:	900160389
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	24705
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T10000001045
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

Global Id:	T10000001045
Contact Type:	Local Agency Caseworker
Contact Name:	ELOY LUNA
Organization Name:	LOS ANGELES, CITY OF
Address:	200 North Main Street, Suite 1780
City:	LOS ANGELES
Email:	eloy.luna@lacity.org
Phone Number:	Not reported

LUST:

Global Id:	T10000001045
Action Type:	Other
Date:	01/26/2009
Action:	Leak Reported

Global Id:	T10000001045
Action Type:	RESPONSE
Date:	08/15/2009
Action:	Other Report / Document

Global Id:	T10000001045
Action Type:	ENFORCEMENT
Date:	06/11/2009
Action:	Referral to Regional Board

Global Id:	T10000001045
Action Type:	ENFORCEMENT
Date:	11/24/2009
Action:	Closure/No Further Action Letter

Global Id:	T10000001045
Action Type:	ENFORCEMENT
Date:	07/09/2009
Action:	Staff Letter

LUST:

Global Id:	T10000001045

VACANT WAREHOUSE (Continued) **S109604522**

Status:	Completed - Case Closed
Status Date:	11/24/2009
Global Id:	T10000001045
Status:	Open - Case Begin Date
Status Date:	01/26/2009
Global Id:	T10000001045
Status:	Open - Referred
Status Date:	06/11/2009
Global Id:	T10000001045
Status:	Open - Site Assessment
Status Date:	01/26/2009

80
NW
1/4-1/2
0.431 mi.
2274 ft.

KAISER PERMANENTE - WEST LOS ANGELES
6041 CADILLAC AVENUE
WEST LOS ANGELES, CA 90034

ENVIROSTOR **S102432105**
LUST **N/A**
HIST CORTESE

Relative:
Lower

Actual:
93 ft.

ENVIROSTOR:

Facility ID:	71002810
Status:	Refer: Other Agency
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Chatsworth
Assembly:	54
Senate:	30
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.03813
Longitude:	-118.3762
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAD981396831
Alias Type:	EPA Identification Number
Alias Name:	110010477821
Alias Type:	EPA (FRS #)
Alias Name:	71002810
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported

KAISER PERMANENTE - WEST LOS ANGELES (Continued) **S102432105**

Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700859
Global Id: T0603700859
Latitude: 34.038138
Longitude: -118.376243
Status: Completed - Case Closed
Status Date: 10/04/1996
Case Worker: YR
RB Case Number: 900340089
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:
Global Id: T0603700859
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Global Id: T0603700859
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0603700859
Action Type: Other
Date: 05/20/1988
Action: Leak Reported

KAISER PERMANENTE - WEST LOS ANGELES (Continued) **S102432105**

LUST:

Global Id:	T0603700859
Status:	Completed - Case Closed
Status Date:	10/04/1996
Global Id:	T0603700859
Status:	Open - Case Begin Date
Status Date:	02/20/1988
Global Id:	T0603700859
Status:	Open - Site Assessment
Status Date:	02/20/1988

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	900340089	
Status:	Case Closed	
Substance:	Diesel	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700859	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19050	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		5/20/1988
Date Leak Record Entered:	6/3/1988	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		8/29/1995
Date the Case was Closed:		10/4/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	CENTER	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		2677.150244859999362161628686 5
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		2/20/1988
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported

KAISER PERMANENTE - WEST LOS ANGELES (Continued) **S102432105**

Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	KAISER FOUNDATION HEALTH PLAN	
RP Address:	3355 E 26TH ST, VERNON CA 90023	
Program:	LUST	
Lat/Long:	34.038004 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900340089

---

81 WNW 1/4-1/2 0.456 mi. 2406 ft. **SUPER AUTO REPAIR** **LUST** **S113164363**
6144 VENICE BLVD **HAZNET** **N/A**
LOS ANGELES, CA 90034

Relative: Lower
Actual: 94 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000005601
Global Id:	T10000005601
Latitude:	34.0350525
Longitude:	-118.3775358
Status:	Completed - Case Closed
Status Date:	08/26/2014
Case Worker:	JH
RB Case Number:	900340289
Local Agency:	Not reported
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

LUST:

Global Id:	T10000005601
Contact Type:	Regional Board Caseworker
Contact Name:	JAY HUANG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 WEST 4TH STREET, SUITE 200
City:	LOS ANGELES
Email:	jhuang@waterboards.ca.gov
Phone Number:	2135766711

SUPER AUTO REPAIR (Continued) **S113164363**

Global Id: T10000005601
Contact Type: Regional Board Caseworker
Contact Name: MATTHEW COHEN
Organization Name: SWRCB
Address: 1001 I Street
City: SACRAMENTO
Email: mcohen@waterboards.ca.gov
Phone Number: 9163415751

LUST:
Global Id: T10000005601
Action Type: Other
Date: 08/01/2012
Action: Leak Discovery

Global Id: T10000005601
Action Type: Other
Date: 08/10/2012
Action: Leak Reported

Global Id: T10000005601
Action Type: RESPONSE
Date: 04/23/2014
Action: Request for Closure - Regulator Responded

Global Id: T10000005601
Action Type: RESPONSE
Date: 06/05/2014
Action: Request for Closure - Regulator Responded

Global Id: T10000005601
Action Type: ENFORCEMENT
Date: 08/26/2014
Action: Closure/No Further Action Letter

Global Id: T10000005601
Action Type: ENFORCEMENT
Date: 06/18/2014
Action: Notification - Preclosure

Global Id: T10000005601
Action Type: RESPONSE
Date: 08/10/2012
Action: Tank Removal Report / UST Sampling Report

Global Id: T10000005601
Action Type: ENFORCEMENT
Date: 04/18/2014
Action: Staff Letter

LUST:
Global Id: T10000005601
Status: Completed - Case Closed
Status Date: 08/26/2014

Global Id: T10000005601

SUPER AUTO REPAIR (Continued) **S113164363**

Status:	Open - Case Begin Date
Status Date:	08/01/2012
Global Id:	T10000005601
Status:	Open - Eligible for Closure
Status Date:	06/04/2014
Global Id:	T10000005601
Status:	Open - Inactive
Status Date:	01/29/2014

HAZNET:

envid:	S113164363
Year:	2009
GEPAID:	CAL913506381
Contact:	KOROUSH HASHEMI, PRESIDENT/OWN
Telephone:	3108375133
Mailing Name:	Not reported
Mailing Address:	6144 VENICE BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900342221
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.18
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113164363
Year:	2006
GEPAID:	CAL913506381
Contact:	KOROUSH HASHEMI, PRESIDENT/OWN
Telephone:	3108375133
Mailing Name:	Not reported
Mailing Address:	6144 VENICE BLVD
Mailing City,St,Zip:	LOS ANGELES, CA 900342221
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Recycler
Tons:	0.2
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

82 SSW 1/4-1/2 0.466 mi. 2463 ft. | **STATES BATTERIES INC**
5735 W JEFFERSON BLVD
LOS ANGELES, CA 90016 | **SEMS-ARCHIVE** | **1003878971**
CAD981438724

Relative: Higher

Actual: 100 ft.

SEMS Archive:

Site ID:	0902443
EPA ID:	CAD981438724
Cong District:	27
FIPS Code:	06037
FF:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information
Latitude:	34.033333
Longitude:	-118.351667

SEMS Archive Detail:

Region:	09
Site ID:	0902443
EPA ID:	CAD981438724
Site Name:	STATES BATTERIES INC
NPL:	N
FF:	N
OU:	00
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Start Date:	Not reported
Finish Date:	1987-03-01 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse

Region:	09
Site ID:	0902443
EPA ID:	CAD981438724
Site Name:	STATES BATTERIES INC
NPL:	N
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1986-09-01 04:00:00
Finish Date:	1986-09-01 04:00:00
Qual:	Not reported
Current Action Lead:	St Perf

Region:	09
Site ID:	0902443
EPA ID:	CAD981438724
Site Name:	STATES BATTERIES INC
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	1986-09-01 04:00:00
Finish Date:	1987-03-01 05:00:00

STATES BATTERIES INC (Continued) **1003878971**

Qual: N
Current Action Lead: St Perf

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83 SW 1/4-1/2 0.472 mi. 2491 ft.

LA CIENEGA INDUSTRIAL PARK
3339-3361 LA CIENEGA PLACE
LOS ANGELES, CA 90016

ENVIROSTOR VCP **S102564446 N/A**

Relative: Lower
Actual: 86 ft.

ENVIROSTOR:

Facility ID:	19390047
Status:	No Further Action
Status Date:	02/17/1997
Site Code:	300641
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	0.1
NPL:	NO
Regulatory Agencies:	DTSC
Lead Agency:	DTSC
Program Manager:	Not reported
Supervisor:	* Harlan Jeche
Division Branch:	Cleanup Chatsworth
Assembly:	54
Senate:	30
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.02701
Longitude:	-118.3758
APN:	NONE SPECIFIED
Past Use:	MANUFACTURING - METAL
Potential COC:	* HALOGENATED SOLVENTS Lead Chromium VI
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL, SV
Alias Name:	HOUSEHOLD FINANCE CORP. III
Alias Type:	Alternate Name
Alias Name:	LA CIENEGA INDUSTRIAL PARK
Alias Type:	Alternate Name
Alias Name:	110033607443
Alias Type:	EPA (FRS #)
Alias Name:	300641
Alias Type:	Project Code (Site Code)
Alias Name:	19390047
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	12/26/1997
Comments:	The Phase I and II Site Assessments detected volatile organic compounds (VOCs) such as perchloroethylene (PCE), trichloro- ethene (TCE), and metals such as total chromium, nickel and lead. Additoinal sampling was conducted, and soils contami- nated with higher concentrations of contaminants were excavated and transported for

LA CIENEGA INDUSTRIAL PARK (Continued) **S102564446**

off-site disposal.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 02/17/1997
Comments: DTSC and Household Finance Corp. signed a Voluntary Cleanup Agreement for a Preliminary Endangerment Assessment for the site. Household Finance is owner of the property by foreclosure.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Facility ID: 19390047
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.1
National Priorities List: NO
Cleanup Oversight Agencies: DTSC
Lead Agency: DTSC
Lead Agency Description: * DTSC
Project Manager: Not reported
Supervisor: * Harlan Jeche
Division Branch: Cleanup Chatsworth
Site Code: 300641
Assembly: 54
Senate: 30
Special Programs Code: Voluntary Cleanup Program
Status: No Further Action
Status Date: 02/17/1997
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.02701 / -118.3758
APN: NONE SPECIFIED
Past Use: MANUFACTURING - METAL
Potential COC: 10003, 30013, 30153
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL, SV
Alias Name: HOUSEHOLD FINANCE CORP. III
Alias Type: Alternate Name
Alias Name: LA CIENEGA INDUSTRIAL PARK
Alias Type: Alternate Name
Alias Name: 110033607443
Alias Type: EPA (FRS #)
Alias Name: 300641
Alias Type: Project Code (Site Code)
Alias Name: 19390047
Alias Type: Envirostor ID Number

LA CIENEGA INDUSTRIAL PARK (Continued) **S102564446**

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	12/26/1997
Comments:	The Phase I and II Site Assessments detected volatile organic compounds (VOCs) such as perchloroethylene (PCE), trichloro- ethene (TCE), and metals such as total chromium, nickel and lead. Additoinal sampling was conducted, and soils contami- nated with higher concentrations of contaminants were excavated and transported for off-site disposal.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	02/17/1997
Comments:	DTSC and Household Finance Corp. signed a Voluntary Cleanup Agreement for a Preliminary Endangerment Assessment for the site. Household Finance is owner of the property by foreclosure.

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

L84 **WESTERN DISTRICT HQ** **LUST** **S101297296**
North **5898 VENICE BOULEVARD** **ENF** **N/A**
1/4-1/2 **LOS ANGELES, CA 90051** **HIST CORTESE**
0.477 mi. **CIWQS**
2517 ft. **Site 1 of 2 in cluster L**

Relative:
Lower

Actual:
93 ft.

LUST:

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700617
Global Id:	T0603700617
Latitude:	34.0394436059021
Longitude:	-118.368390141525
Status:	Open - Remediation
Status Date:	10/09/1997
Case Worker:	DPP
RB Case Number:	900190070
Local Agency:	LOS ANGELES, CITY OF
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603700617
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON

WESTERN DISTRICT HQ (Continued) **S101297296**

Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

Global Id: T0603700617
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2008
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 05/13/2016
Action: Soil and Water Investigation Workplan - Regulator Responded

Global Id: T0603700617
Action Type: REMEDIATION
Date: 10/09/1997
Action: Soil Vapor Extraction (SVE)

Global Id: T0603700617
Action Type: Other
Date: 08/01/1987
Action: Leak Discovery

Global Id: T0603700617
Action Type: ENFORCEMENT
Date: 01/14/2002
Action: 13267 Requirement

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700617

WESTERN DISTRICT HQ (Continued) **S101297296**

Action Type: RESPONSE
Date: 01/15/2007
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2012
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2012
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2012
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: ENFORCEMENT
Date: 09/18/2003
Action: Staff Letter

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2013
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 12/31/2007
Action: CAP/RAP - Other Report

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2006

WESTERN DISTRICT HQ (Continued) **S101297296**

Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 06/30/2006
Action: CAP/RAP - Other Report

Global Id: T0603700617
Action Type: ENFORCEMENT
Date: 08/17/2001
Action: Staff Letter

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2008
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2007
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: ENFORCEMENT
Date: 06/13/2001
Action: Staff Letter

Global Id: T0603700617
Action Type: Other
Date: 05/01/1992
Action: Leak Reported

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2006
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

WESTERN DISTRICT HQ (Continued) **S101297296**

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2016
Action: Monitoring Report - Semi-Annually

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2016
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2002
Action: Soil and Water Investigation Report

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2002
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2002
Action: Soil and Water Investigation Report

Global Id: T0603700617
Action Type: RESPONSE
Date: 12/31/2003
Action: Interim Remedial Action Plan

Global Id: T0603700617
Action Type: RESPONSE

WESTERN DISTRICT HQ (Continued) **S101297296**

Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: ENFORCEMENT
Date: 01/12/2005
Action: Staff Letter

Global Id: T0603700617
Action Type: ENFORCEMENT
Date: 09/09/2004
Action: Staff Letter

Global Id: T0603700617
Action Type: ENFORCEMENT
Date: 03/04/2016
Action: Staff Letter

Global Id: T0603700617
Action Type: ENFORCEMENT
Date: 04/18/2005
Action: Staff Letter

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2017
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2014
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2015
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: REMEDIATION
Date: 07/15/2005
Action: Pump & Treat (P&T) Groundwater

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2006
Action: Conceptual Site Model

WESTERN DISTRICT HQ (Continued) **S101297296**

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2013
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2013
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2013
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2008
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2012
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2014
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE

WESTERN DISTRICT HQ (Continued) **S101297296**

Date: 01/15/2014
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2005
Action: Interim Remedial Action Report

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2004
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2005
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 06/30/2016
Action: Site Assessment Report

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2010
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2004
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: ENFORCEMENT
Date: 07/12/2005
Action: Staff Letter

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2004
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2010
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Semi-Annually

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2005
Action: Conceptual Site Model

WESTERN DISTRICT HQ (Continued) **S101297296**

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2004
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: ENFORCEMENT
Date: 03/22/2004
Action: Staff Letter

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2014
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2014
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2006
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2005
Action: Interim Remedial Action Report

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2005
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE

WESTERN DISTRICT HQ (Continued) **S101297296**

Date: 10/15/2005
Action: Well Destruction Report

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2005
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: ENFORCEMENT
Date: 05/20/2016
Action: Staff Letter

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2009
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2005
Action: Interim Remedial Action Report

Global Id: T0603700617
Action Type: RESPONSE
Date: 01/15/2009
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2009
Action: Conceptual Site Model

Global Id: T0603700617
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

LUST:
Global Id: T0603700617
Status: Open - Case Begin Date
Status Date: 08/01/1987

WESTERN DISTRICT HQ (Continued) **S101297296**

Global Id:	T0603700617
Status:	Open - Remediation
Status Date:	04/30/1997
Global Id:	T0603700617
Status:	Open - Remediation
Status Date:	10/09/1997
Global Id:	T0603700617
Status:	Open - Site Assessment
Status Date:	05/31/1988
Global Id:	T0603700617
Status:	Open - Site Assessment
Status Date:	08/03/1988
Global Id:	T0603700617
Status:	Open - Site Assessment
Status Date:	08/24/1988
Global Id:	T0603700617
Status:	Open - Site Assessment
Status Date:	04/30/1997

ENF:

Region:	4
Facility Id:	273772
Agency Name:	Los Angeles City DWP
Place Type:	Utility
Place Subtype:	Utility Structure
Facility Type:	All other facilities
Agency Type:	City Agency
# Of Agencies:	1
Place Latitude:	34.03944
Place Longitude:	-118.36806
SIC Code 1:	4941
SIC Desc 1:	Water Supply
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	2
Source Of Facility:	Reg Meas
Design Flow:	0.10000000
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Contaminated ground water
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported

WESTERN DISTRICT HQ (Continued) **S101297296**

Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	4B196600149
Reg Measure Id:	194023
Reg Measure Type:	Enrollee - NPDES
Region:	4
Order #:	R4-2013-0042
Npdes# CA#:	CAG834001
Major-Minor:	Minor
Npdes Type:	OTH
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	2000
Status:	Active
Status Date:	01/28/2016
Effective Date:	06/29/2001
Expiration/Review Date:	03/07/2018
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	62 - Treatment system to meet priority pollutant limit Category 1
Direction/Voice:	Passive
Enforcement Id(EID):	379004
Region:	4
Order / Resolution Number:	R4-2010-0213-M
Enforcement Action Type:	Admin Civil Liability
Effective Date:	04/07/2011
Adoption/Issuance Date:	07/11/2011
Achieve Date:	Not reported
Termination Date:	08/08/2011
ACL Issuance Date:	Not reported
EPL Issuance Date:	04/07/2011
Status:	Historical
Title:	EPL No. R4-2010-0213-M for Los Angeles City DWP
Description:	EPL No. R4-2010-0213-M issued on 04/07/11 to LA DWP assessing $6,000 for 2 MMPs out of 3 effluent violations. Stip Order issued 07/05/11. Stip order extension granted on 08/04/11. Revised due date is now 08/08/11.
Program:	NPDNONMUNIPRCS
Latest Milestone Completion Date:	2011-08-08
# Of Programs1:	1
Total Assessment Amount:	6000
Initial Assessed Amount:	6000
Liability $ Amount:	6000
Project $ Amount:	0
Liability $ Paid:	6000
Project $ Completed:	0

WESTERN DISTRICT HQ (Continued) **S101297296**

Total $ Paid/Completed Amount:	6000
Region:	4
Facility Id:	273772
Agency Name:	Los Angeles City DWP
Place Type:	Utility
Place Subtype:	Utility Structure
Facility Type:	All other facilities
Agency Type:	City Agency
# Of Agencies:	1
Place Latitude:	34.03944
Place Longitude:	-118.36806
SIC Code 1:	4941
SIC Desc 1:	Water Supply
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	2
Source Of Facility:	Reg Meas
Design Flow:	0.10000000
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Contaminated ground water
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	4B196600149
Reg Measure Id:	194023
Reg Measure Type:	Enrollee - NPDES
Region:	4
Order #:	R4-2013-0042
Npdes# CA#:	CAG834001
Major-Minor:	Minor
Npdes Type:	OTH
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	2000
Status:	Active
Status Date:	01/28/2016
Effective Date:	06/29/2001
Expiration/Review Date:	03/07/2018
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported

WESTERN DISTRICT HQ (Continued) **S101297296**

WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	62 - Treatment system to meet priority pollutant limit Category 1
Direction/Voice:	Passive
Enforcement Id(EID):	358944
Region:	4
Order / Resolution Number:	R4-2008-0178-M
Enforcement Action Type:	Admin Civil Liability
Effective Date:	12/19/2008
Adoption/Issuance Date:	09/30/2009
Achieve Date:	Not reported
Termination Date:	10/30/2009
ACL Issuance Date:	12/19/2008
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Expedited Payment Letter sent 12/19/08 for 3 effluent violations.
Description:	Expedited Payment Letter sent 12/19/08 for 3 effluent violations. MMP amt for 2 eligible effluent violations: $6,000 to CAA.
Program:	NPDNONMUNIPRCS
Latest Milestone Completion Date:	2009-10-30
# Of Programs1:	1
Total Assessment Amount:	6000
Initial Assessed Amount:	6000
Liability $ Amount:	6000
Project $ Amount:	0
Liability $ Paid:	6000
Project $ Completed:	0
Total $ Paid/Completed Amount:	6000

Region:	4
Facility Id:	273772
Agency Name:	Los Angeles City DWP
Place Type:	Utility
Place Subtype:	Utility Structure
Facility Type:	All other facilities
Agency Type:	City Agency
# Of Agencies:	1
Place Latitude:	34.03944
Place Longitude:	-118.36806
SIC Code 1:	4941
SIC Desc 1:	Water Supply
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	2

WESTERN DISTRICT HQ (Continued) **S101297296**

Source Of Facility:	Reg Meas
Design Flow:	0.10000000
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Contaminated ground water
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	4B196600149
Reg Measure Id:	194023
Reg Measure Type:	Enrollee - NPDES
Region:	4
Order #:	R4-2013-0042
Npdes# CA#:	CAG834001
Major-Minor:	Minor
Npdes Type:	OTH
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	2000
Status:	Active
Status Date:	01/28/2016
Effective Date:	06/29/2001
Expiration/Review Date:	03/07/2018
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	62 - Treatment system to meet priority pollutant limit Category 1
Direction/Voice:	Passive
Enforcement Id(EID):	332406
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	07/13/2007
Adoption/Issuance Date:	07/13/2007
Achieve Date:	Not reported
Termination Date:	07/13/2007
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	NOV sent 7/13/07 for failure to file NOI for coverage under R4-2007-0021.
Description:	NOV sent 7/13/07 for failure to file NOI for coverage under R4-2007-0021 which conditionally terminated enrollment under R4-2002-0125 on 4/11/07.
Program:	NPDNONMUNIPRCS

WESTERN DISTRICT HQ (Continued) **S101297296**

Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

Region:	4
Facility Id:	273772
Agency Name:	Los Angeles City DWP
Place Type:	Utility
Place Subtype:	Utility Structure
Facility Type:	All other facilities
Agency Type:	City Agency
# Of Agencies:	1
Place Latitude:	34.03944
Place Longitude:	-118.36806
SIC Code 1:	4941
SIC Desc 1:	Water Supply
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	2
Source Of Facility:	Reg Meas
Design Flow:	0.10000000
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Contaminated ground water
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	4B196600149
Reg Measure Id:	194023
Reg Measure Type:	Enrollee - NPDES
Region:	4
Order #:	R4-2013-0042
Npdes# CA#:	CAG834001
Major-Minor:	Minor
Npdes Type:	OTH
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported

WESTERN DISTRICT HQ (Continued) **S101297296**

Application Fee Amt Received:	2000
Status:	Active
Status Date:	01/28/2016
Effective Date:	06/29/2001
Expiration/Review Date:	03/07/2018
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	62 - Treatment system to meet priority pollutant limit Category 1
Direction/Voice:	Passive
Enforcement Id(EID):	299514
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	07/06/2005
Adoption/Issuance Date:	07/06/2005
Achieve Date:	Not reported
Termination Date:	08/02/2005
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	NOV issued 7/6/05 for 3 late DMRs & 11 overdue DMRs.
Description:	NOV sent 7/6/05 for 3 late DMRs & 11 overdue DMRs.
Program:	NPDNONMUNIPRCS
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

Region:	4
Facility Id:	273772
Agency Name:	Los Angeles City DWP
Place Type:	Utility
Place Subtype:	Utility Structure
Facility Type:	All other facilities
Agency Type:	City Agency
# Of Agencies:	1
Place Latitude:	34.03944
Place Longitude:	-118.36806
SIC Code 1:	4941
SIC Desc 1:	Water Supply
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported

WESTERN DISTRICT HQ (Continued) **S101297296**

NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	2
Source Of Facility:	Reg Meas
Design Flow:	0.10000000
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Contaminated ground water
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	NPDNONMUNIPRCS
Program Category1:	NPDESWW
Program Category2:	NPDESWW
# Of Programs:	1
WDID:	4B196600149
Reg Measure Id:	194023
Reg Measure Type:	Enrollee - NPDES
Region:	4
Order #:	R4-2013-0042
Npdes# CA#:	CAG834001
Major-Minor:	Minor
Npdes Type:	OTH
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	2000
Status:	Active
Status Date:	01/28/2016
Effective Date:	06/29/2001
Expiration/Review Date:	03/07/2018
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	62 - Treatment system to meet priority pollutant limit Category 1
Direction/Voice:	Passive
Enforcement Id(EID):	253813
Region:	4
Order / Resolution Number:	NOV
Enforcement Action Type:	Notice of Violation
Effective Date:	05/18/2004
Adoption/Issuance Date:	05/18/2004
Achieve Date:	Not reported
Termination Date:	05/18/2004
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical

WESTERN DISTRICT HQ (Continued) **S101297296**

Title:	NOV issed 5/18/04 to LADWP-Palms Service Ctr
Description:	NOV sent 5/18/04 for overdue 4Q03, 2003 annual reports.
Program:	NPDNONMUNIPRCS
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900190070

CIWQS:

Agency:	Los Angeles City DWP
Agency Address:	111 North Hope Street 1213, Los Angeles, CA 90012
Place/Project Type:	Utility Structure
SIC/NAICS:	4941
Region:	4
Program:	NPDNONMUNIPRCS
Regulatory Measure Status:	Active
Regulatory Measure Type:	Enrollee - NPDES
Order Number:	R4-2013-0042
WDID:	4B196600149
NPDES Number:	CAG834001
Adoption Date:	Not reported
Effective Date:	06/29/2001
Termination Date:	Not reported
Expiration/Review Date:	03/07/2018
Design Flow:	0.1
Major/Minor:	Minor
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	4
Latitude:	34.03944
Longitude:	-118.36806

L85 **LA DPW WESTERN DISTRICT-H.Q.** **LUST** **S103281753**
North **5898 VENICE BLVD** **N/A**
1/4-1/2 **MID CITY, CA 90019**
0.477 mi.
2517 ft. **Site 2 of 2 in cluster L**

Relative:
Lower

Actual:
93 ft.

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	900190070
Status:	Remediation Plan
Substance:	Gasoline

LA DPW WESTERN DISTRICT-H.Q. (Continued) **S103281753**

Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Groundwater	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603700617	
W Global ID:	Not reported	
Staff:	DP	
Local Agency:	19050	
Cross Street:	Not reported	
Enforcement Type:	DLSEL	
Date Leak Discovered:	8/1/1987	
Date Leak First Reported:		5/1/1992
Date Leak Record Entered:	5/23/1992	
Date Confirmation Began:	5/31/1988	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		8/15/2002
Date the Case was Closed:		Not reported
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	Tank	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		2699.865258705039635371004218 3
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		8/3/1988
Preliminary Site Assessment Began:		8/24/1988
Pollution Characterization Began:		4/30/1997
Remediation Plan Submitted:		4/30/1997
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		5/1/1992
Enforcement Action Date:		4/4/2001
Historical Max MTBE Date:		6/1/1997
Hist Max MTBE Conc in Groundwater:		949
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MR. DAVID LIU	
RP Address:	670 N. ROSEMEAD BLVD.	
Program:	LUST	
Lat/Long:	34.04033 / -1	
Local Agency Staff:	PEJ	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

86
West
1/4-1/2
0.493 mi.
2605 ft.

Relative:
Lower

Actual:
91 ft.

ABBOTT TRANSISTOR LABS INC
2727 S LA CIENEGA BLVD
LOS ANGELES, CA 90034

RCRA-SQG
LUST
SWEEPS UST
HIST UST
CA FID UST
EMI
HIST CORTESE

1000343178
CAD980814065

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	ABBOTT TRANSISTOR LABS INC
Facility address:	2727 S LA CIENEGA BLVD LOS ANGELES, CA 90034
EPA ID:	CAD980814065
Mailing address:	S LA CIENEGA BLVD LOS ANGELES, CA 90034
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	JOHN T BATTE
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

ABBOTT TRANSISTOR LABS INC (Continued) **1000343178**

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

Violation Status: No violations found

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700869
Global Id: T0603700869
Latitude: 34.0332991
Longitude: -118.3758826
Status: Completed - Case Closed
Status Date: 12/01/1997
Case Worker: Not reported
RB Case Number: 900340198
Local Agency: LOS ANGELES, CITY OF
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:
Global Id: T0603700869
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

LUST:
Global Id: T0603700869
Action Type: Other
Date: 04/21/1993
Action: Leak Stopped

Global Id: T0603700869
Action Type: Other
Date: 04/21/1993
Action: Leak Reported

Global Id: T0603700869

ABBOTT TRANSISTOR LABS INC (Continued) **1000343178**

Action Type: Other
Date: 04/21/1993
Action: Leak Discovery

LUST:
Global Id: T0603700869
Status: Completed - Case Closed
Status Date: 12/01/1997

Global Id: T0603700869
Status: Open - Case Begin Date
Status Date: 04/21/1993

Global Id: T0603700869
Status: Open - Site Assessment
Status Date: 05/20/1997

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900340198
Status: Case Closed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603700869
W Global ID: Not reported
Staff: MSH
Local Agency: 19050
Cross Street: ADAMS BLVD
Enforcement Type: Not reported
Date Leak Discovered: 4/21/1993
Date Leak First Reported: 4/21/1993
Date Leak Record Entered: 11/7/1997
Date Confirmation Began: Not reported
Date Leak Stopped: 4/21/1993
Date Case Last Changed on Database: 11/7/1997
Date the Case was Closed: 12/1/1997
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 1030.3917754557201899605962791
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 5/20/1997
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported

ABBOTT TRANSISTOR LABS INC (Continued) **1000343178**

Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: ESTATE OF JOHN THOMAS BATTE
RP Address: 8203 VINELAND AVE., SUN VALLEY, CA 91352
Program: LUST
Lat/Long: 34.0332991 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

SWEEPS UST:
Status: Not reported
Comp Number: 1226
Number: Not reported
Board Of Equalization: 44-011661
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-001226-000001
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: 1

HIST UST:
File Number: 00026168
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026168.pdf
Region: STATE
Facility ID: 00000017453
Facility Type: Other
Other Type: MANUFACTURING
Contact Name: MONTE STRAUSS
Telephone: 2132028820
Owner Name: ABBOTT TRANSISTOR LABS
Owner Address: 2727 S LA CIENEGA BLVD
Owner City,St,Zip: LOS ANGELES, CA 90034
Total Tanks: 0001

Tank Num: 001
Container Num: H-295658

ABBOTT TRANSISTOR LABS INC (Continued) **1000343178**

Year Installed:	1982
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	None

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID:	19019202
Regulated By:	UTNKA
Regulated ID:	00017453
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8188413630
Mail To:	Not reported
Mailing Address:	2727 S LA CIENEGA BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LOS ANGELES 900340000
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

EMI:

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	42684
Air District Name:	SC
SIC Code:	3679
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	16
Reactive Organic Gases Tons/Yr:	3
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1993
County Code:	19
Air Basin:	SC
Facility ID:	42684
Air District Name:	SC
SIC Code:	3679
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	14

ABBOTT TRANSISTOR LABS INC (Continued) **1000343178**

Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	42684
Air District Name:	SC
SIC Code:	3679
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	14
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	42684
Air District Name:	SC
SIC Code:	3679
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	42684
Air District Name:	SC
SIC Code:	3679
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

ABBOTT TRANSISTOR LABS INC (Continued) **1000343178**

Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	42684
Air District Name:	SC
SIC Code:	3679
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	42684
Air District Name:	SC
SIC Code:	3679
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2000
County Code:	19
Air Basin:	SC
Facility ID:	42684
Air District Name:	SC
SIC Code:	3679
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2001
County Code:	19
Air Basin:	SC
Facility ID:	42684
Air District Name:	SC
SIC Code:	3679

ABBOTT TRANSISTOR LABS INC (Continued) **1000343178**

Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HIST CORTESE:

Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	900340198

87
SSW
1/2-1
0.540 mi.
2853 ft.

Relative:
Higher

Actual:
101 ft.

SPRAYLAT CORPORATION
3465 S LA CIENAGA BLVD
LOS ANGELES, CA 90016

RCRA-SQG **1000161182**
ENVIROSTOR **CAD981576911**
EMI
HAZNET
NPDES
LA Co. Site Mitigation
WDS
CIWQS

RCRA-SQG:

Date form received by agency:	03/11/2004
Facility name:	SPRAYLAT CORPORATION
Facility address:	3465 S LA CIENAGA BLVD LOS ANGELES, CA 90016
EPA ID:	CAD981576911
Contact:	TAMMY HARRISON
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	310-559-2335
Contact email:	HARRISONT@SPRAYLAT.COM
EPA Region:	09
Land type:	Private
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	SPRAYLAT CORP
Owner/operator address:	3465 S LA CIENAGA BLVD LOS ANGELES, CA 90016
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private

SPRAYLAT CORPORATION (Continued) **1000161182**

Owner/Operator Type: Owner
Owner/Op start date: 10/01/1976
Owner/Op end date: Not reported

Owner/operator name: SPRAYLAT CORP
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/1973
Owner/Op end date: Not reported

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

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

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

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Historical Generators:

SPRAYLAT CORPORATION (Continued) **1000161182**

Date form received by agency: 02/21/2002
Site name: SPRAYLAT CORPORATION
Classification: Large Quantity Generator

. Waste code: 214
. Waste name: Unspecified solvent mixture

. Waste code: 343
. Waste name: Unspecified organic liquid mixture

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

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

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Date form received by agency: 10/12/2000
Site name: SPRAYLAT CORPORATION
Classification: Large Quantity Generator

Date form received by agency: 04/15/1999
Site name: SPRAYLAT CORP
Classification: Large Quantity Generator

Date form received by agency: 10/20/1986
Site name: SPRAYLAT CORPORATION
Classification: Small Quantity Generator

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 07/02/2003
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

SPRAYLAT CORPORATION (Continued) **1000161182**

Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

ENVIROSTOR:
Facility ID: 71002879
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 50
Senate: 26
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.08193
Longitude: -118.3765
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD981576911
Alias Type: EPA Identification Number
Alias Name: 110000473309
Alias Type: EPA (FRS #)
Alias Name: 71002879
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 06/07/2013
Comments: Notification received from LA County Fire

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

EMI:
Year: 2006
County Code: 19

SPRAYLAT CORPORATION (Continued) **1000161182**

Air Basin:	SC
Facility ID:	18396
Air District Name:	SC
SIC Code:	2851
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3.653177640996278270
Reactive Organic Gases Tons/Yr:	2.366
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2007
County Code:	19
Air Basin:	SC
Facility ID:	18396
Air District Name:	SC
SIC Code:	2851
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3.653177640996278270
Reactive Organic Gases Tons/Yr:	2.366
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2008
County Code:	19
Air Basin:	SC
Facility ID:	18396
Air District Name:	SC
SIC Code:	2851
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6.048223920690353274
Reactive Organic Gases Tons/Yr:	5.97257858
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	.08539344
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.077159646

Year:	2009
County Code:	19
Air Basin:	SC
Facility ID:	18396
Air District Name:	SC
SIC Code:	2851
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported

SPRAYLAT CORPORATION (Continued) **1000161182**

Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4.5090643030671096
Reactive Organic Gases Tons/Yr:	4.4527115300000002
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	6.4960030000000002E-2
Part. Matter 10 Micrometers and Smllr Tons/Yr:	5.8698627000000003E-2

Year:	2010
County Code:	19
Air Basin:	SC
Facility ID:	18396
Air District Name:	SC
SIC Code:	2851
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	7.04998583864763
Reactive Organic Gases Tons/Yr:	6.9612124
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0.11322003
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.102309627

Year:	2011
County Code:	19
Air Basin:	SC
Facility ID:	18396
Air District Name:	SC
SIC Code:	2851
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5.1654913756
Reactive Organic Gases Tons/Yr:	5.09987306
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0.11270002
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.101902218

Year:	2012
County Code:	19
Air Basin:	SC
Facility ID:	18396
Air District Name:	SC
SIC Code:	2851
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5.1654103958
Reactive Organic Gases Tons/Yr:	5.09979306
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0

SPRAYLAT CORPORATION (Continued) **1000161182**

Particulate Matter Tons/Yr: 0.11270002
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0.101902218

Year: 2013
County Code: 19
Air Basin: SC
Facility ID: 18396
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 5.5307423904
Reactive Organic Gases Tons/Yr: 5.46004315
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0.136370005
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0.1233048045

HAZNET:
envid: 1000161182
Year: 2015
GEPAID: CAC002808501
Contact: SILVIA BROWN
Telephone: 4245430067
Mailing Name: Not reported
Mailing Address: 3465 S LA CIENEGA BLVD
Mailing City,St,Zip: CULVER CITY, CA 90016
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos containing waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.46
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

NPDES:
Facility Status: Not reported
NPDES Number: Not reported
Region: Not reported
Agency Number: Not reported
Regulatory Measure ID: Not reported
Place ID: Not reported
Order Number: Not reported
WDID: 4 19I004033
Regulatory Measure Type: Industrial
Program Type: Not reported
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: Not reported
Expiration Date Of Regulatory Measure: Not reported
Discharge Address: Not reported

SPRAYLAT CORPORATION (Continued) **1000161182**

Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Terminated
Status Date:	06/27/2014
Operator Name:	Spraylat
Operator Address:	3465 S La Cienega Blvd
Operator City:	Los Angeles
Operator State:	California
Operator Zip:	90016

NPDES as of 03/2018:

NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	4
Regulatory Measure ID:	189282
Order Number:	Not reported
Regulatory Measure Type:	Industrial
Place ID:	Not reported
WDID:	4 19I004033
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	04/23/2014
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	05/09/2008
Processed Date:	04/03/1992
Status:	Terminated
Status Date:	06/27/2014
Place Size:	46000
Place Size Unit:	SqFt
Contact:	Tim Deslippe
Contact Title:	Not reported
Contact Phone:	310-559-2335
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Spraylat
Operator Address:	3465 S La Cienega Blvd
Operator City:	Los Angeles
Operator State:	California
Operator Zip:	90016
Operator Contact:	Jim Borner
Operator Contact Title:	Not reported
Operator Contact Phone:	914-699-3030
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Private Business
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	California

SPRAYLAT CORPORATION (Continued) **1000161182**

Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	310-559-2335
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Ballona Creek
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	2851-Paints, Varnishes, Lacquers, Enamels, and Allied Products
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

LA Co. Site Mitigation:

Facility ID:	Not reported
Status:	Not reported
Site ID:	SD0000472
Jurisdiction:	Not reported
Case ID:	RO0001472
Abated:	No
Assigned To:	James Ly
Entered Date:	Not reported
Abated Date:	Not reported

WDS:

Facility ID:	4 19I004033
Facility Type:	Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	4
Facility Telephone:	Not reported
Facility Contact:	Not reported
Agency Name:	SPRAYLAT CORP
Agency Address:	Not reported

SPRAYLAT CORPORATION (Continued) **1000161182**

Agency City,St,Zip:	0
Agency Contact:	Not reported
Agency Telephone:	Not reported
Agency Type:	Private
SIC Code:	2851
SIC Code 2:	Not reported
Primary Waste Type:	Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.
Primary Waste:	STORMS
Waste Type2:	Not reported
Waste2:	Stormwater Runoff
Primary Waste Type:	Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	No reclamation requirements associated with this facility.
POTW:	The facility is not a POTW.
Treat To Water:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

CIWQS:

Agency:	Spraylat
Agency Address:	3465 S La Cienega Blvd, Los Angeles, CA 90016
Place/Project Type:	Industrial - Paints, Varnishes, Lacquers, Enamels, and Allied Products
SIC/NAICS:	2851
Region:	4
Program:	INDSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water industrial
Order Number:	2014-0057-DWQ
WDID:	4 19I013835
NPDES Number:	CAS000001
Adoption Date:	Not reported
Effective Date:	03/26/1998
Termination Date:	05/10/1999
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0

SPRAYLAT CORPORATION (Continued) **1000161182**

Violations within 5 years: 0
Latitude: 34.02537
Longitude: -118.37222

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88 NE 1/2-1 0.873 mi. 4610 ft. **NEW LOS ANGELES CHARTER SCHOOL** **ENVIROSTOR SCH** **S122221887 N/A**
1919 SOUTH BURNSIDE AVENUE
LOS ANGELES, CA 90016

Relative: Higher
Actual: 100 ft.

ENVIROSTOR:
Facility ID: 60002640
Status: Active
Status Date: 04/06/2018
Site Code: 301825
Site Type: School Investigation
Site Type Detailed: School
Acres: 0.65
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Aslam Shareef
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: , 54
Senate: , 30
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.04058
Longitude: -118.3580
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 301825
Alias Type: Project Code (Site Code)
Alias Name: 60002640
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 04/23/2018
Comments: Received signed VCP application on 4/23/18.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/17/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)

NEW LOS ANGELES CHARTER SCHOOL (Continued) **S122221887**

Completed Date:	09/04/2018
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	08/27/2018
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	05/17/2018
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	04/20/2018
Comments:	Completed REW FY 2017/18

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Preliminary Endangerment Assessment Report
Schedule Due Date:	01/13/2019
Schedule Revised Date:	Not reported

SCH:

Facility ID:	60002640
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	0.65
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Aslam Shareef
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	301825
Assembly:	, 54
Senate:	, 30
Special Program Status:	Not reported
Status:	Active
Status Date:	04/06/2018
Restricted Use:	NO
Funding:	Responsible Party
Latitude:	34.04058
Longitude:	-118.3580
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED

NEW LOS ANGELES CHARTER SCHOOL (Continued) **S122221887**

Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 301825
Alias Type: Project Code (Site Code)
Alias Name: 60002640
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 04/23/2018
Comments: Received signed VCP application on 4/23/18.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/17/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/04/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/27/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 05/17/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 04/20/2018
Comments: Completed REW FY 2017/18

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Preliminary Endangerment Assessment Report
Schedule Due Date: 01/13/2019
Schedule Revised Date: Not reported

89 SW 1/2-1 0.873 mi. 4611 ft.

WILLOWS II COMMUNITY SCHOOL
8490 WARNER DRIVE
CULVER CITY, CA 90232

ENVIROSTOR
CPS-SLIC
SCH
LOS ANGELES CO. HMS

S101744278
N/A

Relative: Lower

Actual: 90 ft.

ENVIROSTOR:

Facility ID:	60000842
Status:	Certified
Status Date:	09/12/2012
Site Code:	304565
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	1.95
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Rafat Abbasi
Supervisor:	Manny Alonzo
Division Branch:	Cleanup Cypress
Assembly:	54
Senate:	30
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.02264
Longitude:	-118.3806
APN:	NONE SPECIFIED
Past Use:	MANUFACTURING - OTHER
Potential COC:	Tetrachloroethylene (PCE TPH-diesel TPH-gas TPH-MOTOR OIL Trichloroethylene (TCE Vinyl chloride 1,2-Dichloroethylene (cis 1,2-Dichloroethylene (trans
Confirmed COC:	NONE SPECIFIED
Potential Description:	OTH, SOIL, SV
Alias Name:	Willows Community School
Alias Type:	Alternate Name
Alias Name:	304565
Alias Type:	Project Code (Site Code)
Alias Name:	60000842
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	06/17/2008
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Workplan
Completed Date:	08/25/2008
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fact Sheets
Completed Date:	07/01/2008
Comments:	Fact sheet completed

WILLOWS II COMMUNITY SCHOOL (Continued) **S101744278**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Plan
Completed Date: 09/30/2009
Comments: done

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Design - Preliminary/Intermediate
Completed Date: 01/12/2009
Comments: DTSC concurs with the design.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/15/2010
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/30/2010
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/30/2010
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/30/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/10/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 04/11/2012
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 08/04/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement

WILLOWS II COMMUNITY SCHOOL (Continued) **S101744278**

Completed Date: 09/23/2009
Comments: Reimbursment Agreement fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 07/22/2008
Comments: A Reimbursement Agreement with The Willows Community School was fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 08/19/2010
Comments: Amendment fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 09/26/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 12/07/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight/Voluntary Cleanup Agreement
Completed Date: 08/23/2010
Comments: Completed; extenion was needed for oversight of operations and maintenance activities

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/23/2011
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 09/12/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/13/2012
Comments: Closeout Memo and Site Code Deactivation.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported

WILLOWS II COMMUNITY SCHOOL (Continued) **S101744278**

Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

CPS-SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	02/01/1997
Global Id:	SL204821688
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.023111
Longitude:	-118.37744
Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	0480
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

SLIC REG 4:

Region:	4
Facility Status:	No further action required
SLIC:	0480
Substance:	VOCs
Staff:	Ana Velos

SCH:

Facility ID:	60000842
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	1.95
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Rafat Abbasi
Supervisor:	Manny Alonzo
Division Branch:	Cleanup Cypress
Site Code:	304565
Assembly:	54
Senate:	30
Special Program Status:	Voluntary Cleanup Program
Status:	Certified
Status Date:	09/12/2012
Restricted Use:	NO
Funding:	Responsible Party
Latitude:	34.02264

WILLOWS II COMMUNITY SCHOOL (Continued) **S101744278**

Longitude:	-118.3806
APN:	NONE SPECIFIED
Past Use:	MANUFACTURING - OTHER
Potential COC:	Tetrachloroethylene (PCE, TPH-diesel, TPH-gas, TPH-MOTOR OIL, Trichloroethylene (TCE, Vinyl chloride, 1,2-Dichloroethylene (cis, 1,2-Dichloroethylene (trans
Confirmed COC:	NONE SPECIFIED
Potential Description:	OTH, SOIL, SV
Alias Name:	Willows Community School
Alias Type:	Alternate Name
Alias Name:	304565
Alias Type:	Project Code (Site Code)
Alias Name:	60000842
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	06/17/2008
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Workplan
Completed Date:	08/25/2008
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fact Sheets
Completed Date:	07/01/2008
Comments:	Fact sheet completed
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Operations and Maintenance Plan
Completed Date:	09/30/2009
Comments:	done
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Design - Preliminary/Intermediate
Completed Date:	01/12/2009
Comments:	DTSC concurs with the design.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Operations and Maintenance Report
Completed Date:	04/15/2010
Comments:	completed
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Operations and Maintenance Report
Completed Date:	04/30/2010
Comments:	completed

WILLOWS II COMMUNITY SCHOOL (Continued) **S101744278**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 07/30/2010
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/30/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/10/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 04/11/2012
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption
Completed Date: 08/04/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 09/23/2009
Comments: Reimbursment Agreement fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 07/22/2008
Comments: A Reimbursement Agreement with The Willows Community School was fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 08/19/2010
Comments: Amendment fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Reimbursement Agreement
Completed Date: 09/26/2011
Comments: Not reported

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

WILLOWS II COMMUNITY SCHOOL (Continued) **S101744278**

Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 12/07/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight/Voluntary Cleanup Agreement
Completed Date: 08/23/2010
Comments: Completed; extenion was needed for oversight of operations and maintenance activities

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/23/2011
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 09/12/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/13/2012
Comments: Closeout Memo and Site Code Deactivation.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LOS ANGELES CO. HMS:
Region: LA
Permit Category: Not reported
Facility Id: 033933-058397
Facility Type: Not reported
Facility Status: OPEN
Area: 2M
Permit Number: Not reported
Permit Status: Not reported

90 East 1/2-1 0.908 mi. 4794 ft. | **BEST 1 HOUR LAUNDRY**
5149-5151 WEST ADAMS BLVD.
LOS ANGELES, CA 90016 | **ENVIROSTOR** | **S106665625**
N/A

Relative: Higher

Actual: 100 ft.

ENVIROSTOR:

Facility ID:	19720025
Status:	Refer: 1248 Local Agency
Status Date:	05/03/2004
Site Code:	Not reported
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	0
NPL:	NO
Regulatory Agencies:	LOS ANGELES COUNTY
Lead Agency:	LOS ANGELES COUNTY
Program Manager:	Not reported
Supervisor:	Referred - Not Assigned
Division Branch:	Cleanup Cypress
Assembly:	54
Senate:	30
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not Applicable
Latitude:	34.03280
Longitude:	-118.3536
APN:	5049009064, 834324
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	5049009064
Alias Type:	APN
Alias Name:	834324
Alias Type:	APN
Alias Name:	19720025
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

91 North 1/2-1 0.912 mi. 4813 ft. | **COMMUNITY MAGNET SCHOOL**
5954 AIRDROME STREET
LOS ANGELES, CA 90035 | **ENVIROSTOR SCH** | **S105754230 N/A**

Relative: Higher

Actual: 118 ft.

ENVIROSTOR:

Facility ID:	19820054
Status:	No Further Action
Status Date:	04/17/2002
Site Code:	304359
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	20
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	53
Senate:	30
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	34.04616
Longitude:	-118.3710
APN:	NONE SPECIFIED
Past Use:	* EDUCATIONAL SERVICES
Potential COC:	Arsenic DDD DDE DDT Lead
Confirmed COC:	30001-NO 30006-NO 30007-NO 30008-NO 30013-NO
Potential Description:	SOIL
Alias Name:	COMMUNITY MAGNET SCHOOL
Alias Type:	Alternate Name
Alias Name:	LAUSD-COMMUNITY MAGNET SCHOOL
Alias Type:	Alternate Name
Alias Name:	LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	304359
Alias Type:	Project Code (Site Code)
Alias Name:	19820054
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	04/17/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	12/11/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement

COMMUNITY MAGNET SCHOOL (Continued) **S105754230**

Completed Date:	02/10/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/17/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Public Participation
Completed Date:	04/13/2002
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	19820054
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	20
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	304359
Assembly:	53
Senate:	30
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	04/17/2002
Restricted Use:	NO
Funding:	School District
Latitude:	34.04616
Longitude:	-118.3710
APN:	NONE SPECIFIED
Past Use:	* EDUCATIONAL SERVICES
Potential COC:	Arsenic, DDD, DDE, DDT, Lead
Confirmed COC:	30001-NO, 30006-NO, 30007-NO, 30008-NO, 30013-NO
Potential Description:	SOIL
Alias Name:	COMMUNITY MAGNET SCHOOL
Alias Type:	Alternate Name
Alias Name:	LAUSD-COMMUNITY MAGNET SCHOOL

COMMUNITY MAGNET SCHOOL (Continued) **S105754230**

Alias Type: Alternate Name
Alias Name: LOS ANGELES UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: 304359
Alias Type: Project Code (Site Code)
Alias Name: 19820054
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/17/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 12/11/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/10/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/17/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 04/13/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

92 East 1/2-1 0.995 mi. 5255 ft. | **LA CITY TSI - ADAMS BLVD. / LABREA AVE.**
COMMERCIAL DISTRICT ALONG ADAMS BLVD. WEST OF THE ADAMS BLVD
LOS ANGELES, CA 90013 | **ENVIROSTOR** | **S109548264**
N/A

Relative: Higher

Actual: 101 ft.

ENVIROSTOR:

Facility ID:	60000188
Status:	Inactive - Action Required
Status Date:	08/14/2007
Site Code:	Not reported
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	11.54
NPL:	NO
Regulatory Agencies:	SMBRP, US EPA
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Juli Propes
Division Branch:	Cleanup Chatsworth
Assembly:	54
Senate:	30
Special Program:	EPA - Target Site Investigation
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	EPA Grant
Latitude:	34.03264
Longitude:	-118.3521
APN:	NONE SPECIFIED
Past Use:	DRY CLEANING, EQUIPMENT/INSTRUMENT REPAIR, MANUFACTURING - OTHER, OFFICE BUILDING, PESTICIDE/INSECTIDE/RODENTICIDE STORAGE, RETAIL, RETAIL - SERVICE STATION, VEHICLE MAINTENANCE, TRANSPORTATION - WAREHOUSING
Potential COC:	Tetrachloroethylene (PCE TPH-diesel TPH-gas Trichloroethylene (TCE
Confirmed COC:	30022-NO TPH-diesel TPH-gas 30027-NO
Potential Description:	SOIL
Alias Name:	City of LA - La Brea
Alias Type:	Alternate Name
Alias Name:	60000188
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	01/16/2007
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	07/19/2006
Comments:	Access granted and conducted a walk thru of the properties.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	03/23/2007
Comments:	Field sampling activities completed.

LA CITY TSI - ADAMS BLVD. / LABREA AVE. (Continued) **S109548264**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/27/2007
Comments: Further Action Required, benzene, napthalene, and arsenic present in area around the former UST.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 04/11/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 06/28/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 12/08/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 05/09/2007
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BALDWIN HILLS	S105911421	INGLEWOOD OIL FIELD (FORMER)	FAIRFAX	90008	CPS-SLIC
CULVER CITY	S106386915	CULVER CITY FAIRFAX/ADAM CLEANUP	FAIRFAX	90232	CPS-SLIC
CULVER CITY	S106797594	CULVER CITY DOG PARK	JEFFERSON + DUGUESNE AVE.	90232	ENVIROSTOR

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 12/28/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 12/28/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 12/28/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 01/04/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/28/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

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

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/28/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 10/17/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 43

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 07/31/2018
Date Data Arrived at EDR: 08/28/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/28/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 07/31/2018
Date Data Arrived at EDR: 08/28/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/28/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 45

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 01/08/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/30/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/30/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/08/2018
Number of Days to Update: 26

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/11/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/08/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/03/2018
Number of Days to Update: 21

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/11/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/03/2018
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/30/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 10/15/2018
Number of Days to Update: 20

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/17/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 24

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/18/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 10/25/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/15/2018
Number of Days to Update: 33

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 09/28/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 34

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/25/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 11/02/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 09/21/2018
Date Data Arrived at EDR: 09/21/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 49

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/26/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/30/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/12/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 55

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 10/23/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/21/2018
Date Data Arrived at EDR: 09/21/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 49

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/26/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/04/2018
Date Data Arrived at EDR: 12/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 11/26/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 09/11/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/11/2018
Number of Days to Update: 29

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/23/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 12/28/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 01/08/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 51

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)
Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/08/2018
Number of Days to Update: 26

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)
Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/16/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 08/31/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/05/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/09/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/16/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/24/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/28/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/26/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/23/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 08/13/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 36

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 12/28/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/14/2018
Date Data Arrived at EDR: 10/11/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 57

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/11/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 10/26/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/03/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/03/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/30/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 56

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 11/21/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 12/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 12/28/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2018
Date Data Arrived at EDR: 08/29/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 37

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/15/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 01/08/2019
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 06/19/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 87

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/22/2018
Date Data Arrived at EDR: 08/22/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 44

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 10/16/2018
Number of Days to Update: 21

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 08/28/2018
Date Data Arrived at EDR: 08/30/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 63

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Varies

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 09/11/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 7

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/30/2018
Date Data Arrived at EDR: 09/27/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 35

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Annually

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 10/05/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 27

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 11/26/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 10/15/2018
Date Data Arrived at EDR: 10/16/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 31

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 47

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 11/01/2018
Date Data Arrived at EDR: 11/02/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 41

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 10/19/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/18/2018
Date Data Arrived at EDR: 11/19/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 53

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/07/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 37

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/19/2018
Date Data Arrived at EDR: 11/19/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 53

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/19/2018
Date Data Arrived at EDR: 11/19/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 53

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/09/2018
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/08/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/09/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/15/2018
Number of Days to Update: 33

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/19/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 10/19/2018
Number of Days to Update: 29

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 12/14/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 07/11/2018
Date Made Active in Reports: 09/13/2018
Number of Days to Update: 64

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 12/04/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/23/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/09/2018
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 10/05/2018
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 22

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 10/05/2018
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 23

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 07/24/2018
Date Made Active in Reports: 08/20/2018
Number of Days to Update: 27

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 01/04/2019
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 10/31/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 12/12/2018
Number of Days to Update: 8

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 05/23/2018
Date Data Arrived at EDR: 05/24/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 50

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/20/2018
Date Data Arrived at EDR: 08/21/2018
Date Made Active in Reports: 09/11/2018
Number of Days to Update: 21

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/29/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 08/16/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 8

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/25/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 09/04/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 09/18/2018
Number of Days to Update: 13

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 11/16/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 10/18/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 27

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 12/26/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/11/2018
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/22/2018
Number of Days to Update: 40

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 20

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 11/02/2018
Date Data Arrived at EDR: 11/07/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 37

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/21/2018
Date Data Arrived at EDR: 11/27/2018
Date Made Active in Reports: 12/12/2018
Number of Days to Update: 15

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 11/07/2018
Date Data Arrived at EDR: 11/08/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 6

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 10/15/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 22

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 09/20/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 35

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/15/2018
Date Data Arrived at EDR: 10/16/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 31

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/16/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/14/2018
Number of Days to Update: 13

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 10/16/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 31

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/16/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/15/2018
Next Scheduled EDR Contact: 01/28/2019
Data Release Frequency: Semi-Annually

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 03/10/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 54

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Annually

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/05/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 28

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/26/2018
Date Data Arrived at EDR: 11/27/2018
Date Made Active in Reports: 12/12/2018
Number of Days to Update: 15

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 12/27/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/29/2018
Date Data Arrived at EDR: 08/31/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 19

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 01/09/2019
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 07/18/2018
Date Data Arrived at EDR: 09/04/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 15

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 12/06/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 11/01/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 15

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 12/27/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/21/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 11/28/2018
Date Data Arrived at EDR: 11/30/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 14

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/26/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/06/2018
Date Data Arrived at EDR: 11/08/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 6

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 10/25/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/05/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/05/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/06/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 07/19/2018
Date Data Arrived at EDR: 07/25/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 42

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/10/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 10/16/2018
Number of Days to Update: 4

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/17/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 10/10/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 11/05/2018
Number of Days to Update: 24

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/17/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/03/2018
Date Data Arrived at EDR: 10/02/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 30

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/04/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/23/2018
Date Data Arrived at EDR: 10/02/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 31

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/28/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 11/15/2018
Date Data Arrived at EDR: 11/16/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 27

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/28/2018
Date Data Arrived at EDR: 11/30/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 42

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/05/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

SAN DIEGO CO. SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/05/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/14/2018
Date Data Arrived at EDR: 11/15/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 28

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 09/18/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 42

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/18/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 10/17/2018
Number of Days to Update: 27

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/10/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/16/2018
Date Data Arrived at EDR: 11/16/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 27

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 11/21/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Annually

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/01/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 11/01/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 10

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 10/16/2018
Number of Days to Update: 21

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 10/25/2018
Number of Days to Update: 21

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 08/14/2018
Date Data Arrived at EDR: 08/16/2018
Date Made Active in Reports: 08/24/2018
Number of Days to Update: 8

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 12/13/2018
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 09/18/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 10/25/2018
Number of Days to Update: 35

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 07/17/2018
Date Data Arrived at EDR: 08/02/2018
Date Made Active in Reports: 09/07/2018
Number of Days to Update: 36

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 20

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 09/13/2018
Date Data Arrived at EDR: 09/14/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 5

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 02/18/2019
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 36

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/26/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Annually

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/07/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: Quarterly

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/25/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 36

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/22/2018
Next Scheduled EDR Contact: 02/04/2019
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 09/04/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/04/2018
Number of Days to Update: 22

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 10/15/2018
Date Data Arrived at EDR: 10/19/2018
Date Made Active in Reports: 11/05/2018
Number of Days to Update: 17

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 12/26/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 11/05/2018
Date Data Arrived at EDR: 11/07/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 7

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 10/25/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/04/2018
Number of Days to Update: 20

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/14/2018
Next Scheduled EDR Contact: 02/25/2019
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/01/2018
Number of Days to Update: 19

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 10/01/2018
Date Data Arrived at EDR: 10/31/2018
Date Made Active in Reports: 12/20/2018
Number of Days to Update: 50

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/31/2018
Next Scheduled EDR Contact: 02/11/2019
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/16/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/07/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

5775 WEST ADAMS BOULEVARD
5775 WEST ADAMS BOULEVARD
LOS ANGELES, CA 90016

TARGET PROPERTY COORDINATES

Latitude (North):	34.032712 - 34˚ 1' 57.76''
Longitude (West):	118.36976 - 118˚ 22' 11.14''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	373546.8
UTM Y (Meters):	3766434.5
Elevation:	95 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5630741 HOLLYWOOD, CA
Version Date:	2012
Northwest Map:	5630733 BEVERLY HILLS, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

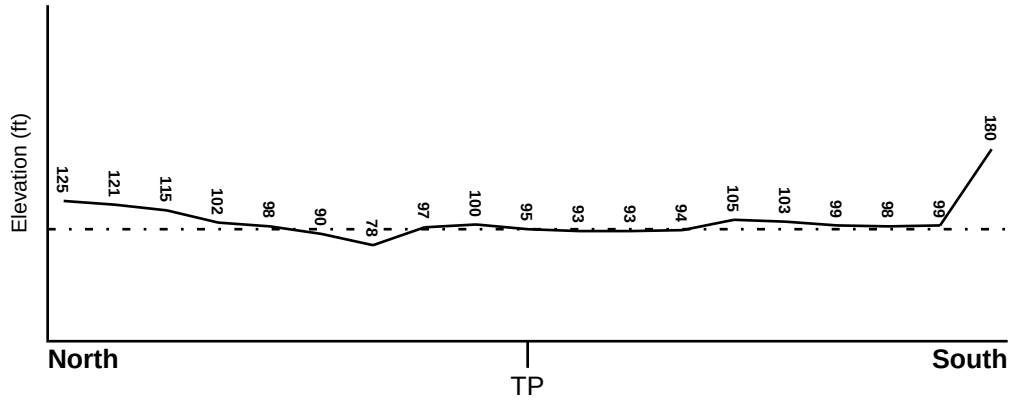
TOPOGRAPHIC INFORMATION

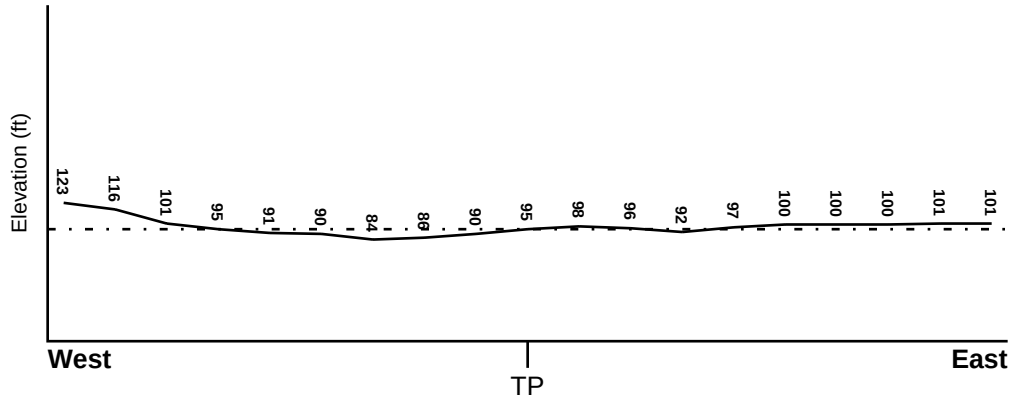
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General West

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 95 ft.

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06037C1615F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06037C1595F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
HOLLYWOOD	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Location Relative to TP:	1 - 2 Miles SW
Site Name:	KENNETH HAHN STATE RECREATION AREA
Site EPA ID Number:	CAD983673286
Groundwater Flow Direction:	NOT AVAILABLE.
Inferred Depth to Water:	likely to exceed 500 feet.
Hydraulic Connection:	The site is located in the Baldwin Hills, which form a barrier to ground water flow and are considered non-water-bearing.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information is inferred in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site--specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Surficial Soil Types: loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Shallow Soil Types: fine sandy loam
gravelly - loam
sand
silty clay

Deeper Soil Types: stratified
clay loam
silty clay loam
gravelly - sandy loam
coarse sand
sand
weathered bedrock
very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
3	USGS40000139949	1/8 - 1/4 Mile NNE
4	USGS40000139910	1/4 - 1/2 Mile WSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

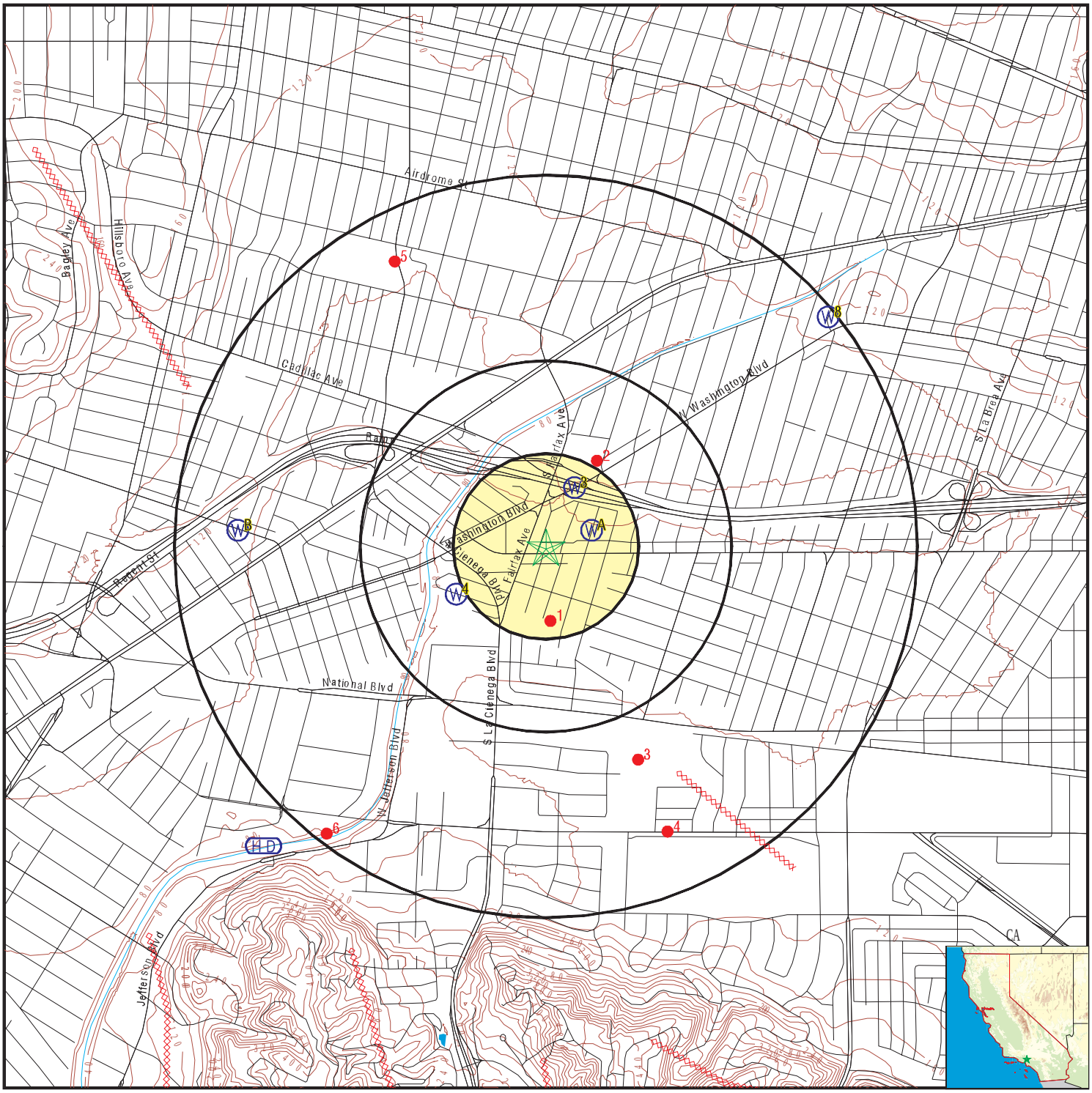
MAP ID	WELL ID	LOCATION FROM TP
A1	2972	1/8 - 1/4 Mile ENE
A2	2973	1/8 - 1/4 Mile ENE
B5	1503	1/2 - 1 Mile West
B6	1504	1/2 - 1 Mile West
B7	1505	1/2 - 1 Mile West
8	1512	1/2 - 1 Mile NE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG11000214552	1/8 - 1/4 Mile South
2	CAOG11000205173	1/4 - 1/2 Mile NNE
3	CAOG11000205265	1/2 - 1 Mile SSE
4	CAOG11000204456	1/2 - 1 Mile SSE
5	CAOG11000214008	1/2 - 1 Mile NNW
6	CAOG11000204649	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 5533714.2s



0 1/4 1/2 1 Miles

N

County Boundary
Major Roads
Contour Lines
Earthquake Fault Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
Indeterminate Groundwater Flow at Location
Groundwater Flow Varies at Location
Closest Hydrogeological Data
Oil, gas or related wells

SITE NAME: 5775 West Adams Boulevard	CLIENT: Frey Environmental
ADDRESS: 5775 West Adams Boulevard Los Angeles CA 90016	CONTACT: Deanna Hoppe INQUIRY #: 5533714.2s
LAT/LONG: 34.032712 / 118.36976	DATE: January 14, 2019 1:46 pm

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Map ID Direction Distance Elevation	Database	EDR ID Number
A1 **ENE** **1/8 - 1/4 Mile** **Higher**	**CA WELLS**	**2972**

Seq:	2972	Prim sta c:	02S/14W-05C04 S
Frds no:	1910030005	County:	19
District:	15	User id:	MET
System no:	1910030	Water type:	G
Source nam:	SENTNEY WELL 13 - INACTIVE	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340200.0	Longitude:	1182200.0
Precision:	8	Status:	IR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	1910030	System nam:	SCWC - CULVER CITY
Hqname:	SOUTHERN CALIF WATER CO	Address:	12035 Burke Street, Suite 1
City:	Santa Fe Springs	State:	CA
Zip:	90670	Zip ext:	Not Reported
Pop serv:	36600	Connection:	9193
Area serve:	CULVER CITY		

A2 **ENE** **1/8 - 1/4 Mile** **Higher**	**CA WELLS**	**2973**

Seq:	2973	Prim sta c:	02S/14W-05D08 S
Frds no:	1910030004	County:	19
District:	15	User id:	MET
System no:	1910030	Water type:	G
Source nam:	SENTNEY WELL 08 - INACTIVE	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340200.0	Longitude:	1182200.0
Precision:	8	Status:	IR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	1910030	System nam:	SCWC - CULVER CITY
Hqname:	SOUTHERN CALIF WATER CO	Address:	12035 Burke Street, Suite 1
City:	Santa Fe Springs	State:	CA
Zip:	90670	Zip ext:	Not Reported
Pop serv:	36600	Connection:	9193
Area serve:	CULVER CITY		

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3 **NNE** **1/8 - 1/4 Mile** **Higher**	**FED USGS**	**USGS40000139949**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001S014W32K001S	Type:	Well
Description:	Not Reported	HUC:	18070104
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported

Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	700
Well Depth Units:	ft	Well Hole Depth:	910
Well Hole Depth Units:	ft		

4
WSW
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000139910**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S014W05C004S	Type:	Well
Description:	Not Reported	HUC:	18070104
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	750
Well Depth Units:	ft	Well Hole Depth:	750
Well Hole Depth Units:	ft		

B5
West
1/2 - 1 Mile
Higher

CA WELLS **1503**

Seq:	1503	Prim sta c:	01S/14W-32K01 S
Frds no:	1910156005	County:	19
District:	07	User id:	4TH
System no:	1910156	Water type:	G
Source nam:	SENTOUS WELL 03 - DESTROYED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340200.0	Longitude:	1182300.0
Precision:	8	Status:	DS
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	1910156	System nam:	CITY OF BEVERLY HILLS
Hqname:	Not Reported	Address:	450 N CRESCENT DR RM 300
City:	BEVERLY HILLS	State:	Not Reported
Zip:	90210	Zip ext:	Not Reported
Pop serv:	31783	Connection:	9869
Area serve:	BEVERLY HILLS		

B6
West
1/2 - 1 Mile
Higher

CA WELLS **1504**

Seq:	1504	Prim sta c:	01S/14W-32M01 S
Frds no:	1910156001	County:	19
District:	07	User id:	4TH
System no:	1910156	Water type:	G

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Source nam:	CADILLAC - DESTROYED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340200.0	Longitude:	1182300.0
Precision:	8	Status:	DS
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	1910156	System nam:	CITY OF BEVERLY HILLS
Hqname:	Not Reported	Address:	450 N CRESCENT DR RM 300
City:	BEVERLY HILLS	State:	Not Reported
Zip:	90210	Zip ext:	Not Reported
Pop serv:	31783	Connection:	9869
Area serve:	BEVERLY HILLS		

Sample date:	10-JUL-17	Finding:	6.17
Chemical:	DIBROMOCHLOROMETHANE (THM)	Report units:	UG/L
Dlr:	1.		
Sample date:	10-JUL-17	Finding:	2.14
Chemical:	MONOBROMOACETIC ACID (MBAA)	Report units:	UG/L
Dlr:	1.		
Sample date:	10-JUL-17	Finding:	1.88
Chemical:	TRICHLOROACETIC ACID (TCAA)	Report units:	UG/L
Dlr:	1.		
Sample date:	10-JUL-17	Finding:	6.4
Chemical:	DIBROMOACETIC ACID (DBAA)	Report units:	UG/L
Dlr:	1.		
Sample date:	10-JUL-17	Finding:	2.03
Chemical:	BROMODICHLOROMETHANE (THM)	Report units:	UG/L
Dlr:	1.		
Sample date:	10-JUL-17	Finding:	10.1
Chemical:	BROMOFORM (THM)	Report units:	UG/L
Dlr:	1.		
Sample date:	10-JUL-17	Finding:	12.
Chemical:	HALOACETIC ACIDS (5) (HAA5)	Report units:	UG/L
Dlr:	0.		
Sample date:	10-JUL-17	Finding:	1.6
Chemical:	DICHLOROACETIC ACID (DCAA)	Report units:	UG/L
Dlr:	1.		
Sample date:	10-JUL-17	Finding:	19.1
Chemical:	TOTAL TRIHALOMETHANES	Report units:	UG/L
Dlr:	0.		
Sample date:	04-DEC-13	Finding:	964.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	04-DEC-13	Finding:	3.12
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	04-DEC-13	Finding:	0.951
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	04-DEC-13	Finding:	21.6
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		

Sample date:	04-DEC-13	Finding:	162.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		

B7
West
1/2 - 1 Mile
Higher

CA WELLS 1505

Seq:	1505	Prim sta c:	01S/14W-32M06 S
Frds no:	1910156002	County:	19
District:	07	User id:	4TH
System no:	1910156	Water type:	G
Source nam:	CHARITON WELL - DESTROYED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340200.0	Longitude:	1182300.0
Precision:	8	Status:	DS
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	1910156	System nam:	CITY OF BEVERLY HILLS
Hqname:	Not Reported	Address:	450 N CRESCENT DR RM 300
City:	BEVERLY HILLS	State:	Not Reported
Zip:	90210	Zip ext:	Not Reported
Pop serv:	31783	Connection:	9869
Area serve:	BEVERLY HILLS		

8
NE
1/2 - 1 Mile
Higher

CA WELLS 1512

Seq:	1512	Prim sta c:	01S/15W-32E02 S
Frds no:	1910146019	County:	19
District:	07	User id:	4TH
System no:	1910146	Water type:	G
Source nam:	SANTA MONICA WELL 06 - DESTROYED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340230.0	Longitude:	1182120.0
Precision:	3	Status:	DS
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	1910146	System nam:	SANTA MONICA-CITY, WATER DIVISION
Hqname:	Not Reported	Address:	1212 FIFTH ST., 3RD FLOOR
City:	SANTA MONICA	State:	CA
Zip:	90401	Zip ext:	Not Reported
Pop serv:	86905	Connection:	15905
Area serve:	SANTA MONICA		

Map ID
Direction
Distance

Database EDR ID Number

1
South
1/8 - 1/4 Mile

OIL_GAS **CAOG11000214552**

Districtnu:	1	Apinumber:	03721059
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	Y	Wellstatus:	P
Operatorna:	Chevron U.S.A. Inc.	Countyname:	Los Angeles
Fieldname:	Any Field	Areaname:	Any Area
Section:	5	Township:	02S
Range:	14W	Basemeridi:	SB
Elevation:	Not Reported	Locationde:	Not Reported
Gissourcec:	hud	Comments:	Not Reported
Leasename:	Carnation Core Hole	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0	Redrillfoo:	0
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000214552		

2
NNE
1/4 - 1/2 Mile

OIL_GAS **CAOG11000205173**

Districtnu:	1	Apinumber:	03706194
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	Y	Wellstatus:	P
Operatorna:	Union Oil Company of California	Countyname:	Los Angeles
Fieldname:	Any Field	Areaname:	Any Area
Section:	32	Township:	01S
Range:	14W	Basemeridi:	SB
Elevation:	Not Reported	Locationde:	Not Reported
Gissourcec:	hud	Comments:	Not Reported
Leasename:	Union-Occidental Genesee E.H.	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0	Redrillfoo:	0
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000205173		

3
SSE
1/2 - 1 Mile

OIL_GAS **CAOG11000205265**

Districtnu:	1	Apinumber:	03706341
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	Y	Wellstatus:	P
Operatorna:	Chevron U.S.A. Inc.	Countyname:	Los Angeles
Fieldname:	Any Field	Areaname:	Any Area
Section:	5	Township:	02S
Range:	14W	Basemeridi:	SB
Elevation:	Not Reported	Locationde:	Not Reported
Gissourcec:	hud	Comments:	Not Reported
Leasename:	Standard-Signal-L.A. City Dorp	Wellnumber:	1

Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0	Redrillfoo:	0
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Directionally drilled	Gissymbol:	PDH
Site id:	CAOG11000205265		

4
SSE **OIL_GAS** **CAOG11000204456**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	03705114
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	A
Operatorna:	Amazon Drilling Corp.	Countyname:	Los Angeles
Fieldname:	Any Field	Areaname:	Any Area
Section:	5	Township:	02S
Range:	14W	Basemeridi:	SB
Elevation:	Not Reported	Locationde:	Not Reported
Gissourcec:	hud	Comments:	Not Reported
Leasename:	Baldwin	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0	Redrillfoo:	0
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	AOG
Site id:	CAOG11000204456		

5
NNW **OIL_GAS** **CAOG11000214008**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	03720141
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	Y	Wellstatus:	P
Operatorna:	Chevron U.S.A. Inc.	Countyname:	Los Angeles
Fieldname:	Any Field	Areaname:	Any Area
Section:	32	Township:	01S
Range:	14W	Basemeridi:	SB
Elevation:	Not Reported	Locationde:	Not Reported
Gissourcec:	hud	Comments:	Not Reported
Leasename:	Adamson Corehole	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0	Redrillfoo:	0
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	PDH
Site id:	CAOG11000214008		

6
SW **OIL_GAS** **CAOG11000204649**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	03705396
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Operatorna:	The 57 Petroleum Corp.	Countyname:	Los Angeles
Fieldname:	Any Field	Areaname:	Any Area
Section:	6	Township:	02S
Range:	14W	Basemeridi:	SB
Elevation:	Not Reported	Locationde:	Not Reported
Gissourcec:	hud	Comments:	Not Reported
Leasename:	Casserini	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	Not Reported
Welldeptha:	0	Redrillfoo:	0
Abandonedd:	Not Reported	Completion:	Not Reported
Directiona:	Unknown	Gissymbol:	POG
Site id:	CAOG11000204649		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90016	6	0

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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5775 West Adams Boulevard

5775 West Adams Boulevard
Los Angeles, CA 90016

Inquiry Number: 5533714.6
January 14, 2019

The EDR Property Tax Map Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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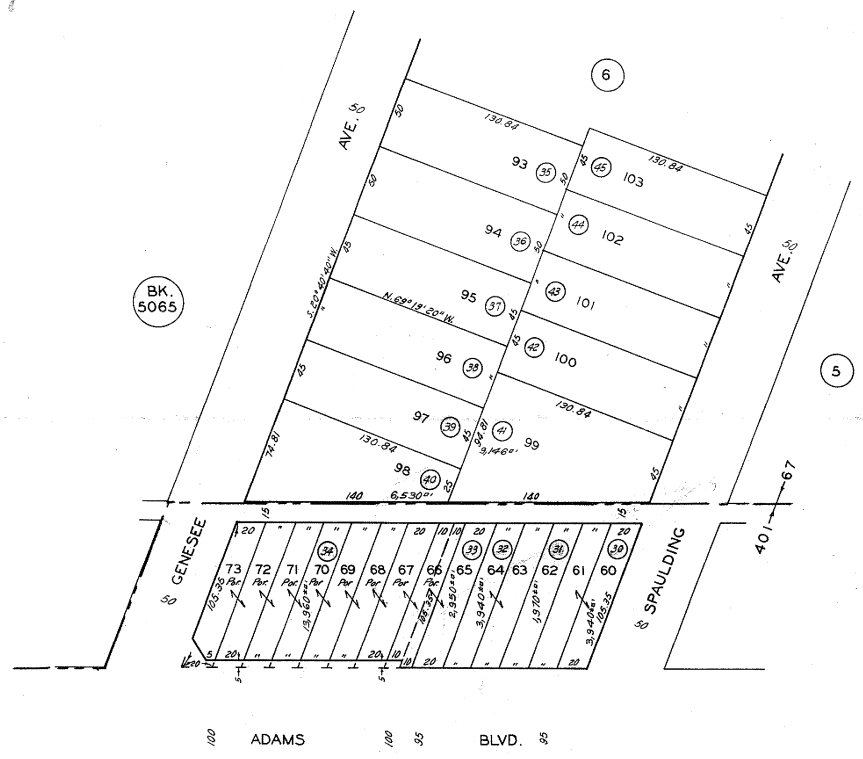
5048 | 7 | 1997

SCALE 1" = 60'

960730



CODE
67
401

FOR PREV. ASSM'T SEE:
5063 – 42

TRACT NO. 5644 M.B. 67-18-19

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

5775 West Adams Boulevard

5775 West Adams Boulevard
Los Angeles, CA 90016

Inquiry Number: 5533714.8
January 14, 2019

EDR Building Permit Report

Target Property and Adjoining Properties

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-13 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records - The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquires (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.

EDR® Environmental Data Resources Inc

BUILD FAX® PROPERTY HISTORY

EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

A search of building department records was conducted by Environmental Data Resources, Inc (EDR) on behalf of Frey Environmental on Jan 14, 2019.

TARGET PROPERTY

5775 West Adams Boulevard
Los Angeles, CA 90016

SEARCH METHODS

EDR searches available lists for both the Target Property and Surrounding Properties.

RESEARCH SUMMARY

Building permits identified: **YES**

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Los Angeles

Year	*Source*	*TP*	*Adjoining*
2018	City of Los Angeles, Department of Building and Safety		X
2017	City of Los Angeles, Department of Building and Safety		X
2016	City of Los Angeles, Department of Building and Safety		X
2015	City of Los Angeles, Department of Building and Safety		X
2014	City of Los Angeles, Department of Building and Safety		X
2013	City of Los Angeles, Department of Building and Safety		X
2012	City of Los Angeles, Department of Building and Safety		X
2011	City of Los Angeles, Department of Building and Safety		X
2010	City of Los Angeles, Department of Building and Safety		X
2009	City of Los Angeles, Department of Building and Safety		X
2008	City of Los Angeles, Department of Building and Safety		X
2007	City of Los Angeles, Department of Building and Safety		X
2006	City of Los Angeles, Department of Building and Safety		X
2005	City of Los Angeles, Department of Building and Safety		X
2004	City of Los Angeles, Department of Building and Safety		X
2003	City of Los Angeles, Department of Building and Safety		X
2002	City of Los Angeles, Department of Building and Safety		X
2001	City of Los Angeles, Department of Building and Safety		X
2000	City of Los Angeles, Department of Building and Safety		X
1999	City of Los Angeles, Department of Building and Safety		X
1998	City of Los Angeles, Department of Building and Safety		X
1997	City of Los Angeles, Department of Building and Safety		X
1996	City of Los Angeles, Department of Building and Safety		X
1995	City of Los Angeles, Department of Building and Safety		
1994	City of Los Angeles, Department of Building and Safety		
1993	City of Los Angeles, Department of Building and Safety		
1992	City of Los Angeles, Department of Building and Safety		
1991	City of Los Angeles, Department of Building and Safety		

EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

Year	Source	TP	Adjoining
1990	City of Los Angeles, Department of Building and Safety		
1989	City of Los Angeles, Department of Building and Safety		
1988	City of Los Angeles, Department of Building and Safety		

Culver City

Year	Source	TP	Adjoining
2018	Culver City, Community Development Department		X
2017	Culver City, Community Development Department		X
2016	Culver City, Community Development Department		X
2015	Culver City, Community Development Department		X
2014	Culver City, Community Development Department		X
2013	Culver City, Community Development Department		X
2012	Culver City, Community Development Department		X
2011	Culver City, Community Development Department		X
2010	Culver City, Community Development Department		X
2009	Culver City, Community Development Department		X
2008	Culver City, Community Development Department		X
2007	Culver City, Community Development Department		X
2006	Culver City, Community Development Department		X
2005	Culver City, Community Development Department		X
2004	Culver City, Community Development Department		
2003	Culver City, Community Development Department		X
2002	Culver City, Community Development Department		X
2001	Culver City, Community Development Department		X
2000	Culver City, Community Development Department		X
1999	Culver City, Community Development Department		X
1998	Culver City, Community Development Department		X
1997	Culver City, Community Development Department		
1996	Culver City, Community Development Department		X
1995	Culver City, Community Development Department		X
1994	Culver City, Community Development Department		X
1993	Culver City, Community Development Department		X
1992	Culver City, Community Development Department		X
1991	Culver City, Community Development Department		

Name: JurisdictionName
Years: Years
Source: Source
Phone: Phone

BUILDING DEPARTMENT RECORDS SEARCHED

Name: Los Angeles
Years: 1988-2018
Source: City of Los Angeles, Department of Building and Safety, LOS ANGELES, CA
Phone: (213) 482-6800

Name: Culver City
Years: 1991-2018
Source: Culver City, Community Development Department, CULVER CITY, CA
Phone: (310) 253-5800

Name: Brentwood
Years: 1998-2017
Source: City of Brentwood, Building and Code Enforcement, BRENTWOOD, CA
Phone: (925) 516-5405

Name: Burbank
Years: 1970-2018
Source: City of Burbank, Building Division, BURBANK, CA
Phone: (818) 238-5220

Name: Los Angeles County
Years: 1988-2018
Source: Los Angeles County, Building and Safety, LOS ANGELES, CA
Phone: (626) 458-6368

Name: Rialto
Years: 2000-2017
Source: City of Rialto, Building and Safety, BLOOMINGTON, CA
Phone: (909) 820-2505

Name: San Bernardino County
Years: 2002-2018
Source: San Bernardino County, Land Use, Building & Safety, FONTANA, CA
Phone: (909) 387-8311

Name: Santa Monica
Years: 1979-2018
Source: City of Santa Monica, Building and Safety, SANTA MONICA, CA
Phone: (310) 458-8355

Name: Huntington Beach
Years: 1996-2018
Source: Huntington Beach, Dept. of Building and Safety, HUNTINGTON BEACH, CA
Phone: (714) 536-5241

Name: Inglewood
Years: 1991-2016
Source: City of Inglewood, Planning Division, INGLEWOOD, CA
Phone: (310) 412-5230

Name: Baldwin Park
Years: 1992-2017
Source: Baldwin Park, Building and Safety, BALDWIN PARK, CA
Phone: (626) 813-5265

Name: West Hollywood
Years: 1989-2016
Source: , LOS ANGELES, CA
Phone: 323-848-6320

TARGET PROPERTY FINDINGS

TARGET PROPERTY DETAIL

5775 West Adams Boulevard
Los Angeles, CA 90016

No Permits Found

ADJOINING PROPERTY FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

ADAMS BLVD

5829 ADAMS BLVD

Date:	**12/26/2008**
Permit Type:	
Description:	**Remove & replace existing illuminated wall signs. One 25 sq. ft., one 33.02 sq. ft. Install new pole sign 20'.**
Permit Description:	**Build**
Work Class:	COMMERCIAL MISC
Proposed Use:	
Permit Number:	74140
Status:	Final
Valuation:	$10,500.00
Contractor Company:	
Contractor Name:	

Date:	**1/6/2003**
Permit Type:	
Description:	**Interior Remodel Of Customer Lobby And ADA Upgrades To Restroom**
Permit Description:	**Build**
Work Class:	COMMERCIAL ALTERATION
Proposed Use:	
Permit Number:	58617
Status:	Void
Valuation:	$14,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

5830 ADAMS BLVD

Date:	**1/6/2012**
Permit Type:	
Description:	**4 circuits, 1-110 sub-panel & 1-240 sub-panel**
Permit Description:	**Electrical**
Work Class:	COMMERCIAL
Proposed Use:	
Permit Number:	80956
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**3/2/2011**
Permit Type:	
Description:	**Tenant Improvement (370 sq. ft.) - Adding 370 sq. ft of existing office space to existing storage area**
Permit Description:	**Build**
Work Class:	COMMERCIAL ALTERATION
Proposed Use:	
Permit Number:	78978
Status:	Final
Valuation:	$40,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **5/24/1994**
Permit Type:
Description: **HOT MOP CL A**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 34322
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **2/24/1994**
Permit Type:
Description: **CONNECTIONS, (D-28)**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 33622
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

5832 ADAMS BLVD

Date: **5/18/1993**
Permit Type:
Description:

Permit Description: **Electrical**
Work Class: ALTERATION
Proposed Use:
Permit Number: 31279
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **5/7/1993**
Permit Type:
Description:

Permit Description: **Plumbing**
Work Class: ALTERATION
Proposed Use:
Permit Number: 31203
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **5/6/1993**
Permit Type:
Description:

Permit Description: **Electrical**
Work Class: ALTERATION
Proposed Use:
Permit Number: 31176
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

5837 ADAMS BLVD

Date: **11/6/2013**
Permit Type:
Description: **1 compressor**

Permit Description: **Mechanical**
Work Class:
Proposed Use:
Permit Number: 85574
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **11/6/2013**
Permit Type:
Description: **1 circuit**

Permit Description: **Electrical**
Work Class:
Proposed Use:
Permit Number: 85575
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **9/11/2012**
Permit Type:
Description: **1 water heater**

Permit Description: **Plumbing**
Work Class:
Proposed Use:
Permit Number: 82623
Status: Withdrawn
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **11/22/2002**
Permit Type:
Description: **1-120 Volt Branch Circuit, 20 Switches**

Permit Description: **Electrical**
Work Class:
Proposed Use:
Permit Number: 58377
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **10/12/1999**
Permit Type:
Description: **new fixt**

Permit Description: **Plumbing**
Work Class:
Proposed Use:
Permit Number: 49730
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **8/23/1999**
Permit Type:
Description: **COMMERCIAL T.I.**

Permit Description: **Electrical**
Work Class:
Proposed Use:
Permit Number: 50023
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **8/10/1999**
Permit Type:
Description: **new fau, reg, heater**

Permit Description: **Mechanical**
Work Class:
Proposed Use:
Permit Number: 49882
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **8/6/1999**
Permit Type:
Description: **ELETRICAL WORKING PERMIT**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 49850
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **7/7/1999**
Permit Type:
Description: **reroof, t/o replace with fiberglass 70 sw**

Permit Description: **Build**
Work Class: SINGLE FAMILY DWELLING MISC
Proposed Use:
Permit Number: 49556
Status: Issued
Valuation: $27,800.00
Contractor Company:
Contractor Name:

Date: **6/29/1999**
Permit Type:
Description: **Q-16 T.I.**

Permit Description: **Build**
Work Class: COMMERCIAL ALTERATION
Proposed Use:
Permit Number: 49506
Status: Issued
Valuation: $135,000.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **5/19/1993**
Permit Type:
Description:

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 31290
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **4/24/1992**
Permit Type:
Description: **30 SQ CLASS A**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 27963
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

5840 ADAMS BLVD

Date: **1/31/2001**
Permit Type:
Description: **1 new circuit, 1 adding to existing**

Permit Description: **Electrical**
Work Class:
Proposed Use:
Permit Number: 53973
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **3/20/2000**
Permit Type:
Description: **remove down to solid sheating install class a sheating built up roof sys 95 sq**

Permit Description: **Build**
Work Class: COMMERCIAL MISC
Proposed Use:
Permit Number: 51704
Status: Expired
Valuation: $15,000.00
Contractor Company:
Contractor Name:

Date: **3/13/2000**
Permit Type:
Description: **REPLACE EXIST.PKG UNIT ON ROOF**

Permit Description: **Mechanical**
Work Class:
Proposed Use:
Permit Number: 51639
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

CLYDE AVE

2619 CLYDE AVE

Date:	**1/23/2017**
Permit Type:	
Description:	**No Plan Check**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	170419000002235
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	GIBBS BROS ELECTRIC CO INC

2631 CLYDE AVE

Date:	**5/16/2007**
Permit Type:	
Description:	**Plan Check SUPPLEMENTAL TO REVIEW DUPLICATE SET AND REDUCE SIZE OF PATIO COVER TO 12' X 17'6"**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Private Garage
Permit Number:	050107000200658
Status:	
Valuation:	$301.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **1/19/2007**
Permit Type:
Description: **No Plan Check SUPPLEMENTAL PERMIT TO RENEW PREVIOUS EXPIRED PERMIT 85% COMPLETE PER CORRECTION NOTICE #U65439/SALAS**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Private Garage
Permit Number: 050107000100658
Status:
Valuation: $1,914.00
Contractor Company:
Contractor Name:

Date: **1/19/2007**
Permit Type:
Description: **No Plan Check SUPPLEMENTAL PERMIT TO RENEW PREVIOUS EXPIRED PERMIT 85% COMPLETE PER CORRECTION NOTICE #U65439/SALAS**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 050147000101314
Status:
Valuation: $6,204.90
Contractor Company:
Contractor Name:

Date: **3/8/2005**
Permit Type:
Description: **Plan Check 2-CAR GARAGE (18' X 20') WITH ATTACHED 16' X 20' PATIO COVER**

Permit Description: **Bldg-New**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Private Garage
Permit Number: 050107000000658
Status:
Valuation: $12,760.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

C.O. Issued Date: **5/21/2010**
Date: **3/8/2005**
Permit Type:
Description: **Plan Check 28' X 18' IRR SHAPED ADDITION AT REAR CONSISTING OF (2) BEDROOMS W/CLOSETS. INTERIOR (175SF) TO CREATE 3/4 BATH AND LAUNDRY ROOM. ALSO REFRAME (E) ROOF 12 SQS) RELATED ELEC/HVAC/PLUMB**

Permit Description: **Bldg-Addition**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 050147000001314
Status:
Valuation: $41,366.00
Contractor Company:
Contractor Name:

Date: **12/29/2003**
Permit Type:
Description: **No Plan Check replace service panel, re-wire house, replace kitchen light fixtures...**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 030419000029563
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

2635 CLYDE AVE

Date: **4/4/2017**
Permit Type:
Description: **No Plan Check Supplemental Permit 17016-70000-02187 t**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 170167000102187
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: GREATER WATTS DEVELOPMENT CORPORATION

Date: **1/31/2017**
Permit Type:
Description: **No Plan Check Installation of security bars for dwell**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 170167000002187
Status:
Valuation: $320.00
Contractor Company:
Contractor Name: GREATER WATTS DEVELOPMENT CORPORATION

Date: **1/31/2017**
Permit Type:
Description: **No Plan Check**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 170427000002200
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: GREATER WATTS DEVELOPMENT CORPORATION

ADJOINING PROPERTY FINDINGS

Date: **1/3/2012**
Permit Type:
Description: **No Plan Check 200 amp electrical service upgrade**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 120419000000081
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: NO SHORTS ELECTRIC

2647 CLYDE AVE

Date: **5/19/2017**
Permit Type:
Description: **No Plan Check**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 170421000011490
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: MARAVILLA FOUNDATION

Date: **5/19/2017**
Permit Type:
Description: **No Plan Check**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 170441000005705
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: MARAVILLA FOUNDATION

ADJOINING PROPERTY FINDINGS

Date: **4/2/2010**
Permit Type:
Description: **No Plan Check Reroof with 12 sqrs COMP SHINGLE roofing. Existing solid sheathing.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 100169000005804
Status:
Valuation: $2,400.00
Contractor Company:
Contractor Name: JOBE ROOFING COMPANY

Date: **11/20/2000**
Permit Type:
Description: **No Plan Check Install one circuit for outdoor light fixtures & switches**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 000417000023770
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: ELITE ELECTRIC SERVICE

Date: **11/23/1998**
Permit Type:
Description: **No Plan Check CHANGE OUT OF WALL FURNACE**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 980444000010256
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: RELIABLE ENERGY MANAGEMENT

ADJOINING PROPERTY FINDINGS

Date:	**3/10/1998**
Permit Type:	
Description:	**Plan Check Expand / remodel (E) kitchen (3'1"x8'9", 26.95 S.F.) Electrical/plumbing. Housing for relocated water heater.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	980143000001034
Status:	
Valuation:	$6,000.00
Contractor Company:	
Contractor Name:	PAVLOV BORIS A

2653 CLYDE AVE

Date:	**8/7/2013**
Permit Type:	
Description:	**No Plan Check fau change out**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	130449000008255
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	RELIABLE ENERGY MANAGEMENT INC

ADJOINING PROPERTY FINDINGS

FAIRFAX AV FAIRFAX AVE

2633 FAIRFAX AV FAIRFAX AVE

Date:	**12/5/2006**
Permit Type:	
Description:	**Tearing off roofing to existing commercial building, installing Class A 4 ply, 25 squares**
Permit Description:	**Build**
Work Class:	COMMERCIAL RROOF
Proposed Use:	
Permit Number:	68704
Status:	Closed
Valuation:	$6,300.00
Contractor Company:	
Contractor Name:	

Date:	**11/6/2006**
Permit Type:	
Description:	**Structural support for roof top mechanical equipment (mech. permit #68333)**
Permit Description:	**Build**
Work Class:	
Proposed Use:	
Permit Number:	68532
Status:	Not Approved
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**10/6/2006**
Permit Type:	
Description:	**SCANNED - 2 FAU's, 20 registers, 2 appliance vents, 2 boilers/compressors, 1 single duct vent/exhaust/supply fan, 2 duct smoke detectors, 1 witness test fee.**
Permit Description:	**Mechanical**
Work Class:	
Proposed Use:	
Permit Number:	68333
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**10/2/2006**
Permit Type:	
Description:	**SCANNED - 14 circuits, 100 electrical devices, 1 service panel, low voltage/data cabling @ $1,800.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	
Permit Number:	68289
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**5/19/2005**
Permit Type:	
Description:	**3 water closets, 3 lavatories, 1 shower, 2 sinks, 1 dishwasher, 1 food waste disposal, 1 gas outlet, 1 earthquake valve, 1 water heater, 1 water heater vent, 1 water service, 1 hose bib, 3 lawn sprinkler control valve Update permit to include 1- add- wc (3 total) , add 1- lav. (3-total),1 - shower,add 2 sprinkler valves (irrigation- 3- total).**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	
Permit Number:	64687
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**2/23/2005**
Permit Type:	
Description:	**(CARLOS DESK 1-5-11) - Tenant Improvement of existing space - 2,678 sq. ft. (removing interior walls)**
Permit Description:	**Build**
Work Class:	COMMERCIAL ALTERATION
Proposed Use:	
Permit Number:	64098
Status:	Closed
Valuation:	$25,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

FAIRFAX AVE

2533 FAIRFAX AVE

Date:	**6/13/2012**
Permit Type:	
Description:	**2 circuits, 1 motor/heater, 1 service panel, low voltage @ $100**
Permit Description:	**Electrical**
Work Class:	COMMERCIAL
Proposed Use:	
Permit Number:	81942
Status:	Closed
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**1/31/2005**
Permit Type:	
Description:	**3 Lavatories, 3 sinks, 1 trap primer, 1 water heater**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	
Permit Number:	63966
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **1/28/2005**
Permit Type:
Description: **Permit to begin work while in plan check for buiding permit #63880**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 63953
Status: Final
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **1/26/2005**
Permit Type:
Description: **Permit to begin mechanical work while in plan check (Mech. permit # 63924)**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 63923
Status: Final
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **1/26/2005**
Permit Type:
Description: **Tenant Improvement - 6,000 sq. ft. (1 repair/alteration to existing system, 58 registers, 7 compressors, 7 air handling units, 1 fire/smoke damper, 5 duct or area smoke detectors, 1 test witness fee)**

Permit Description: **Mechanical**
Work Class:
Proposed Use:
Permit Number: 63924
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **1/20/2005**
Permit Type:
Description: **Tenant Improvement - 6,000 sq. ft. (32 circuits,179 lights/switchs/receptacles, 1 motor, 2 service panels)**

Permit Description: **Electrical**
Work Class:
Proposed Use:
Permit Number: 63895
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **1/19/2005**
Permit Type:
Description: **SCANNED - Interior demolition and tenant improvement of 6000 square ft.**

Permit Description: **Build**
Work Class: COMMERCIAL ALTERATION
Proposed Use:
Permit Number: 63880
Status: Final
Valuation: $275,000.00
Contractor Company:
Contractor Name:

Date: **12/11/2000**
Permit Type:
Description: **wrought iron fence around premises 8' commercial property planner Jose**

Permit Description: **Build**
Work Class: COMMERCIAL MISC
Proposed Use:
Permit Number: 53676
Status: Final
Valuation: $20,000.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **3/7/1996**
Permit Type:
Description: **SIGNS (2) -2533-37 FAIRFAX**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 40082
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **3/10/1994**
Permit Type:
Description: **& 9 EXIST.WALL AND CANOPY SIGNS**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 33734
Status: Final
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **5/13/1993**
Permit Type:
Description:

Permit Description: **Mechanical**
Work Class: ALTERATION
Proposed Use:
Permit Number: 31262
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **5/12/1993**
Permit Type:
Description:

Permit Description: **Electrical**
Work Class: ALTERATION
Proposed Use:
Permit Number: 31233
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **4/22/1993**
Permit Type:
Description: **SCANNED - AND EXTEND CEILING**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 31088
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

2535 FAIRFAX AVE

Date: **6/13/2007**
Permit Type:
Description: **SCANNED - Voluntary seismic upgrade**

Permit Description: **Build**
Work Class: COMMERCIAL MISC
Proposed Use:
Permit Number: 69990
Status: Final
Valuation: $50,000.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **7/29/1994**
Permit Type:
Description: **HOT MOP CL A NO STRUCT. NO ASBEST.**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 35056
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **5/24/1994**
Permit Type:
Description: **AND ADD WALL FASTENERS**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 34379
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **3/26/1993**
Permit Type:
Description:

Permit Description: **Electrical**
Work Class: ALTERATION
Proposed Use:
Permit Number: 30915
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **2/17/1993**
Permit Type:
Description:

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 30564
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **2/16/1993**
Permit Type:
Description:

Permit Description: **Plumbing**
Work Class: ALTERATION
Proposed Use:
Permit Number: 30565
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

2537 FAIRFAX AVE

Date:	**6/1/2015**
Permit Type:	
Description:	**SCANNED-68 volt branch circuits, 226 electrical devices,, 22 motor/heater/transformer/generators up to 3hp, 5 service panel/sb-panels, 2 public/commerical pool/spa/hot tubs, 2 time clock's**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	
Permit Number:	89680
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**5/7/2015**
Permit Type:	
Description:	**9 water closets, 8 lavatories, 10 showers, 3 sinks, 2 standpipes, 1 drinking fountains, 5 trap primers, 5 floor drains, 14 gas outlets, 1 water heater, 3 hose bibs**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	
Permit Number:	89470
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**4/30/2015**
Permit Type:	
Description:	**6 furnaces (5- upto 100,000 btu), 6 appliance vent, 63 registers, 6 compressors (1 - 5 ton and 2 -4 ton gas/elec. packages, 2 - 4 ton gas/elec. split systems, 1 mini split system), 1 - air handling units,5 duct or area smoke detectors, 6 ventilation systems, 9 single duct exhaust fans, 1 - witness test fee.**
Permit Description:	**Mechanical**
Work Class:	
Proposed Use:	
Permit Number:	89406
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**12/5/2014**
Permit Type:	
Description:	**Tenant Improvement/"Touchstone Climbing" (24,343 sq. ft.) - Demo of existing rental store/warehouse space to create rock climbing gym**
Permit Description:	**Build**
Work Class:	
Proposed Use:	
Permit Number:	88336
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **11/21/2003**
Permit Type:
Description: **Replacing 5 ton package unit (existing location)**

Permit Description: **Mechanical**
Work Class:
Proposed Use:
Permit Number: 61065
Status: Void
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **8/9/2000**
Permit Type:
Description: **1 new circuit for alarm bell**

Permit Description: **Electrical**
Work Class:
Proposed Use:
Permit Number: 52818
Status: Void
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **3/31/2000**
Permit Type:
Description: **propane storage**

Permit Description: **Build**
Work Class: COMMERCIAL MISC
Proposed Use:
Permit Number: 51809
Status: Final
Valuation: $7,000.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

2609 FAIRFAX AVE

Date:	**8/11/1994**
Permit Type:	
Description:	**3 TO 15 H.P**
Permit Description:	**Mechanical**
Work Class:	ALTERATION
Proposed Use:	
Permit Number:	35187
Status:	Closed
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

2633 FAIRFAX AVE

Date:	**12/5/2006**
Permit Type:	
Description:	**Tearing off roofing to existing commercial building, installing Class A 4 ply, 25 squares**
Permit Description:	**Build**
Work Class:	COMMERCIAL RROOF
Proposed Use:	
Permit Number:	68704
Status:	Closed
Valuation:	$6,300.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **11/6/2006**
Permit Type:
Description: **Structural support for roof top mechanical equipment (mech. permit #68333)**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 68532
Status: Not Approved
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **10/6/2006**
Permit Type:
Description: **SCANNED - 2 FAU's, 20 registers, 2 appliance vents, 2 boilers/compressors, 1 single duct vent/exhaust/supply fan, 2 duct smoke detectors, 1 witness test fee.**

Permit Description: **Mechanical**
Work Class:
Proposed Use:
Permit Number: 68333
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **10/2/2006**
Permit Type:
Description: **SCANNED - 14 circuits, 100 electrical devices, 1 service panel, low voltage/data cabling @ $1,800.**

Permit Description: **Electrical**
Work Class:
Proposed Use:
Permit Number: 68289
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date:	**5/19/2005**
Permit Type:	
Description:	**3 water closets, 3 lavatories, 1 shower, 2 sinks, 1 dishwasher, 1 food waste disposal, 1 gas outlet, 1 earthquake valve, 1 water heater, 1 water heater vent, 1 water service, 1 hose bib, 3 lawn sprinkler control valve Update permit to include 1- add- wc (3 total) , add 1- lav. (3-total),1 - shower,add 2 sprinkler valves (irrigation- 3- total).**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	
Permit Number:	64687
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**2/23/2005**
Permit Type:	
Description:	**(CARLOS DESK 1-5-11) - Tenant Improvement of existing space - 2,678 sq. ft. (removing interior walls)**
Permit Description:	**Build**
Work Class:	COMMERCIAL ALTERATION
Proposed Use:	
Permit Number:	64098
Status:	Closed
Valuation:	$25,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

2635 FAIRFAX AVE

Date:	**4/14/2008**
Permit Type:	
Description:	**2 fau's, 2 appliance vents, 2 boiler/compressor's**
Permit Description:	**Mechanical**
Work Class:	RESIDENTIAL
Proposed Use:	
Permit Number:	72290
Status:	Closed
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**3/22/2006**
Permit Type:	
Description:	**1 service panel**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	
Permit Number:	66900
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**12/15/2005**
Permit Type:	
Description:	**Reroof, tearing off and replacing with built up class A hot mop**
Permit Description:	**Build**
Work Class:	SINGLE FAMILY DWELLING RROOF
Proposed Use:	
Permit Number:	66282
Status:	Finaled
Valuation:	$12,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **4/27/1999**
Permit Type:
Description: **demo pole sign**

Permit Description: **Demo**
Work Class:
Proposed Use:
Permit Number: 48969
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **1/27/1995**
Permit Type:
Description:

Permit Description: **Mechanical**
Work Class: ALTERATION
Proposed Use:
Permit Number: 36649
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **1/27/1995**
Permit Type:
Description:

Permit Description: **Electrical**
Work Class: ALTERATION
Proposed Use:
Permit Number: 36650
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

S GENESEE AVE

2510 S GENESEE AVE

Date:	**9/10/1998**
Permit Type:	
Description:	**Plan Check DEMOLISH 20'X30' , URM LAUNDRY PLANT (-600 SQ FT) BLDG B. PER ORDER TO COMPLY.**
Permit Description:	**Bldg-Demolition**
Work Class:	
Proposed Use:	Commercial Manufacturing Misc. Bldg or Structure
Permit Number:	980193000001000
Status:	
Valuation:	$3,750.00
Contractor Company:	
Contractor Name:	STAR CONSTRUCTION

Date:	**9/10/1998**
Permit Type:	
Description:	**No Plan Check SEWER CAP**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	Commercial
Permit Number:	980423000011892
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	STAR CONSTRUCTION

ADJOINING PROPERTY FINDINGS

2514 S GENESEE AVE

Date:	**9/10/1998**
Permit Type:	
Description:	**Plan Check DEMOLISH IRR 45'X65' , URM LAUNDRY PLANT (-1,725 SQ FT) BLDG A. PER ORDER TO COMPLY .**
Permit Description:	**Bldg-Demolition**
Work Class:	
Proposed Use:	Commercial Manufacturing Misc. Bldg or Structure
Permit Number:	980193000000999
Status:	
Valuation:	$6,000.00
Contractor Company:	
Contractor Name:	STAR CONSTRUCTION

2516 S GENESEE AVE

Date:	**10/17/2018**
Permit Type:	
Description:	**Plan Check SOFT STORY RETROFIT PER LAMC DIV. 93 US**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Apartment Apartment
Permit Number:	180161000011143
Status:	
Valuation:	$40,000.00
Contractor Company:	
Contractor Name:	CASA BLANCA CONSTRUCTION & DEVELOPMENT INC, QUAKESTRONG, QUAKE STRONG

ADJOINING PROPERTY FINDINGS

Date:	**3/10/2011**
Permit Type:	
Description:	**No Plan Check TEAR OFF EXISTING ROOF LAYERS, INSTALL 28# BASE SHEET AND APP MODIFIED BITUMEN ROOF SYSTEM (TORCH METHOD) (32 SQUARES)**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Apartment Apartment
Permit Number:	110164000004334
Status:	
Valuation:	$5,000.00
Contractor Company:	
Contractor Name:	CENTRAL ROOFING COMPANY

Date:	**5/3/2010**
Permit Type:	
Description:	**No Plan Check TEAR OFF EXISTING ROOF LAYERS, INSTALL 28# BASE SHEET AND APP MODIFIED BITUMEN ROOF SYSTEM (TORCH METHOD) TO APT. BLDG.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Apartment Apartment
Permit Number:	100164000007827
Status:	
Valuation:	$6,400.00
Contractor Company:	
Contractor Name:	CENTRAL ROOFING COMPANY

ADJOINING PROPERTY FINDINGS

2524 S GENESEE AVE

Date:	**10/10/2006**
Permit Type:	
Description:	**No Plan Check REMOVE/REPLACE WATER HEATER.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	060429100022630
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	FAST WATER HEATERS INC

Date:	**7/2/2002**
Permit Type:	
Description:	**No Plan Check Repipe: water service, & two fixtures: kitchen & lav**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	020427000018418
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	STEPHAN JACK PLUMBING AND HEATING

ADJOINING PROPERTY FINDINGS

2532 S GENESEE AVE

Date:	**2/25/2013**
Permit Type:	
Description:	**No Plan Check Reroof with 22 sqrs COMP SHINGLE roofing . Existing solid sheathing.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	130169000003662
Status:	
Valuation:	$4,400.00
Contractor Company:	
Contractor Name:	J A D ROOFS INC

Date:	**12/17/2009**
Permit Type:	
Description:	**No Plan Check 200 AMP SERVICE UPGRADE.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	090413000024050
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	SOFER LARRY MICHAEL

ADJOINING PROPERTY FINDINGS

2544 S GENESEE AVE

Date: **1/22/2016**
Permit Type:
Description: **Plan Check FIRE SPRINLKER INSTALLATION IN NEW SING**

Permit Description: **Fire Sprinkler**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 160432000000330
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: SO CAL FIRE PROTECTION

Date: **1/22/2016**
Permit Type:
Description: **Plan Check FIRE SPRINLKER INSTALLATION IN NEW SING**

Permit Description: **Fire Sprinkler**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 160432000000331
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: SO CAL FIRE PROTECTION

Date: **10/9/2015**
Permit Type:
Description: **Plan Check Supplemental permit to 14010-10000-0271**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 140101000102712
Status:
Valuation: $501.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **9/4/2015**
Permit Type:
Description: **Plan Check NEW 3 STORY DUPLEX**

Permit Description: **Bldg-New**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Duplex
Permit Number: 140103000002711
Status:
Valuation: $316,332.00
Contractor Company:
Contractor Name:

Date: **9/4/2015**
Permit Type:
Description: **Plan Check (N) 3-STORY SFD W/ ATTACHED CARPORT | O**

Permit Description: **Bldg-New**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 140103000002712
Status:
Valuation: $241,000.00
Contractor Company:
Contractor Name:

Date: **9/4/2015**
Permit Type:
Description: **Plan Check Grading permit for remove & recompactio**

Permit Description: **Grading**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Grading Non-Hill
Permit Number: 150301000004129
Status:
Valuation: $383.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **9/4/2015**
Permit Type:
Description: **No Plan Check**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 150417000029433
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **8/13/2012**
Permit Type:
Description: **Plan Check TO BUILD 260' OF BLOCKWALL LA CITY ST ANDARD DETAIL (MAX 6' 0") 130' ON WESTSIDE OF PROPERTY AND 130' ON EAST SIDE OF PROPERTY**

Permit Description: **Nonbldg-New**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Misc. Bldg or Structure
Permit Number: 120201000001651
Status:
Valuation: $8,000.00
Contractor Company:
Contractor Name:

Date: **8/30/2011**
Permit Type:
Description: **Plan Check DEMOLISH (E) 35' X 61' SFD WITH ATTACHED GARAGE. HANDWRECK METHOD ONLY. SEWER CAP PERMIT AND FENCE PROTECTION REQUIRED.**

Permit Description: **Bldg-Demolition**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence Misc. Bldg or Structure
Permit Number: 110191000001369
Status:
Valuation: $6,405.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

2550 S GENESEE AVE

Date:	**3/12/2009**
Permit Type:	
Description:	**No Plan Check 200 AMP SERVICE UPGRADE**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	090419000004440
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	SHECHTER AVI

Date:	**7/16/2008**
Permit Type:	
Description:	**No Plan Check Re-roof with Class A or B material weighing less than 6 pound per sq. ft. Smoke detectors required.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	080162000011973
Status:	
Valuation:	$7,500.00
Contractor Company:	
Contractor Name:	ICHI BAN ROOFING COMPANY

ADJOINING PROPERTY FINDINGS

2610 S GENESEE AVE

Date:	**8/13/2015**
Permit Type:	
Description:	**No Plan Check**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	150412000026424
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	PACIFIC ELECTRIC SOLAR

Date:	**8/10/2015**
Permit Type:	
Description:	**No Plan Check**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	150419000025713
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	JCOR GROUP INCORPORATED

ADJOINING PROPERTY FINDINGS

Date:	**12/20/2004**
Permit Type:	
Description:	**No Plan Check TEAR-OFF EXISTING ROOFING MATERIALS. RE-ROOF W/ 1/2" PLYWOOD AND COMP. SHINGLES. (16SQS.)**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	040161000024901
Status:	
Valuation:	$4,500.00
Contractor Company:	
Contractor Name:	LEE JEONG WOO

2614 S GENESEE AVE

Date:	**2/20/2004**
Permit Type:	
Description:	**Plan Check SUPPLEMENTAL TO PERMIT # 03014-10000-06161 TO RELOCATE LAUNDRY ROOM, REMOVE INTERIOR WALL INSIDE DEN & NEW EXIT DOOR AT REAR OF EXTUDIO & REVISE APPROVED PLANS. NO CHANGE ON PLOT PLAN.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	030141000106161
Status:	
Valuation:	$301.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**12/18/2003**
Permit Type:	
Description:	**No Plan Check REMOVE (E) PANEL, INSTALL NEW PANEL BOARD FOR NEW ADDITION AND (E) SFD**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	030417000029068
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**8/6/2003**
Permit Type:	
Description:	**Plan Check CONSTRUCT A 25'X 30' (750 SQ.FT) ADDITION TO INCLUDE TWO(2) BEDROOMS, STUDIO & DEN, LAUNDRY ROOM, & TWO (2) FULL BATHROOMS AT REAR OF HOUSE. INSTALL TWO(2) WINDOWS IN (E) HOUSE. RELATED ELECTRICAL, PLUMBING, & HVAC WORK. CONSTRUCTION PER TYPE V SHEET.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	030141000006161
Status:	
Valuation:	$60,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

2624 S GENESEE AVE

Date:	**10/31/2004**
Permit Type:	
Description:	**No Plan Check Install 2 new central heating and air conditioning system**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	040449000011072
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	SOUTHWOOD PLUMBING

Date:	**9/24/2004**
Permit Type:	
Description:	**Plan Check SUPPLEMENTAL PERMIT TO INCREASE SIZE OF ADDITION AND REVISE STRUCTURAL PLANS UNDER PCIS # 03014-30000-01082. 3'x15' two story addition at kitchen/studio area, 3'x4'2" one story addition w/ 3'x7'8" extension of covered balcony.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence Single Family Residence
Permit Number:	030143000101082
Status:	
Valuation:	$5,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**5/6/2004**
Permit Type:	
Description:	**Plan Check Second story addition and first story addition and remodel and convert portion of first floor to garage.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence Single Family Residence
Permit Number:	030143000001082
Status:	
Valuation:	$170,000.00
Contractor Company:	
Contractor Name:	

Date:	**5/6/2004**
Permit Type:	
Description:	**Plan Check demolish (e) garage (180sf). emthod of demolition to be dozer and handwrecking, sewer cap is not required, permit is being obtained for cosntruction of new garage, pcis# 03014-30000-01082**
Permit Description:	**Bldg-Demolition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Private Garage Misc. Bldg or Structure
Permit Number:	040193000000936
Status:	
Valuation:	$2,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

2627 S GENESEE AVE

Date:	**8/13/2002**
Permit Type:	
Description:	**Plan Check Propose 1019 SF front addition to (E) SFD w/ attach 1-car garage.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	020147000004582
Status:	
Valuation:	$77,000.00
Contractor Company:	
Contractor Name:	

2631 S GENESEE AVE

Date:	**10/2/2018**
Permit Type:	
Description:	**No Plan Check**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	180419000037474
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	A - CO TEMPORARY POWER, BURNS BRIAN

ADJOINING PROPERTY FINDINGS

Date: **9/12/2018**
Permit Type:
Description: **Plan Check SINGLE STORY ADDITION (17'-4" X 17'-10"**

Permit Description: **Bldg-Addition**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 180141000003670
Status:
Valuation: $125,000.00
Contractor Company:
Contractor Name: LETTER FOUR INC

Date: **7/21/2017**
Permit Type:
Description: **No Plan Check Add sill plate anchors bolts and crippl**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 170169000020238
Status:
Valuation: $2,330.00
Contractor Company:
Contractor Name: AFTER BEFORE CREATIONS INC

Date: **6/21/2013**
Permit Type:
Description: **No Plan Check Upgrade existing 50 Amp service to 200 A mp service**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 130419000016480
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **4/23/2013**
Permit Type:
Description: **No Plan Check Interior kitchen remodel/repair (no chan ges in walls or openings).**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 130169000008076
Status:
Valuation: $5,000.00
Contractor Company:
Contractor Name:

Date: **3/3/2013**
Permit Type:
Description: **No Plan Check Interior bathroom remodel/repair (no cha nges in walls or openings).**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 130169000004114
Status:
Valuation: $3,000.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

2632 S GENESEE AVE

Date:	**10/9/2007**
Permit Type:	
Description:	**No Plan Check REMOVE EXISTING ROOF COVERING. Reroof with Class A or B material weighing less than 6 pounds per sq. ft.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	070161000019093
Status:	
Valuation:	$4,500.00
Contractor Company:	
Contractor Name:	O P PAINTING AND ROOFING COMPANY

2639 S GENESEE AVE

Date:	**11/16/2016**
Permit Type:	
Description:	**No Plan Check**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	160449000013186
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	DIAMOND MIKE PLUMBING INC

ADJOINING PROPERTY FINDINGS

Date: **1/29/2007**
Permit Type:
Description: **No Plan Check REMOVE/REPLACE GAS WATER HEATER**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 070429000002090
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: FAST WATER HEATER COMPANY

Date: **5/11/2001**
Permit Type:
Description: **No Plan Check House & Garage Roof/Tearoff/Install CDX 1/2" Plywood/ Reroof with Class "A Fiberglass Shingles. (16 sqs.)**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 010167000008512
Status:
Valuation: $3,680.00
Contractor Company:
Contractor Name: KST ROOFING

ADJOINING PROPERTY FINDINGS

2701 S GENESEE AVE

Date:	**10/1/2012**
Permit Type:	
Description:	**No Plan Check INSPECTION OF EXISTING SGSOV**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	120429000017971
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	METRO RETROFITTING INC

Date:	**3/14/2006**
Permit Type:	
Description:	**No Plan Check Reroof with 20 sqrs COMP SHINGLE roofing. Existing solid sheathing.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	060169000004833
Status:	
Valuation:	$4,000.00
Contractor Company:	
Contractor Name:	ESCARZAGA JOSE

ADJOINING PROPERTY FINDINGS

2706 S GENESEE AVE

Date:	**6/26/2014**
Permit Type:	
Description:	**No Plan Check CHANGE OUT 30 GAL WATER HEATER.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	140421000012028
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	MARAVILLA FOUNDATION

Date:	**6/26/2014**
Permit Type:	
Description:	**No Plan Check CHANGE OUT 35K WALL FURNACE VENT.**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	140441000006330
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	MARAVILLA FOUNDATION

ADJOINING PROPERTY FINDINGS

2711 S GENESEE AVE

Date: **2/1/2018**
Permit Type:
Description: **Plan Check NON STRUCTURAL REMODEL TO CONVERT PORTI**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 180162000003356
Status:
Valuation: $5,000.00
Contractor Company:
Contractor Name:

Date: **7/28/2017**
Permit Type:
Description: **Plan Check INTERIOR NON STRUCTURAL REMODEL TO CONV**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 170162000020941
Status:
Valuation: $501.00
Contractor Company:
Contractor Name:

Date: **11/29/2010**
Permit Type:
Description: **No Plan Check 200 AMP SERVICE UPGRADE**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 100419000023652
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: G & S ELECTRIC

ADJOINING PROPERTY FINDINGS

Date:	**6/7/2002**
Permit Type:	
Description:	**No Plan Check INSTALL ANCHOR/BRACING PER L.A. STANDARD PLAN NUMBER ONE. (ANCHORS AND STRAPPING PIERS).**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	020162000010886
Status:	
Valuation:	$2,000.00
Contractor Company:	
Contractor Name:	WEINSTEIN CONSTRUCTION CORPORATION

Date:	**12/14/1999**
Permit Type:	
Description:	**Plan Check Reroof over new sheating on the garage and reroof over the SFD. 26 squares total.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	990167000023375
Status:	
Valuation:	$4,140.00
Contractor Company:	
Contractor Name:	K S T ROOFING CO

ADJOINING PROPERTY FINDINGS

2715 S GENESEE AVE

Date:	**7/1/1999**
Permit Type:	
Description:	**Plan Check VOLUNTARY SEISMIC RETROFIT PER STD PLAN #1; ADD ANCHOR BOLTS ONLY.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	990162000012091
Status:	
Valuation:	$2,000.00
Contractor Company:	
Contractor Name:	HIGHCASTLE INC

S SPAULDING AVE

2520 S SPAULDING AVE

Date:	**9/26/2002**
Permit Type:	
Description:	**No Plan Check INSTALL SEPARATE MAIN WATER SUPPLY LINES WITH METERS**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	Apartment
Permit Number:	020422000029407
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	SHAFERMAN LEO

ADJOINING PROPERTY FINDINGS

2526 S SPAULDING AVE

C.O. Issued Date:	**6/11/2007**
Date:	**3/23/2007**
Permit Type:	
Description:	**Plan Check PROPOSED 14'-4" X 23'-7" REAR MASTER BDRM W/ BATH ADDITION TO (E) SFD.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	070147000001921
Status:	
Valuation:	$27,000.00
Contractor Company:	
Contractor Name:	

2529 S SPAULDING AVE

Date:	**6/8/2007**
Permit Type:	
Description:	**No Plan Check SMOKE DETECTORS.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	070411000013867
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	POWER WORKS ELECTRICAL CONTRACTORS

ADJOINING PROPERTY FINDINGS

2540 S SPAULDING AVE

Date:	**6/3/2003**
Permit Type:	
Description:	**No Plan Check Install one EQ gas shut-off valve**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	030427000017663
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

2541 S SPAULDING AVE

Date:	**11/16/2009**
Permit Type:	
Description:	**Plan Check SUPPLIMENTAL PERMIT TO 08014-10K-03275 TO ADD POWDER ROOM AND REVISE STAIRS LAYOUT;ROOF DRAINAGE; CAPTURE ENGINEER OF RECORD FOR THE ADDITION (08014-10K-03275).**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Duplex
Permit Number:	080141000103275
Status:	
Valuation:	$3,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **8/11/2009**
Permit Type:
Description: **Plan Check NEW 116 SQ. FT FIRST FLOOR AND new 116 SQ. FT SECOND FLOOR ADDITIONS; NEW 22 SQ. FT LAUNDRY ROOM ADDITION AND NEW 94 SQ. FT PATIO COVER ADDITION.**

Permit Description: **Bldg-Addition**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Duplex
Permit Number: 080141000003275
Status:
Valuation: $35,000.00
Contractor Company:
Contractor Name:

Date: **5/16/2005**
Permit Type:
Description: **No Plan Check INSTALL (2) GFI RECEPTACLES.**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 050411000011300
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: PRIDE ELECTRIC CO

ADJOINING PROPERTY FINDINGS

2542 S SPAULDING AVE

Date: **2/16/2017**
Permit Type:
Description: **No Plan Check**

Permit Description: **HVAC**
Work Class:
Proposed Use: Commercial
Permit Number: 170441000001739
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: MARAVILLA FOUNDATION

Date: **7/28/2003**
Permit Type:
Description: **No Plan Check Earthquake Valve**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 030429000023779
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: CONTRACTOR CONNECTION THE

Date: **7/28/2003**
Permit Type:
Description: **No Plan Check Earthquake Valve**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 030429000023780
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: CONTRACTOR CONNECTION THE

ADJOINING PROPERTY FINDINGS

2543 S SPAULDING AVE

Date:	**2/17/2010**
Permit Type:	
Description:	**No Plan Check Re-roof with Class A or B material weighing less than 6 pound per sq. ft.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	100161000002791
Status:	
Valuation:	$600.00
Contractor Company:	
Contractor Name:	

Date:	**8/11/2008**
Permit Type:	
Description:	**No Plan Check INSTALL SMOKE DETECTORS**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	080417000018231
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	JERRYS ALL PHASE ELECTRIC

ADJOINING PROPERTY FINDINGS

Date: **5/18/2005**
Permit Type:
Description: **No Plan Check BRING (2) WATER HEATERS TO CODE.**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 050421000012283
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: A'S PLUMBING AND DRAIN CLEANING

Date: **5/16/2005**
Permit Type:
Description: **No Plan Check INSTALL SMOKE DETECTORS FOR UNITS #2543 & #2543 1/2.**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 050411000011299
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: PRIDE ELECTRIC CO

ADJOINING PROPERTY FINDINGS

2549 S SPAULDING AVE

Date:	**9/28/2011**
Permit Type:	
Description:	**No Plan Check SUPPLEMENTAL PEMRIT TO 11016-10000-14222 FOR Replacement of damaged framing members (less than 10% of replacement cost of building) for houses and duplexes (not including decks).**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	110161000114222
Status:	
Valuation:	$501.00
Contractor Company:	
Contractor Name:	

Date:	**7/25/2011**
Permit Type:	
Description:	**No Plan Check New stucco, (no new walls added) @ Exterior. Windows (8) change -out (same size & type) for residential buildings. Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC), is required for doors and windows replaced in all residential buildings, three stories or less, per Section 152(b) of Title 24.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	110161000014222
Status:	
Valuation:	$10,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **7/17/2003**
Permit Type:
Description: **No Plan Check REROOF WITH COMPOSITION SHINGLES & 1/2" CDX PLYWOOD - IF NEEDED. REPLACE FACIA BOARDS.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 030161000013988
Status:
Valuation: $800.00
Contractor Company:
Contractor Name:

Date: **7/17/2003**
Permit Type:
Description: **No Plan Check REROOF WITH COMPOSITION SHINGLES & REPLACE FACIA BOARDS. REPLACE PLYWOOD IF NEEDED WITH 1/2" CDX PLYWOOD.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 030161000013989
Status:
Valuation: $800.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

2559 S SPAULDING AVE

Date:	**6/3/2013**
Permit Type:	
Description:	**No Plan Check Add sill plate anchors bolts and cripple wall plywood per L.A. City Std. Plan #1; no foundation replacement (EQ hazard reduction per Chapter 92).**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	130169000010952
Status:	
Valuation:	$1,500.00
Contractor Company:	
Contractor Name:	JULIAN CONSTRUCTION INC

Date:	**7/20/2007**
Permit Type:	
Description:	**Plan Check INJECT EPOXY INTO (7) CRACKS, INSTALL FDN PLATES. REMOVE & REPLACE POSTS, PIERS & GIRDERS, EXISITNG FLOOR FRAMING TO REMAIN. REPLACE (4) LF. FOUNDATION.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	070161000013657
Status:	
Valuation:	$8,000.00
Contractor Company:	
Contractor Name:	SINAI CONSTRUCTION INC

ADJOINING PROPERTY FINDINGS

2560 S SPAULDING AVE

Date:	**4/8/2013**
Permit Type:	
Description:	**No Plan Check MOVE ELECTRICAL PANEL OUTSIDE HOUSE**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	130414000008999
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

2562 S SPAULDING AVE

Date:	**7/21/2014**
Permit Type:	
Description:	**No Plan Check Replace Water Heater**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	Apartment
Permit Number:	140429000013644
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	PLUMBING BY TODD R MARSH INC

ADJOINING PROPERTY FINDINGS

2563 S SPAULDING AVE

C.O. Issued Date:	**9/22/2008**
Date:	**5/22/2006**
Permit Type:	
Description:	**Plan Check Proposed 21'-6" x 12'-6" irregular shaped 1-story addition to the rear of the (e) SFD consisting of walk-in-closet, laundry room, and a master bathroom. Conventional Light-Frame construction per type v sheet.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	060147000004400
Status:	
Valuation:	$20,000.00
Contractor Company:	
Contractor Name:	

2566 S SPAULDING AVE

Date:	**5/26/2015**
Permit Type:	
Description:	**No Plan Check**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	150411000015980
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**5/20/2015**
Permit Type:	
Description:	**Plan Check PROPOSED TWO STORY 27 ' X 20' ADDITION O AN EXISTING SINGLE FAMILY DWELLING.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	150141000000706
Status:	
Valuation:	$108,000.00
Contractor Company:	
Contractor Name:	

Date:	**12/5/2012**
Permit Type:	
Description:	**No Plan Check earthquake valve**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	120429000022070
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	D W CONSTRUCTION GROUP INC

ADJOINING PROPERTY FINDINGS

Date:	**11/30/2012**
Permit Type:	
Description:	**No Plan Check Change out (6) windows (same size and lo caiton), and install (2) glass doors. Remodel (2) bahtrooms, Replace (2) toilets, (2) sinks, (2) faucets, retile showers, add motion sensor to light switch. Remodel Kitchen, replace stove, install hood vent, new counter and counter top, kitchen sink, new dishwasher. (Related Electrical and Plumbing Included).**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	120167000024133
Status:	
Valuation:	$8,000.00
Contractor Company:	
Contractor Name:	D W CONSTRUCTION GROUP INC

Date:	**11/30/2012**
Permit Type:	
Description:	**No Plan Check Remove and Replace wall heater.**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	120447000014422
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	D W CONSTRUCTION GROUP INC

ADJOINING PROPERTY FINDINGS

2570 S SPAULDING AVE

Date:	**12/6/2005**
Permit Type:	
Description:	**No Plan Check EARTHQUAKE HAZARD REDUCTION: FOUNDATION ANCHOR BOLTING/CRIPPLE WALL BRACING PER LA CITY STANDARD PLAN.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	050161000026121
Status:	
Valuation:	$2,000.00
Contractor Company:	
Contractor Name:	WHITECASTLE CONSTRUCTION

2573 S SPAULDING AVE

Date:	**5/4/2006**
Permit Type:	
Description:	**Plan Check 6' HIGH X 60' LONG BLOCK WALL ALONG SIDE PROPERTY LINE ADJACENT TO ALLEY. PER CITY OF LA STANDARD DETAIL.**
Permit Description:	**Nonbldg-New**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Misc. Bldg or Structure
Permit Number:	060201000001560
Status:	
Valuation:	$2,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

C.O. Issued Date:	**3/25/2009**
Date:	**2/2/2006**
Permit Type:	
Description:	**Plan Check ADDITION TO EXTEND SECOND STORY: BEDROOM AT SECOND FLOOR.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Duplex
Permit Number:	050141000009662
Status:	
Valuation:	$30,000.00
Contractor Company:	
Contractor Name:	

2575 S SPAULDING AVE

Date:	**6/5/2014**
Permit Type:	
Description:	**No Plan Check REMOVE (1) ELECTRICAL METER. REF. W/ #1 42-10000-08557**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	140411000014949
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	C E M CONSTRUCTION CORPORATION

ADJOINING PROPERTY FINDINGS

Date: **5/7/2014**
Permit Type:
Description: **No Plan Check REMOVE (14) ELECTRICAL METER. 2 OF 2 W/ #14042-10000-08557.**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 140411000012162
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: C E M CONSTRUCTION CORPORATION

Date: **5/7/2014**
Permit Type:
Description: **No Plan Check RELIEVE VALVE WATER HEATER. 1 OF 2 W/ # 4041-10000-12162.**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 140421000008557
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: C E M CONSTRUCTION CORPORATION

Date: **3/23/2007**
Permit Type:
Description: **No Plan Check SUPPLEMENTAL TO PERMIT # 06016-10000-24308 TO REOVE C/O WINDOWS & DOORS FROM ORIGINAL WORK DESCRIPTION.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: Apartment Apartment
Permit Number: 060161000124308
Status:
Valuation: $301.00
Contractor Company:
Contractor Name: C A F A BUILDERS INC

ADJOINING PROPERTY FINDINGS

Date:	**12/6/2006**
Permit Type:	
Description:	**No Plan Check SMOKE DETECTORS. 1 OF 2 W/ # 06042-10000-27272.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Apartment
Permit Number:	060411000029827
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	C A F A BUILDERS INC

Date:	**12/6/2006**
Permit Type:	
Description:	**No Plan Check WATER HEATER, WASHER & DRYER. 2 OF 2 W/ # 06041-10000-29827.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	Apartment
Permit Number:	060421000027272
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	C A F A BUILDERS INC

ADJOINING PROPERTY FINDINGS

Date:	**12/4/2006**
Permit Type:	
Description:	**No Plan Check CHANGE OUT WINDOWS & DOORS-SAME SIZE & LOCATION. Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC), is required for doors and windows replaced in all residential buildings, three stories or less, per Section 152(b) of Title 24. CABINETS & REPAIR STAIRS-LESS THAN 10% DAMAGE.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Apartment Apartment
Permit Number:	060161000024308
Status:	
Valuation:	$1,000.00
Contractor Company:	
Contractor Name:	C A F A BUILDERS INC

2577 S SPAULDING AVE

Date:	**5/3/2012**
Permit Type:	
Description:	**Plan Check NEW CONC. BLOCK FENCE (H) 5'-9" MAX (L) 56' AT SOUTH PL BEGINNING @ REAR PROPERTY LINE PER L.A. CITY STANDARD**
Permit Description:	**Nonbldg-New**
Work Class:	
Proposed Use:	Apartment Misc. Bldg or Structure
Permit Number:	120201000000888
Status:	
Valuation:	$3,360.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **9/18/2007**
Permit Type:
Description: **No Plan Check 3 ligths, 6 outlets 1 electrical sub panel**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 070419000022782
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: SILVA ISRAEL ELECTRIC & PLUMBING

Date: **6/26/2007**
Permit Type:
Description: **No Plan Check SMOKE DETECTORS, (6) PLUGS & (2) LIGHT FIXTURES..**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 070411000015498
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

2616 S SPAULDING AVE

Date: **5/18/2016**
Permit Type:
Description: **No Plan Check Reroof with 18 sqrs COMP SHINGLE roofin**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 160169000011403
Status:
Valuation: $5,400.00
Contractor Company:
Contractor Name: D N L CO

ADJOINING PROPERTY FINDINGS

2620 S SPAULDING AVE

Date:	**12/29/2015**
Permit Type:	
Description:	**Plan Check ADD 11'-7" X 18'-6" MASTER BED ROOM ADD**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	150147000005864
Status:	
Valuation:	$29,000.00
Contractor Company:	
Contractor Name:	BAKSH CONSTRUCTION

2625 S SPAULDING AVE

Date:	**3/9/2016**
Permit Type:	
Description:	**No Plan Check**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	160419000008284
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**12/9/2011**
Permit Type:	
Description:	**Plan Check NEW 20' X 24' ONE STORY ACCESSORY BULIDI NG WHICH INCLUDES A 15' X 20' RECREATION ROOM (UNCONDITIONED AREA) AND 9' X 20' STORAGE. RECREATION ROOM TO INCLUDE 1/2 BATH AND BAR AREA ONLY. RELATED ELEC/HVAC/PLUMB**
Permit Description:	**Bldg-New**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Misc. Bldg or Structure
Permit Number:	110107000002488
Status:	
Valuation:	$51,400.00
Contractor Company:	
Contractor Name:	

Date:	**10/7/2011**
Permit Type:	
Description:	**No Plan Check Add sill plate anchor bolts and cripple wall plywood per LA City Stndard Plan #1; no foundation replacement (Earthquake hazard reduction per Chapter 92 of the Los Angeles Building Code).**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	110167000019864
Status:	
Valuation:	$15,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

2628 S SPAULDING AVE

Date:	**4/5/2017**
Permit Type:	
Description:	**No Plan Check Add sill plate anchors bolts and crippl**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	170169000008381
Status:	
Valuation:	$3,000.00
Contractor Company:	
Contractor Name:	AVALIN DESIGN CONSTRUCTION CO INC

Date:	**2/3/2014**
Permit Type:	
Description:	**No Plan Check installed 3 ton furnace**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	140449000001030
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	VENVEST BALLARD INC

ADJOINING PROPERTY FINDINGS

2631 S SPAULDING AVE

Date:	**1/4/2010**
Permit Type:	
Description:	**No Plan Check replace floor heater**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	100449000000008
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	POURNAHVANDI ABBAS DBA RAPID PLUMBING

2632 S SPAULDING AVE

Date:	**11/29/2018**
Permit Type:	
Description:	**No Plan Check**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	180411000045504
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	AFFORDABLE CONSTRUCTION SERVICES INC

ADJOINING PROPERTY FINDINGS

Date: **11/29/2018**
Permit Type:
Description: **No Plan Check**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 180421000028616
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: AFFORDABLE CONSTRUCTION SERVICES INC

Date: **11/29/2018**
Permit Type:
Description: **No Plan Check**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 180441000014587
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: AFFORDABLE CONSTRUCTION SERVICES INC

Date: **11/26/2018**
Permit Type:
Description: **No Plan Check Supplemental to 18016-70000-37521 to re**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 180167000137521
Status:
Valuation: $1,500.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **11/20/2018**
Permit Type:
Description: **No Plan Check Kitchen/Bathroom Remodel.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 180167000037521
Status:
Valuation: $10,000.00
Contractor Company:
Contractor Name:

Date: **2/24/2010**
Permit Type:
Description: **No Plan Check REPLACE WATER HEATER**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 100429000003038
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: RESCUE ROOTER

Date: **12/29/2009**
Permit Type:
Description: **No Plan Check INSTALL HEATER**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 090449000011869
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: POURNAHVANDI ABBAS DBA RAPID PLUMBING

ADJOINING PROPERTY FINDINGS

Date:	**10/20/2004**
Permit Type:	
Description:	**No Plan Check INSTALL 1 = 3/4" WTR. PRESS. REGULATOR AND RELIEF VALVE IN THE SFD.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	040427000030406
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	MOORE PLUMBING AND HEATING

Date:	**3/10/2003**
Permit Type:	
Description:	**No Plan Check SUPPLEMENTAL PERMIT TO APPLICATION #02016-70000-15913 TO DELETE & RE-WORD JOB DESCRIPTION TO REPLACE DRYROTTED POSTS @ UNDERFLOW (LESS THAN 5% PIER & REMOVE OLD ROOF & INSTALL BUILT-UP ROOF OVER EXISTING SOILD SHEATHING. (HOUSE & GARAGE. WATER BLAST THE EXISTING STUCCO & APPLY COLOR COAT .**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	020167000215913
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	PACIFIC COAST CONSTRUCTION

ADJOINING PROPERTY FINDINGS

Date:	**1/30/2003**
Permit Type:	
Description:	**No Plan Check SERVICE UPGRADE, 3 SMOKE ALARMS, & COMPLETE RE-WIRE IN THE SFD.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	030417000002186
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	PACIFIC COAST CONSTRUCTION

Date:	**1/15/2003**
Permit Type:	
Description:	**No Plan Check Remove and replace foundation at rear of (E) SFD. New foundation to be replaced per city type V sheet details. Approx. 23lf. No change in plot plan**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	020167000115913
Status:	
Valuation:	$1,500.00
Contractor Company:	
Contractor Name:	PACIFIC COAST CONSTRUCTION

ADJOINING PROPERTY FINDINGS

Date:	**8/14/2002**
Permit Type:	
Description:	**No Plan Check Replace dryrotted posts @ underfloor (less than 5%) piers; EQ retrofit: anchor bolt to the existing foundation per L.A. City Standard plan; reroof: remove old roof & install built-up roof over existing solid sheathing for the dwelling & detached garage; water-blast the existing stucco & apply color-coat to the dwelling & detached garage.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	020167000015913
Status:	
Valuation:	$5,800.00
Contractor Company:	
Contractor Name:	PACIFIC COAST CONSTRUCTION

Date:	**8/14/2002**
Permit Type:	
Description:	**No Plan Check copper repipe: 5 fixtures & water main**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	020427000023951
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	PACIFIC COAST CONSTRUCTION

ADJOINING PROPERTY FINDINGS

2636 S SPAULDING AVE

Date:	**9/23/2005**
Permit Type:	
Description:	**No Plan Check Add sill plate anchor bolts and cripple wall plywood per L.A. City Std. Plan #1; no foundation replacement (EQ hazard reduction per Chapter 92).**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	050169000020363
Status:	
Valuation:	$2,500.00
Contractor Company:	
Contractor Name:	TREMOR READY

Date:	**11/2/2004**
Permit Type:	
Description:	**No Plan Check INSTALL CIRCUIT FOR A/C, 1 LIGHT , 1 SWITCH, AND 1 OUTLET**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	040412000027518
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	AMERICAN AIR CONDITIONING & HEATING

ADJOINING PROPERTY FINDINGS

Date:	**11/2/2004**
Permit Type:	
Description:	**No Plan Check INSTALL HVAC (SPLIT SYSTEM)**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	040442000011157
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	AMERICAN AIR CONDITIONING & HEATING

2643 S SPAULDING AVE

C.O. Issued Date:	**8/29/2005**
Date:	**12/28/2004**
Permit Type:	
Description:	**Plan Check 34'6" X 34'8" IRR SHAPED ADDITION TO THE REAR OF THE (E) SFD CONSISTING OF DEN , BEDROOM, FULL BATH, W.I.C., CLOSET AND 1/2 BATH. CONSTRUCTION PER TYPE V. RELATED ELEC/HVAC/PLUMB.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	040147000011414
Status:	
Valuation:	$78,100.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**3/5/1999**
Permit Type:	
Description:	**No Plan Check GENERAL REMODELING, STUCCO, REROOFING, PAINTING. 12 SQ. NO SHEATING. AND REMODELING KITCHEN & BATHS. EARTHQUAKE VALVE REQUIRED.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	980161000022679
Status:	
Valuation:	$10,000.00
Contractor Company:	
Contractor Name:	

Date:	**1/26/1999**
Permit Type:	
Description:	**Plan Check Replace Existing 8'-6 x 18' One Car Garage and Add 9'x 8'-6" Laundry Room Attached to Existing Sfd.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Private Garage
Permit Number:	990147000000377
Status:	
Valuation:	$3,250.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**12/29/1998**
Permit Type:	
Description:	**No Plan Check Change scope of work under 98SL07297 to "replace and repour foundation wall."**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	980167000126777
Status:	
Valuation:	$301.00
Contractor Company:	
Contractor Name:	

Date:	**12/14/1998**
Permit Type:	
Description:	**Plan Check Add bolts to the exisitng foundation per LA City standard plans.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	980167000026777
Status:	
Valuation:	$2,500.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

2644 S SPAULDING AVE

Date: **1/22/2016**
Permit Type:
Description: **No Plan Check**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 160429000001334
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: SIMONYAN GRIGOR INC

Date: **9/23/2004**
Permit Type:
Description: **Plan Check BLOCK WALL 6'-0" high x 58' long per City of La Standard Plan**

Permit Description: **Nonbldg-New**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Misc. Bldg or Structure
Permit Number: 040207000003704
Status:
Valuation: $2,500.00
Contractor Company:
Contractor Name: GRIFFIN WILLIE

Date: **8/25/2004**
Permit Type:
Description: **No Plan Check WATER HEATER CHANGE OUT**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 040429000024911
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: ACTION CONTRACTORS

ADJOINING PROPERTY FINDINGS

2647 S SPAULDING AVE

Date: **8/27/2018**
Permit Type:
Description: **No Plan Check**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 180429000020603
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: RELIANCE HOME SERVICES, RELIANCE HOME SERVICES INC

Date: **8/31/2017**
Permit Type:
Description: **No Plan Check**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 170449000011123
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: RIGHTIME HOME SERVICES

Date: **12/30/2009**
Permit Type:
Description: **No Plan Check REPLACE 3-TON FURNACE.**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 090441000011915
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: DIAL ONE'S ONE HOUR AIR CONDITIONING AND HEATING

ADJOINING PROPERTY FINDINGS

Date: **5/14/2009**
Permit Type:
Description: **No Plan Check Install 200amp service.**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 090419000008912
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: POWELL ELECTRIC

Date: **2/13/2008**
Permit Type:
Description: **No Plan Check repair drains: 2 tubs, 2 lavs, 1 kitchen & 1 laundry Also change out water heater**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 080429000002768
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: STEPHAN JACK PLUMBING AND HEATING INC

Date: **2/4/2008**
Permit Type:
Description: **No Plan Check repipe 8 fixtures: 1 kitchen, 2 toilets, 2 tubs, 2 lavs & 1 laundry**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 080429000002150
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: STEPHAN JACK PLUMBING AND HEATING INC

ADJOINING PROPERTY FINDINGS

2648 S SPAULDING AVE

Date: **3/7/2018**
Permit Type:
Description: **Plan Check Supplemental ref to pcis # 17016-30000-**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 170163000137727
Status:
Valuation: $62,500.00
Contractor Company:
Contractor Name:

Date: **3/7/2018**
Permit Type:
Description: **No Plan Check RE-STUCCO (NO NEW WALLS ADDED) FOR SING**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 180163000006999
Status:
Valuation: $6,000.00
Contractor Company:
Contractor Name:

Date: **12/28/2017**
Permit Type:
Description: **Plan Check interior remodel to an existing SFD (fr**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 170163000037727
Status:
Valuation: $7,500.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **12/7/2017**
Permit Type:
Description: **No Plan Check (8)WINDOW and (2) DOOR CHANGE-OUT (SAME**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Duplex
Permit Number: 170163000036341
Status:
Valuation: $1,501.00
Contractor Company:
Contractor Name:

Date: **8/26/2014**
Permit Type:
Description: **No Plan Check sewer spot repair**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 140429000016320
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: RELIANCE HOME SERVICES INC

2700 S SPAULDING AVE

Date: **7/18/2007**
Permit Type:
Description: **No Plan Check REPLACE WALL HEATER**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 070442000007535
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: WINEGARD ENERGY INC

ADJOINING PROPERTY FINDINGS

Date:	**11/2/1998**
Permit Type:	
Description:	**No Plan Check t/o existing roofing and reroof w/1/2" plywood and comp shingles, Class "A" 15 sqs**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	980163000023485
Status:	
Valuation:	$3,000.00
Contractor Company:	
Contractor Name:	

2701 S SPAULDING AVE

Date:	**1/14/2000**
Permit Type:	
Description:	**No Plan Check SERVICE UPGRADE 100 A**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	000413000000862
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	N D C ELECTRICAL

ADJOINING PROPERTY FINDINGS

Date: **4/3/1998**
Permit Type:
Description: **Plan Check FOUNDATION BOLTING PER ENGINEER'S RECOMMENDATIONS**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 980161000006234
Status:
Valuation: $6,000.00
Contractor Company:
Contractor Name: TANIOKA BROTHERS INC

2707 S SPAULDING AVE

Date: **2/10/2003**
Permit Type:
Description: **No Plan Check RELOCATE METER BOX**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 030411000002865
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

2711 S SPAULDING AVE

Date:	**12/11/1997**
Permit Type:	
Description:	**No Plan Check REPLACE WATER HEATER**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	970422000013360
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	MARSH PLUMBING INC

S SPAULDING AVE # 1

2531 S SPAULDING AVE # 1

Date:	**6/8/2007**
Permit Type:	
Description:	**No Plan Check SMOKE DETECTORS.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Apartment
Permit Number:	070411000013868
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	POWER WORKS ELECTRICAL CONTRACTORS

ADJOINING PROPERTY FINDINGS

Date:	**11/26/1997**
Permit Type:	
Description:	**No Plan Check ORDER TO COMPLY #E8104N PER INSPECTOR BURENS. REPAIR ELECTRICAL VIOLATIONS. BRING ELECTRICAL SYSTEM UP TO CODE.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Apartment
Permit Number:	970413000020026
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	KELDOFF MITCHELL

S SPAULDING AVE # 3

2567 S SPAULDING AVE # 3

Date:	**10/22/2013**
Permit Type:	
Description:	**No Plan Check REPLACE UNDERGROUND WIRING.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Apartment
Permit Number:	130412000029516
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	ELECTRO/MECH MASTERS INC

ADJOINING PROPERTY FINDINGS

Date: **10/2/2013**
Permit Type:
Description: **No Plan Check UPgrade Panel**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 130419000027412
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

SMILEY DR

5780 SMILEY DR

Date: **5/15/2012**
Permit Type:
Description: **No Plan Check Service Upgrade.**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 120417000011166
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **5/15/2012**
Permit Type:
Description: **No Plan Check Install tankless water heater.**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 120427000008790
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **5/14/2012**
Permit Type:
Description: **No Plan Check Reonnect (E) Service.**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 120417000010995
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **1/19/2011**
Permit Type:
Description: **Plan Check Supplemental permit to revise layout of bedroom suite. Remove laundry closet and add (N)door in (E)kitchen.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 100141000103167
Status:
Valuation: $501.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date:	**11/4/2010**
Permit Type:	
Description:	**Plan Check Repair (E)fire damaged SFD & replace (E)roof framing. 14'-7" x 20' bedroom suite addition.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	100147000003167
Status:	
Valuation:	$50,000.00
Contractor Company:	
Contractor Name:	

Date:	**9/30/2003**
Permit Type:	
Description:	**No Plan Check TEAR OFF EXISTING ROOFING. REROOF WITH CLASS A FIBERGLASS OR ASPHALT SHINGLES(MAX 2 OVERLAYS TOTAL) WITH 1/2" CDX PLYWOOD.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	030163000019687
Status:	
Valuation:	$4,000.00
Contractor Company:	
Contractor Name:	WRIGHTWAY GEN CONTRACTOR

ADJOINING PROPERTY FINDINGS

THURMAN AVE

2525 THURMAN AVE

Date:	**5/2/2006**
Permit Type:	
Description:	**Plan Check Change 8 of the 16 windows to single glazed. See energy certificate. HERS VERIFICATION REQUIRED.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Apartment Apartment
Permit Number:	060167000101163
Status:	
Valuation:	$301.00
Contractor Company:	
Contractor Name:	

Date:	**2/17/2006**
Permit Type:	
Description:	**No Plan Check SUPPLEMENTAL PERMIT TO = 06042*70M*01632, FOR EXTRA TRIP, TO = RELOCATE (3) WATER HEATERS.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	Apartment
Permit Number:	060427000101632
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	DEXTEROUS CONSTRUCTION

ADJOINING PROPERTY FINDINGS

Date:	**1/24/2006**
Permit Type:	
Description:	**No Plan Check INSTALL SMOKE DETECTORS IN EACH UNIT. INSTALL GFI'S IN EACH UNIT IN KITCHEN.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Apartment
Permit Number:	060417000001586
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	DEXTEROUS CONSTRUCTION

Date:	**1/24/2006**
Permit Type:	
Description:	**No Plan Check RELOCATE (3) WATER HEATERS.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	Apartment
Permit Number:	060427000001632
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	DEXTEROUS CONSTRUCTION

ADJOINING PROPERTY FINDINGS

Date:	**1/20/2006**
Permit Type:	
Description:	**No Plan Check CHANGE OUT APPROX. 8 (E) DOORS, AND 16 (E) WINDOWS, FOR THE 4-UNIT APT. BLDG. = SAME SIZE & LOCATION. "the work is deemed NOT to affect the habitability of a rental unit" **SEE COMMENTS****
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Apartment Apartment
Permit Number:	060167000001163
Status:	
Valuation:	$6,000.00
Contractor Company:	
Contractor Name:	

2528 THURMAN AVE

Date:	**12/2/2011**
Permit Type:	
Description:	**No Plan Check Reroof with 8 sqrs COMP SHINGLE roofing. Existing solid sheathing.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	110169000023788
Status:	
Valuation:	$1,600.00
Contractor Company:	
Contractor Name:	HULL BROS ROOFING CO

ADJOINING PROPERTY FINDINGS

Date: **9/30/2011**
Permit Type:
Description: **No Plan Check Install 200amp service.**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 110419000020953
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: POWELL ELECTRIC

Date: **3/27/2001**
Permit Type:
Description: **No Plan Check replace roof-mounted package unit: fau/a-c 90M btu (5-ton)**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 010447000002749
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: STEPHAN JACK PLUMBING AND HEATING

Date: **3/16/2001**
Permit Type:
Description: **No Plan Check TEAR OFF BUILT UP ROOF ONLY AND REPLACE WITH CLASS "A" 4 PLY BUILT UP ROOF.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 010161000004504
Status:
Valuation: $2,300.00
Contractor Company:
Contractor Name: ANGELES ARC ROOFING COMPANY

ADJOINING PROPERTY FINDINGS

2531 THURMAN AVE

Date:	**9/10/2004**
Permit Type:	
Description:	**No Plan Check INSTALL E.Q. VALVE.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	040421000026306
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	ROOTER WORLD

Date:	**2/20/1998**
Permit Type:	
Description:	**No Plan Check Service upgrade.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	980413000003039
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	ECONOMIZER ELECTRIC

ADJOINING PROPERTY FINDINGS

2535 THURMAN AVE

Date:	**6/1/2005**
Permit Type:	
Description:	**No Plan Check Earthquake Gas Shut-off Valve Installation**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	050429000013659
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	SOUTH COAST PLUMBING

Date:	**8/18/2000**
Permit Type:	
Description:	**No Plan Check METER RELOCATE.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	000411000016982
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	GUILLERMO R ELECTRIC

ADJOINING PROPERTY FINDINGS

2538 THURMAN AVE

Date: **1/6/2015**
Permit Type:
Description: **No Plan Check**

Permit Description: **HVAC**
Work Class:
Proposed Use: Apartment
Permit Number: 150447000000072
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: ADEE BOB PLBG & HTG

Date: **5/3/2010**
Permit Type:
Description: **No Plan Check REPLACE WATER HEATER.**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 100422000007201
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: RESCUE ROOTER

Date: **2/10/2010**
Permit Type:
Description: **No Plan Check REMOVE/REPLACE GAS WATER HEATER AT 2538 S THURMAN AVE**

Permit Description: **Plumbing**
Work Class:
Proposed Use: Commercial
Permit Number: 100429000002261
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: FAST WATER HEATER PARTNERS I L P

ADJOINING PROPERTY FINDINGS

Date: **9/2/2008**
Permit Type:
Description: **No Plan Check REMOVE/REPLACE GAS WATER HEATER**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 080429000016808
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: FAST WATER HEATER COMPANY

2542 THURMAN AVE

Date: **4/23/2013**
Permit Type:
Description: **No Plan Check two sub panels**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 130412000010499
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: SAM ELECTRIC

Date: **1/14/1997**
Permit Type:
Description: **No Plan Check OMIT LAUNDRY ROOM USE FROM STORAGE\LAUNDRY BLDG.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 970165000000884
Status:
Valuation: $301.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **11/25/1996**
Permit Type:
Description: **TO INSTALL 1 NEW SERVICE, 1 SUBPANEL AND 4 BRANCH CIRCUITS, AND SMOKE**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 960411000003191
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: SILVA ISRAEL ELECTRIC

Date: **11/25/1996**
Permit Type:
Description: **REMODELING**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 960421000001703
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: SILVA ISRAEL ELECTRIC

ADJOINING PROPERTY FINDINGS

2545 THURMAN AVE

Date: **4/14/2016**
Permit Type:
Description: **No Plan Check**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 160419000013009
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: ROBERTS MICHAEL T ELECTRIC

Date: **4/11/2016**
Permit Type:
Description: **No Plan Check**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 160429000007177
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: EDGAR'S PLUMBING SERVICE INC

Date: **3/25/2016**
Permit Type:
Description: **No Plan Check Interior kitchen remodel/repair (no cha**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 160169000006649
Status:
Valuation: $8,401.00
Contractor Company:
Contractor Name: WRITE WITH INC

ADJOINING PROPERTY FINDINGS

Date: **3/24/2016**
Permit Type:
Description: **No Plan Check**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 160419000010477
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: ROBERTS MICHAEL T ELECTRIC

Date: **3/24/2016**
Permit Type:
Description: **No Plan Check**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 160442000003201
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: A & G AIR CONDITIONING AND HEATING

ADJOINING PROPERTY FINDINGS

2548 THURMAN AVE

Date:	**4/21/2006**
Permit Type:	
Description:	**No Plan Check GENERAL REHAB FOR THE DUPLEX; KITCHEN & BATH REMODEL, NEW INSULATION & DRYWALL THROUGHOUT THE HOUSE AND REPLACE (E) DAMAGED FRAMING, SAME SIZE & SPACING WHERE NEEDED. SANDBLAST & COLOR COAT. RELATED ELEC. WORK (RE-WIRE). "the work is deemed NOT to affect the habitability of a rental unit"**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Duplex
Permit Number:	060167000007410
Status:	
Valuation:	$20,000.00
Contractor Company:	
Contractor Name:	TMT CONSTRUCTION

Date:	**4/21/2006**
Permit Type:	
Description:	**No Plan Check RELOCATE WTR. HTRS., INSTALL E.Q SHUT OFF VALVES, COPPER RE-PIPE & REPLACE PLBG. FIXTURES FOR THE DUPLEX. "the work is deemed NOT to affect the habitability of a rental unit"**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	060427000008950
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	TMT CONSTRUCTION

ADJOINING PROPERTY FINDINGS

Date: **2/27/2006**
Permit Type:
Description: **Plan Check Rear 15'-10" x 31'-8" irr shaped addition at rear creating one bedroom to each unit. Units will result in 2B1B each.**

Permit Description: **Bldg-Addition**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Duplex
Permit Number: 060147000000492
Status:
Valuation: $38,000.00
Contractor Company:
Contractor Name: TMT CONSTRUCTION

Date: **8/25/2005**
Permit Type:
Description: **No Plan Check INSTALL (2) EARTHQUAKE VALVES.**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 050421000021537
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: NATE PLUMBING

ADJOINING PROPERTY FINDINGS

2549 THURMAN AVE

Date:	**3/6/2017**
Permit Type:	
Description:	**Plan Check INTERIOR REMODEL TO EXISTING SINGLE FAM**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	170167000004844
Status:	
Valuation:	$5,000.00
Contractor Company:	
Contractor Name:	PARRA LUIS CONSTRUCTION

2614 THURMAN AVE

Date:	**5/10/2012**
Permit Type:	
Description:	**No Plan Check replace laundry line and two wash bowls**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	120429000008524
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	MR ROOTER

ADJOINING PROPERTY FINDINGS

Date: **11/27/2006**
Permit Type:
Description: **No Plan Check 200-AMP SVCE. UPGRADE FOR THE HOUSE.**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 060417000029260
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: LENZY ELECTRIC

2615 THURMAN AVE

Date: **8/9/2018**
Permit Type:
Description: **Plan Check FIRE DAMAGE REPAIR FOR E ATTACHED 10.5'**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 180162000016183
Status:
Valuation: $20,000.00
Contractor Company:
Contractor Name: H P ASSOCIATES INC

Date: **8/9/2018**
Permit Type:
Description: **No Plan Check Re-roof with Class A or B material weig**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 180162000116183
Status:
Valuation: $4,000.00
Contractor Company:
Contractor Name: H P ASSOCIATES INC

ADJOINING PROPERTY FINDINGS

Date: **8/9/2018**
Permit Type:
Description: **No Plan Check**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 180422000019060
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: H P ASSOCIATES INC

Date: **2/22/2012**
Permit Type:
Description: **No Plan Check CHANGE OUT (1) WALL FURNACE 35K**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 120441000001895
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: MARAVILLA FOUNDATION

Date: **6/26/2003**
Permit Type:
Description: **No Plan Check Installation of earthquake gas shut-off valve.**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 030429000020349
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: SEISMIC SERVICES SPECIALISTS

ADJOINING PROPERTY FINDINGS

2619 THURMAN AVE

Date:	**11/5/2001**
Permit Type:	
Description:	**Plan Check Interior remodel storage room under permit 01014-70000-06228 to add laundry and a 1/2 bath. Create opening between storage room and garage by adding a 4 x 12. Permit to satisfy order to comply issued on 10-31-01. Permit will expire 30 days afte issuance.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Warehouse
Permit Number:	010147000106228
Status:	
Valuation:	$3,500.00
Contractor Company:	
Contractor Name:	

Date:	**10/26/2001**
Permit Type:	
Description:	**Plan Check Propose storage area addition to (e) 2-garage. (8' x 20')**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	010147000006228
Status:	
Valuation:	$3,500.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **10/24/2001**
Permit Type:
Description: **Plan Check NEW 6' HIGH BLOCK FENCE. APPROXIMATELY 110'. ALL WORK TO BE DONE PER CITY OF LA STANDARDS**

Permit Description: **Nonbldg-New**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Misc. Bldg or Structure
Permit Number: 010107000002803
Status:
Valuation: $2,500.00
Contractor Company:
Contractor Name:

2623 THURMAN AVE

Date: **4/18/2016**
Permit Type:
Description: **Plan Check Patio addition to (E) single family dwe**

Permit Description: **Bldg-Addition**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 160143000001714
Status:
Valuation: $1,560.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date:	**6/24/2015**
Permit Type:	
Description:	**Plan Check REVISE THE WORK DESCRIPTION OF PERMIT N . 15014-70000-02756 TO READ " 257 SQ. FT ADDITION TO REAR OF DWELLING". NO FEE DEPT. ERROR.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	150147000102756
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

C.O. Issued Date:	**10/21/2015**
Date:	**6/24/2015**
Permit Type:	
Description:	**Plan Check 297.5 ADDITION TO REAR OF SFD**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	150147000002756
Status:	
Valuation:	$40,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

2624 THURMAN AVE

Date:	**10/6/2011**
Permit Type:	
Description:	**No Plan Check C/O S/WALL FURN 35K.**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	110441000011566
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	MARAVILLA FOUNDATION

2627 THURMAN AVE

Date:	**10/24/2005**
Permit Type:	
Description:	**No Plan Check EARTHQUAKE VALVE**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	050429000026598
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	OH DAVID KWANGTAK

ADJOINING PROPERTY FINDINGS

Date:	**4/15/1998**
Permit Type:	
Description:	**Plan Check 1-story addition 16'-3" x 20'-0", 325 sq. ft. to existing SFD. creating master bedroom.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	980147000001611
Status:	
Valuation:	$19,500.00
Contractor Company:	
Contractor Name:	

2628 THURMAN AVE

Date:	**11/13/2017**
Permit Type:	
Description:	**No Plan Check Add sill plate anchors bolts and crippl**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	170169000033680
Status:	
Valuation:	$3,550.00
Contractor Company:	
Contractor Name:	AFTER BEFORE CREATIONS INC

ADJOINING PROPERTY FINDINGS

Date: **12/23/2011**
Permit Type:
Description: **No Plan Check Install GFI plugs**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 110419000027363
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: D B CONSULTANTS

Date: **12/23/2011**
Permit Type:
Description: **No Plan Check install earthquake shutoff valve**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 110429000022677
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: D B CONSULTANTS

Date: **12/9/2005**
Permit Type:
Description: **No Plan Check WATER HEATER CHANGE OUT**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 050429000030494
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: ACTION CONTRACTORS

ADJOINING PROPERTY FINDINGS

2631 THURMAN AVE

Date:	**1/30/2007**
Permit Type:	
Description:	**No Plan Check 125 amp overhead service panel**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	070419000002326
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	GARAFANO ELECTRIC

2632 THURMAN AVE

Date:	**11/27/2000**
Permit Type:	
Description:	**No Plan Check SEISMIC RETROFIT; BOLT FOUNDATION REPAIR PER CITY OF LA STANDARD PLAN. COMPLIES WITH MGD 109 PROPERTY TAX EXCLUSION. FULL COMPLIANCE DIV. 92**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	000163000023045
Status:	
Valuation:	$3,900.00
Contractor Company:	
Contractor Name:	AVALIN DESIGN-CONSTRUCTION

ADJOINING PROPERTY FINDINGS

2636 THURMAN AVE

C.O. Issued Date:	**11/28/2007**
Date:	**6/2/2006**
Permit Type:	
Description:	**Plan Check ONE STORY ADDITION [5.5' x5.5'] TO ENLARGE LIVING ROOM. NEW ENTRY DOOR AND LANDING. ALL CONSTRUCTION PER TYPE V SHEET.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	060141000003551
Status:	
Valuation:	$7,000.00
Contractor Company:	
Contractor Name:	

Date:	**10/18/2004**
Permit Type:	
Description:	**No Plan Check INSTALL E.Q SHUT OFF VALVE (SGSOV) IN THE SFD.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	040427000030198
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	OH DAVID KWANGTAK

ADJOINING PROPERTY FINDINGS

Date:	**8/14/1997**
Permit Type:	
Description:	**No Plan Check t/o & reroof with 20sq comp shingles. smoke det reqd. combined permit.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	970162000018319
Status:	
Valuation:	$3,000.00
Contractor Company:	
Contractor Name:	KELLY CONSTRUCTION AND ELECTRIC

2639 THURMAN AVE

Date:	**9/21/2004**
Permit Type:	
Description:	**No Plan Check INSTALL (3) CIRCUITS FOR FIXTURES. (NEW ADDITION)**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	040411000023755
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**9/21/2004**
Permit Type:	
Description:	**No Plan Check INSTALL NEW FIXTURES FOR ADDITION. TO INCLUDE RELOCATION OF (1) WATER HEATER.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	040421000027291
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**7/30/2004**
Permit Type:	
Description:	**Plan Check ADD SHOWER STALL TO EXISTING 1/2 BATHROOM BY ENLARGING THE BATHROOM AND REMOVING PROPOSED CLOSET.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	040141000103208
Status:	
Valuation:	$1,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **4/15/2004**
Permit Type:
Description: **Plan Check ADD 416 SF TO (E) 1-STORY SFD: ADD 15'X23' AT REAR (ADDING FAMILY ROOM AND BATHROOM) , ADD (4'-3" X 16'-8") AT SIDE (TO ENLARGE EXISTING KITCHEN AND DINING ROOM), PER TYPE V-SHEET.**

Permit Description: **Bldg-Addition**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 040141000003208
Status:
Valuation: $28,000.00
Contractor Company:
Contractor Name:

2640 THURMAN AVE

Date: **11/6/2012**
Permit Type:
Description: **Plan Check GARAGE FIRE DAMAGE REPAIR; REPLACE ROOFI NG AND ROOF STRUCTURE; REMOVE AND REPLACE 14 LF OF WALL (GARAGE AREA 320 SF)**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 120161000022209
Status:
Valuation: $12,000.00
Contractor Company:
Contractor Name: PRO TECH CONSTRUCTION & RESTORATION

ADJOINING PROPERTY FINDINGS

2643 THURMAN AVE

Date:	**2/9/2011**
Permit Type:	
Description:	**No Plan Check install eq valve**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	110429000002343
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	DISCOUNT RETROFITTER

2644 THURMAN AVE

Date:	**4/25/2006**
Permit Type:	
Description:	**No Plan Check REPLACE (10) WINDOWS, SAME SIZE & LOCATION. KITCHEN & BATHROOM REMODEL: REPLACE CABINETS & COUNTERTOPS, SAME SIZE & LOCATION. REPLACE TILE FLOORS, DRYWALL, & TILE IN BATH/SHOWER AREA. COMPLY WITH DEPARTMENT ORDER EFFECTIVE DATE 6/15/05. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	060161000007642
Status:	
Valuation:	$20,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**4/25/2006**
Permit Type:	
Description:	**No Plan Check 5 NEW CKTS. TO RE-WIRE (E) HOUSE, AS PER CORRECTION NOTICE = U-61429, DATED 04/24/06.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	060417000009923
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	HARVEY RALPH DONELL

Date:	**4/25/2006**
Permit Type:	
Description:	**No Plan Check REPLACE AND COPPER RE-PIPE PLBG. FIXTURES FOR (E) HOUSE, AS PER CORRECTION NOTICE = U-61429, DATED 04/24/06.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	060427000009270
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	HARVEY RALPH DONELL

ADJOINING PROPERTY FINDINGS

Date: **4/25/2006**
Permit Type:
Description: **No Plan Check INSTALL CENTRAL HEATING. COMPLY WITH DEPARTMENT ORDER EFFECTIVE DATE 6/15/05. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 060441000004143
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

C.O. Issued Date: **7/18/2006**
Date: **3/29/2006**
Permit Type:
Description: **Plan Check NEW BATHROOM & CLOSET ONE STORY ADDITION, 187 SQFT.**

Permit Description: **Bldg-Addition**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence Single Family Residence
Permit Number: 060141000002622
Status:
Valuation: $30,000.00
Contractor Company:
Contractor Name:

Date: **7/15/2003**
Permit Type:
Description: **No Plan Check Install EQ Valve**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 030429000022328
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: L G S RETROFITTERS

ADJOINING PROPERTY FINDINGS

2646 THURMAN AVE

Date:	**9/2/2014**
Permit Type:	
Description:	**Plan Check Interior alteration which includes repl cement of (E) beam with new beam in existing opening, replace (E) 5' wide door with a new 5' wide door, (same size same location) and increase size of interior opening from 3' to 4'.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence Single Family Residence
Permit Number:	140163000017560
Status:	
Valuation:	$7,000.00
Contractor Company:	
Contractor Name:	CALIFORNIA CONSTRUCTION CENTER INC

Date:	**9/2/2014**
Permit Type:	
Description:	**No Plan Check UPDATE PANEL 200 AMP**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	140413000023912
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	CALIFORNIA CONSTRUCTION CENTER INC

ADJOINING PROPERTY FINDINGS

Date: **7/21/2014**
Permit Type:
Description: **No Plan Check KITCHEN REMODEL COMBINED WITH ELECTRICA PLUMBING, AND HVAC FOR RESIDENTIAL BUILDINGS (NO STRUCTURAL CHANGES).**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 140163000014328
Status:
Valuation: $15,000.00
Contractor Company:
Contractor Name: CALIFORNIA CONSTRUCTION CENTER INC

Date: **3/20/2001**
Permit Type:
Description: **No Plan Check NEW FAU & A/C**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 010414000005555
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: ECONO AIR

Date: **3/20/2001**
Permit Type:
Description: **No Plan Check NEW FAU & A/C**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 010444000002555
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: ECONO AIR

ADJOINING PROPERTY FINDINGS

Date: **12/4/2000**
Permit Type:
Description: **No Plan Check SEISMIC RETROFIT; FOUNDATION ANCHOR BOLTING/CRIPPLE WALL BRACING PER L A STD PLAN. COMPLIES WITH MGD 109 PROPERTY TAX EXCLUSION.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 000163000023573
Status:
Valuation: $2,860.00
Contractor Company:
Contractor Name: COPPAGE ROD

Date: **12/4/2000**
Permit Type:
Description: **No Plan Check EQ GAS SHUT OFF VALVE**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 000423000018610
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: COPPAGE ROD

Date: **11/2/2000**
Permit Type:
Description: **No Plan Check INSTALL FURNACE**

Permit Description: **HVAC**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 000447000009453
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: B & W FURNACE SERVICE

ADJOINING PROPERTY FINDINGS

2651 THURMAN AVE

Date:	**3/27/2009**
Permit Type:	
Description:	**Plan Check FENCE WALL PER LA CITY DETAILS 6' 0" HIGH AND TOTAL LENGTH OF 91 LF**
Permit Description:	**Nonbldg-New**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Misc. Bldg or Structure
Permit Number:	090203000000651
Status:	
Valuation:	$4,914.00
Contractor Company:	
Contractor Name:	

Date:	**12/28/2007**
Permit Type:	
Description:	**Plan Check Supplemental to Permit # 07014 - 20000 - 08112 to correct proposed addition's distance to South side property line from 7'-3" to 5'-0". No change in square footage.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	070142000208112
Status:	
Valuation:	$301.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**12/26/2007**
Permit Type:	
Description:	**Plan Check PROPOSE IRREG. 6'-9"X7'-3" COVERED FRONT PORCH ADDITION, 25'-8"X10' OPEN TRELLIS AT REAR, AND REPLACED TWO FRONT WINDOWS _ ALL WORK TO BE DONE PER LA CITY TYPE V SHEET.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence Single Family Residence
Permit Number:	070142000008112
Status:	
Valuation:	$5,000.00
Contractor Company:	
Contractor Name:	

Date:	**11/16/2006**
Permit Type:	
Description:	**Plan Check 19'-8" X 19'-8" (387SF) ADDITION OF MASTER BEDROOM/BATHROOM/CLOSET PER ENGINEERING DETAILS & REMODEL KITCHEN TO (E) SFD W/ ATT GAR.**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	060142000009274
Status:	
Valuation:	$40,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

2655 THURMAN AVE

Date:	**10/10/2007**
Permit Type:	
Description:	**No Plan Check installation of one eqv**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	070429000021443
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	PRC MECHANICAL

Date:	**9/1/1998**
Permit Type:	
Description:	**No Plan Check Service upgrade**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	980413000019300
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

2656 THURMAN AVE

Date:	**8/9/2018**
Permit Type:	
Description:	**No Plan Check Bathroom (1) remodel for residential b**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	180162000025568
Status:	
Valuation:	$3,500.00
Contractor Company:	
Contractor Name:	SUN AMERICAN BUILDERS, K @ J CONSTRUCTION AND DESIGN INC, D & O ECO SERVICES INC

Date:	**8/25/2015**
Permit Type:	
Description:	**No Plan Check ATTIC INSULATION 1,446 SQFT & ATTIC VEN ILATION.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	150161000017955
Status:	
Valuation:	$1,400.00
Contractor Company:	
Contractor Name:	WAIZENEGGER

ADJOINING PROPERTY FINDINGS

Date: **8/21/2008**
Permit Type:
Description: **Plan Check Proposed 8'x12' 1-story addition to the rear of the (e) SFD consisting of (1) bathroom. Related elec/plumbing/hvac. Conventional Light-Frame construction per TYPE V SHEET.**

Permit Description: **Bldg-Addition**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 080147000003867
Status:
Valuation: $9,000.00
Contractor Company:
Contractor Name:

Date: **4/13/2001**
Permit Type:
Description: **Plan Check New patio enclosure (18'x14') per city std plan 153.**

Permit Description: **Bldg-Addition**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 010144000001957
Status:
Valuation: $17,000.00
Contractor Company:
Contractor Name: GALKOS CONSTRUCTION

Date: **11/14/1996**
Permit Type:
Description:

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 960412000002476
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: MIYARA HAIM ELECTRICAL

ADJOINING PROPERTY FINDINGS

2661 THURMAN AVE

Date:	**8/20/2015**
Permit Type:	
Description:	**Plan Check NEW CONCRETE CURVE AND DRIVEWAY FOR 1 A DITIONAL COMPACT PARKING ON PROPERTY**
Permit Description:	**Nonbldg-New**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	150161000016054
Status:	
Valuation:	$3,000.00
Contractor Company:	
Contractor Name:	

Date:	**9/11/2013**
Permit Type:	
Description:	**No Plan Check C/O 35K WALL FURN VENT.**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	130441000009617
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	MARAVILLA FOUNDATION

ADJOINING PROPERTY FINDINGS

C.O. Issued Date: **12/17/2009**
Date: **5/4/2005**
Permit Type:
Description: **Plan Check Proposed rear 8 x 16 creating bath and side 8 x 6 laundry addition off of kitchen.**

Permit Description: **Bldg-Addition**
Work Class:
Proposed Use: 1 or 2 Family Dwelling Single Family Residence
Permit Number: 050147000003915
Status:
Valuation: $11,520.00
Contractor Company:
Contractor Name: BESS CONSTRUCTION

Date: **10/22/1998**
Permit Type:
Description: **No Plan Check SERVICE UPGRADE.**

Permit Description: **Electrical**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 980411000023691
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: KINGSTON ELECTRIC

ADJOINING PROPERTY FINDINGS

2701 THURMAN AVE

Date:	**4/8/1997**
Permit Type:	
Description:	**No Plan Check REROOF WITH COMPOSITION SHINGLES PER CORRECTION NOTICE N77037 DATED 4/3/97**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	970165000007938
Status:	
Valuation:	$500.00
Contractor Company:	
Contractor Name:	

THURMAN AVE # PV1

2550 THURMAN AVE # PV1

Date:	**6/19/2014**
Permit Type:	
Description:	**No Plan Check INSTALL ROOF-MOUNTED SOLAR, INTERCONNEC WITH MAIN SERVICE PANEL, SYSTEM SIZE: 3.315 KW. Solar device(s) is/are roof mounted and do not exceed the existing building height at the highest point.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling
Permit Number:	140411000016452
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	SOLARCITY CORPORATION

ADJOINING PROPERTY FINDINGS

W ADAMS BLVD

5700 W ADAMS BLVD

Date:	**8/10/2015**
Permit Type:	
Description:	**Plan Check PC FOR 600A SERVICE UPGRADE. RECONNECT LL EXISTING EQUIPMENT. PC FOR NEW SERVICE AND SHORT CIRCUIT RATINGS.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Commercial
Permit Number:	150412000025845
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	BEN ELECTRIC

5702 W ADAMS BLVD

Date:	**6/6/2001**
Permit Type:	
Description:	**No Plan Check INSTALLING (2) AIR TANK.**
Permit Description:	**Pressure Vessel**
Work Class:	
Proposed Use:	Commercial
Permit Number:	010451000000330
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

5707 W ADAMS BLVD

Date:	**4/21/2000**
Permit Type:	
Description:	**No Plan Check SEWER CAP.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	Commercial
Permit Number:	000421000006075
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	ESCOBAR CONTRACTING

Date:	**2/14/2000**
Permit Type:	
Description:	**Plan Check DEMO COMMERCIAL BLDG. NO BASEMENT. SEWER CAP. HANDWRECKING.**
Permit Description:	**Bldg-Demolition**
Work Class:	
Proposed Use:	Commercial Retail Misc. Bldg or Structure
Permit Number:	000192000000118
Status:	
Valuation:	$1,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **2/14/2000**
Permit Type:
Description: **Plan Check 10' HT. FENCE WALL IN FRONT YARD.**

Permit Description: **Nonbldg-New**
Work Class:
Proposed Use: Commercial Misc. Bldg or Structure
Permit Number: 000192000000119
Status:
Valuation: $3,300.00
Contractor Company:
Contractor Name:

Date: **2/14/2000**
Permit Type:
Description: **No Plan Check INSTALL SEWER CAP**

Permit Description: **Plumbing**
Work Class:
Proposed Use: Commercial
Permit Number: 000422000002369
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

5711 W ADAMS BLVD

Date:	**8/26/2008**
Permit Type:	
Description:	**Plan Check TI - existing tenant - Permit is for 1 new lighting ckt. P/C is for Energy only.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Commercial
Permit Number:	080411000019426
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	WOOLSEY H E CORPORATION

Date:	**8/5/2008**
Permit Type:	
Description:	**Plan Check 80 sq ft. addtion to 2nd floor of commercial building**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Commercial Office
Permit Number:	080163000008216
Status:	
Valuation:	$10,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **5/5/2008**
Permit Type:
Description: **No Plan Check Rework existing duct work and repair existing electrical conduit to units**

Permit Description: **HVAC**
Work Class:
Proposed Use: Commercial
Permit Number: 080449000004556
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: FRAYE'S CUSTOM AIR CORPORATION

Date: **4/11/2008**
Permit Type:
Description: **No Plan Check new outleta and relocate lights**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 080419000008087
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: ECCO ELECTRIC

Date: **4/11/2008**
Permit Type:
Description: **No Plan Check Remodel men's restroom. Relocate toilet and urinal. Add urinal.**

Permit Description: **Plumbing**
Work Class:
Proposed Use: Commercial
Permit Number: 080429000006853
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: PLUMB GOOD PLUMBING COMPANY

ADJOINING PROPERTY FINDINGS

Date:	**4/9/2008**
Permit Type:	
Description:	**Plan Check Tenant Improvement to existing office, new non-bearing partition walls to create office, conference room and new restroom. Remove interior non structural Facade wall.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Commercial Office
Permit Number:	080163000005555
Status:	
Valuation:	$16,500.00
Contractor Company:	
Contractor Name:	RAPISARDI INC

Date:	**9/26/2007**
Permit Type:	
Description:	**No Plan Check SUPPLEMENTAL TO PERMITS 04016-(30001-30003)-16548 TO INCLUDE PARCEL # 5048-004-043 AND LOT 18.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Commercial Manufacturing Office
Permit Number:	040161000416548
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **8/23/2007**
Permit Type:
Description: **Plan Check no fee dept error. Correct work description on permit 04016-30001-16548, to show change of use was included in the pcis permit 04016-30001-16548**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: Commercial Manufacturing Office
Permit Number: 040163000316548
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **6/5/2006**
Permit Type:
Description: **No Plan Check eathquake gas shut off valve installation and misc. permit add ons**

Permit Description: **Plumbing**
Work Class:
Proposed Use: Commercial
Permit Number: 060429000012573
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: NICKELS & NICKELS INC

Date: **5/30/2006**
Permit Type:
Description: **No Plan Check additional circuits**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 060419000012865
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: ECCO ELECTRIC

ADJOINING PROPERTY FINDINGS

Date: **1/25/2006**
Permit Type:
Description: **No Plan Check Supplemental permit for (3) bathroom exhaust fans. Original permit #05044-90000-11261**

Permit Description: **HVAC**
Work Class:
Proposed Use: Commercial
Permit Number: 060449000000775
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: DAHME HEATING AND AIR CONDITIONING

Date: **1/24/2006**
Permit Type:
Description: **No Plan Check panel and additional circuits**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 060419000001605
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: ECCO ELECTRIC

Date: **12/12/2005**
Permit Type:
Description: **No Plan Check outlets, lights, switches**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 050419000030143
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: ECCO ELECTRIC

ADJOINING PROPERTY FINDINGS

Date: **11/2/2005**
Permit Type:
Description: **Plan Check Supplemental permit to permit 04016-30001-16548 to revise portion of the 2nd floor layout (restroom and storage room).**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: Commercial Office
Permit Number: 040163000216548
Status:
Valuation: $301.00
Contractor Company:
Contractor Name:

Date: **10/31/2005**
Permit Type:
Description: **No Plan Check Add & relocate ductwork and grilles**

Permit Description: **HVAC**
Work Class:
Proposed Use: Commercial
Permit Number: 050449000011261
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: DAHME HEATING AND AIR CONDITIONING

Date: **10/18/2005**
Permit Type:
Description: **No Plan Check REMODEL - INSTALL NEW FIXTURES AND GAS OUTLET FOR DRYER**

Permit Description: **Plumbing**
Work Class:
Proposed Use: Commercial
Permit Number: 050422000026107
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: NICKELS & NICKELS

ADJOINING PROPERTY FINDINGS

C.O. Issued Date:	**8/30/2007**
Date:	**11/18/2004**
Permit Type:	
Description:	**Plan Check CHANGE OF USE FROM MANUF TO 2-STORY OFFICE. 8818 SF TOTAL. 8818***IMPROVEMENTS AND ALTERATIONS - STRUCT'L WORK***FINAL PERMIT TO BE ISSUED UNDER 04016-30000-16548 TO INCLUDE THE CHANGE OF USE.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Commercial Manufacturing Office
Permit Number:	040163000116548
Status:	
Valuation:	$180,000.00
Contractor Company:	
Contractor Name:	

5719 W ADAMS BLVD

Date:	**3/2/2007**
Permit Type:	
Description:	**No Plan Check INSTALLATION OF ROOFTOP PACKAGE CHANGE OUT. INSTALLATION OF 2 EVAPORTIVE COOLERS**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	Commercial
Permit Number:	070449000002181
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	LUSKIN-CLARK SERVICE COMPANY INC

ADJOINING PROPERTY FINDINGS

5720 W ADAMS BLVD

Date:	**10/13/2015**
Permit Type:	
Description:	**No Plan Check**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Commercial
Permit Number:	150412000125845
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	BEN ELECTRIC

Date:	**6/11/2009**
Permit Type:	
Description:	**No Plan Check replacement of one steam boiler**
Permit Description:	**Pressure Vessel**
Work Class:	
Proposed Use:	Commercial
Permit Number:	090459000000160
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	DE LEON HUGO A

ADJOINING PROPERTY FINDINGS

5724 W ADAMS BLVD

Date:	**11/15/2011**
Permit Type:	
Description:	**No Plan Check Reroof with 30 sqrs BUILT UP roofing. Existing solid sheathing.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Commercial Manufacturing
Permit Number:	110169000022590
Status:	
Valuation:	$6,000.00
Contractor Company:	
Contractor Name:	ACTUAL ROOFING CO

5728 W ADAMS BLVD

Date:	**7/27/2018**
Permit Type:	
Description:	**No Plan Check**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Commercial
Permit Number:	180412000028357
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	BEN ELECTRIC

ADJOINING PROPERTY FINDINGS

Date: **10/17/2011**
Permit Type:
Description: **Plan Check DEMOLITION OF OFF-SITE POSTER SIGN (LA STD #171) [PERMIT No.: 1991LA76743], 10'-6" X 22'-8" (239 SQ FT) ON ROOF TOP OF EXISTING BUILDING. ***see comments*** east face for west traffic**

Permit Description: **Sign**
Work Class:
Proposed Use: Offsite Signs Signs
Permit Number: 110481000001965
Status:
Valuation: $2,500.00
Contractor Company:
Contractor Name: C B S OUTDOOR INC

Date: **10/17/2011**
Permit Type:
Description: **Plan Check DEMOLITION OF OFF-SITE POSTER SIGN (LA STD #171) [PERMIT No.: 1991LA76744], 10'-6" X 22'-8" (239 SQ FT) ON ROOF TOP OF EXISTING BUILDING. ***See Comments*** east traffic west face**

Permit Description: **Sign**
Work Class:
Proposed Use: Offsite Signs Signs
Permit Number: 110481000001968
Status:
Valuation: $2,500.00
Contractor Company:
Contractor Name: C B S OUTDOOR INC

ADJOINING PROPERTY FINDINGS

Date:	**6/3/2004**
Permit Type:	
Description:	**No Plan Check INSTALL TWO (2) AIR TANKS IN "FELBRO FOOD PRODUCTS, INC."S COMMERCIAL BUILDING.**
Permit Description:	**Pressure Vessel**
Work Class:	
Proposed Use:	Commercial
Permit Number:	040453000000193
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

5730 W ADAMS BLVD

Date:	**11/29/2016**
Permit Type:	
Description:	**No Plan Check Re-roof with Class A or B material weig**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Commercial Church
Permit Number:	160161000028508
Status:	
Valuation:	$8,200.00
Contractor Company:	
Contractor Name:	DELGADO FRANK ROOFING CORP

ADJOINING PROPERTY FINDINGS

5735 W ADAMS BLVD

Date: **6/28/2018**
Permit Type:
Description: **No Plan Check**

Permit Description: **HVAC**
Work Class:
Proposed Use: Commercial
Permit Number: 180441000007697
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: KARSTING RANDY

Date: **10/13/2016**
Permit Type:
Description: **No Plan Check**

Permit Description: **Plumbing**
Work Class:
Proposed Use: Commercial
Permit Number: 160423000118277
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: C J A PLUMBING

Date: **10/7/2016**
Permit Type:
Description: **Plan Check AC EQUIPMENT SUPPORT ON ROOF PLATFORM A**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: Commercial Office
Permit Number: 160161000024176
Status:
Valuation: $3,000.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **10/7/2016**
Permit Type:
Description: **No Plan Check**

Permit Description: **HVAC**
Work Class:
Proposed Use: Commercial
Permit Number: 160443000111240
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: KLINE'S KUSTOM HEATING & AIR INC

Date: **10/4/2016**
Permit Type:
Description: **Plan Check**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 160411000034437
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: MD ELECTRICAL SERVICES INC

Date: **9/28/2016**
Permit Type:
Description: **No Plan Check**

Permit Description: **HVAC**
Work Class:
Proposed Use: Commercial
Permit Number: 160444000011240
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: KLINE'S KUSTOM HEATING & AIR INC

ADJOINING PROPERTY FINDINGS

Date: **8/31/2016**
Permit Type:
Description: **No Plan Check**

Permit Description: **Plumbing**
Work Class:
Proposed Use: Commercial
Permit Number: 160423000018277
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: C J A PLUMBING

Date: **8/25/2016**
Permit Type:
Description: **Plan Check Supplemental to Revise break room area**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: Commercial Manufacturing Office
Permit Number: 160163000215755
Status:
Valuation: $1,000.00
Contractor Company:
Contractor Name:

Date: **8/15/2016**
Permit Type:
Description: **Plan Check Supplemental to revise location of hand**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: Commercial Manufacturing Office
Permit Number: 160163000115755
Status:
Valuation: $1,000.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **8/10/2016**
Permit Type:
Description: **No Plan Check**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 160411000028307
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: MD ELECTRICAL SERVICES INC

C.O. Issued Date: **10/31/2016**
Date: **7/13/2016**
Permit Type:
Description: **Plan Check Change of use from meat distribtion pla**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: Commercial Manufacturing Office
Permit Number: 160163000015755
Status:
Valuation: $35,000.00
Contractor Company:
Contractor Name:

Date: **4/18/2016**
Permit Type:
Description: **Plan Check PV2 INSTALL ROOF MOUNTED PV SYSTEM SIZE**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 160411000012080
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: PARADISE RENEWABLES

ADJOINING PROPERTY FINDINGS

Date: **2/24/2016**
Permit Type:
Description: **Plan Check PV2 INSTALL ROO FMOUNTED PV SYSTEM SIZE**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 160411000001595
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: PARADISE RENEWABLES

Date: **7/16/2013**
Permit Type:
Description: **No Plan Check GAS TEST**

Permit Description: **Plumbing**
Work Class:
Proposed Use: Commercial
Permit Number: 130423000013369
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: C J A PLUMBING

Date: **9/29/2004**
Permit Type:
Description: **No Plan Check Reroof with 12 sqrs BUILT UP roofing. Existing solid sheathing.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: Commercial Warehouse
Permit Number: 040169000019323
Status:
Valuation: $2,400.00
Contractor Company:
Contractor Name: GIL'S ROOFING

ADJOINING PROPERTY FINDINGS

5740 W ADAMS BLVD

Date:	**5/4/1998**
Permit Type:	
Description:	**No Plan Check Upgrade electrical service & add three subpanels**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Commercial
Permit Number:	980417000008168
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	LENZY ELECTRIC

Date:	**2/18/1998**
Permit Type:	
Description:	**No Plan Check Comply with Abate Order dated 11/20/87; reroof; remove existing roof-covering; install 1/2" CDX; Class A fiberglass shingles; replace inter ior drywall; replace 5 windows with the same size; change one door; **PERMIT IS VALID FOR 60-DAYS from date of issuance**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	1 or 2 Family Dwelling Single Family Residence
Permit Number:	980167000002837
Status:	
Valuation:	$10,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

5742 W ADAMS BLVD

Date:	**7/31/1998**
Permit Type:	
Description:	**No Plan Check NEW SINK AND TOILET.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	Commercial
Permit Number:	980427000010145
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	CANTU'S CONSTRUCTION

Date:	**7/8/1998**
Permit Type:	
Description:	**No Plan Check 4 New Branch Circuits, 1 Panel 0-200Amp**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Commercial
Permit Number:	980417000014086
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	LENZY ELECTRIC

ADJOINING PROPERTY FINDINGS

Date:	**3/17/1998**
Permit Type:	
Description:	**No Plan Check Renew permit 78LA75677 per correction notice P50557 dated 3/4/98 - work 60% complete.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Commercial Office
Permit Number:	980165000004880
Status:	
Valuation:	$8,000.00
Contractor Company:	
Contractor Name:	CANTU'S CONSTRUCTION

5754 W ADAMS BLVD

Date:	**7/8/2011**
Permit Type:	
Description:	**No Plan Check SUPPLEMENTAL TO PERMIT #09042-30000-03700 TO ADD (2) PRESSURE REGULATORS & (1) HOSE BIBB.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	Commercial
Permit Number:	090421000103700
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	S R C BUILDERS

ADJOINING PROPERTY FINDINGS

Date:	**2/17/2011**
Permit Type:	
Description:	**Plan Check SUPPLEMANTAL TO APPLICATION # 08014-20000-00836 TO REMOVE STORM WATER "SUSAMP" REQUIREMENT FROM CHECKLIST ITEMS.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Commercial Office Office
Permit Number:	080143000100836
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**3/10/2009**
Permit Type:	
Description:	**Plan Check CONVERT (E) 16'x10' STORAGE SPACE INTO OFFICE USE FOR NURSERY AND FIREWOOD SALE AREA&ADD 10'9"x10' BATHROOM."COMPLY WITH DEPARTMENT ORDER effective date 01/29/2007. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE".**
Permit Description:	**Bldg-Addition**
Work Class:	
Proposed Use:	Commercial Warehouse Office
Permit Number:	080142000000836
Status:	
Valuation:	$10,200.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**3/10/2009**
Permit Type:	
Description:	**Plan Check USE OF LAND FOR NURSERIES RETAIL USE ONLY/ FIREWOOD SALES."COMPLY WITH DEPARTMENT ORDER effective date 01/29/2007. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE".BUILDING PERMIT FOR OFFICE IS UNDER#08014-20000-00836.SEE COMMENT**
Permit Description:	**Nonbldg-New**
Work Class:	
Proposed Use:	Commercial
Permit Number:	080202000000616
Status:	
Valuation:	$301.00
Contractor Company:	
Contractor Name:	

Date:	**3/10/2009**
Permit Type:	
Description:	**No Plan Check INSTALL (1) NEW LIGHT AND (1) NEW GFCI UNDER EXISTING CIRCUIT.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Commercial
Permit Number:	090413000004119
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	S R C BUILDERS

ADJOINING PROPERTY FINDINGS

Date:	**3/10/2009**
Permit Type:	
Description:	**No Plan Check INSTALL NEW TOILET AND LAVATORY.**
Permit Description:	**Plumbing**
Work Class:	
Proposed Use:	Commercial
Permit Number:	090423000003700
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	S R C BUILDERS

5761 W ADAMS BLVD

Date:	**12/14/1998**
Permit Type:	
Description:	**No Plan Check Install 200 amp meter service w/ overhead feed, all in one contained unit w/ main.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Commercial
Permit Number:	980413000027208
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	VOLT TECH ELECTRICAL CONTRACTORS INC

ADJOINING PROPERTY FINDINGS

5767 W ADAMS BLVD

Date:	**4/25/2012**
Permit Type:	
Description:	**Plan Check New 10.6kw rooftop, photovoltaic system for a commercial building with 3 inverters and 38 modules.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Commercial
Permit Number:	120411000000049
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	CALIFORNIA GREEN DESIGNS

Date:	**4/24/2012**
Permit Type:	
Description:	**Plan Check INSTALLATION ROOF MOUNTED PHOTOVOLTAIC S YSTEM 10.6 KW. 38 MODULES TOTAL. FRAME SUPPORTING SOLAR PANELS WILL BE POSITIVELY ATTACHED TO ROOF SYSTEM.**
Permit Description:	**Bldg-Alter/Repair**
Work Class:	
Proposed Use:	Commercial Office
Permit Number:	120161000000086
Status:	
Valuation:	$30,000.00
Contractor Company:	
Contractor Name:	CALIFORNIA GREEN DESIGNS

ADJOINING PROPERTY FINDINGS

Date:	**12/19/2006**
Permit Type:	
Description:	**No Plan Check SUPPLEMENTAL PERMIT FOR 2 BATHROOM EXHAUST FANS AND INLETS/OUTLETS**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	Commercial
Permit Number:	060442000111247
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	FRAYE'S CUSTOM AIR CORPORATION

Date:	**10/23/2006**
Permit Type:	
Description:	**No Plan Check Replacement of (2) rooftop A/C units, new supply and return ductwork**
Permit Description:	**HVAC**
Work Class:	
Proposed Use:	Commercial
Permit Number:	060449000011247
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	FRAYE'S CUSTOM AIR CORPORATION

ADJOINING PROPERTY FINDINGS

Date: **10/11/2006**
Permit Type:
Description: **No Plan Check T/O EXISTING ROOF - APPLY 19 SQS. OF CLASS "A" B.U.R. - A Cool Roof, labeled and certified by CRRC, is required for re-roofing of all non-residential buildings with roofs sloping 16.7% or less, per Section 149(b) of Title 24.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: Commercial School
Permit Number: 060162000019687
Status:
Valuation: $3,600.00
Contractor Company:
Contractor Name: SAN VENTURA ROOFING INC

Date: **9/29/2006**
Permit Type:
Description: **No Plan Check INSTALL 2 HANDICAP BATHROOMS**

Permit Description: **Plumbing**
Work Class:
Proposed Use: Commercial
Permit Number: 060422000022247
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: STREAMLINE PLUMBING

Date: **9/27/2006**
Permit Type:
Description: **Plan Check Title 24 only for video post production offices.**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 060412000024196
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **9/21/2006**
Permit Type:
Description: **Plan Check CONVERT (E) RETAIL STORE INTO A VIDEO PRODUCTION OFFICE. NO PUBLIC SERVICE, EMPLOYEE ONLY.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: Commercial Retail Office
Permit Number: 060163000017027
Status:
Valuation: $100,000.00
Contractor Company:
Contractor Name:

Date: **12/5/2004**
Permit Type:
Description: **No Plan Check installed seismic gas shut off valve on commercial building**

Permit Description: **Plumbing**
Work Class:
Proposed Use: Commercial
Permit Number: 040429000034751
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: EARTHQUAKE GUY

Date: **10/3/2001**
Permit Type:
Description: **No Plan Check INSTALL E.Q. VALVE.**

Permit Description: **Plumbing**
Work Class:
Proposed Use: 1 or 2 Family Dwelling
Permit Number: 010421000014999
Status:
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

5768 W ADAMS BLVD

Date:	**1/31/2001**
Permit Type:	
Description:	**Plan Check USE OF LAND PERMIT FOR STORAGE CONTAINER 8'X20'X8'TALL PER OTC DATED 10/30/00.**
Permit Description:	**Nonbldg-New**
Work Class:	
Proposed Use:	Commercial
Permit Number:	010101000000264
Status:	
Valuation:	$301.00
Contractor Company:	
Contractor Name:	

Date:	**7/22/1998**
Permit Type:	
Description:	**No Plan Check INSTALLING NEW TANK.**
Permit Description:	**Pressure Vessel**
Work Class:	
Proposed Use:	Commercial
Permit Number:	980451000000133
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	MUTUAL LIQUID GAS AND EQUIPMENT COMPANY

ADJOINING PROPERTY FINDINGS

5787 W ADAMS BLVD

Date:	**3/23/2010**
Permit Type:	
Description:	**No Plan Check TEMP POWER POLE.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Commercial
Permit Number:	100411000005267
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	TEMP POWER SYSTEMS

Date:	**6/24/2003**
Permit Type:	
Description:	**No Plan Check power for thermal oxidizer from temp. power pole. (soils remediation)**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	Commercial
Permit Number:	030413000013835
Status:	
Valuation:	$0.00
Contractor Company:	
Contractor Name:	BELTRAME LARRY ELECTRIC

ADJOINING PROPERTY FINDINGS

Date: **5/12/2003**
Permit Type:
Description: **No Plan Check Temp power for vapor unit**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 030419000010250
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: TEMP POWER SYSTEMS INC

Date: **3/24/2003**
Permit Type:
Description: **No Plan Check INSTALLATION OF A/G 1150 GAL PROPANE TANK**

Permit Description: **Pressure Vessel**
Work Class:
Proposed Use: Commercial
Permit Number: 030451000000137
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: SUBURBAN PROPANE L P

Date: **9/5/2001**
Permit Type:
Description: **No Plan Check 100 AMP CTS**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 010412000018553
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: GUMP ANDY

Date: **8/30/2001**
Permit Type:
Description: **No Plan Check INSTALL 100 AMP CTS. (TEMP POWER POLE)**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 010412000018273
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: GUMP ANDY

5804 W ADAMS BLVD

Date: **9/7/2007**
Permit Type:
Description: **No Plan Check REROOF 57 SQUARES OF SHEATHING.**

Permit Description: **Bldg-Alter/Repair**
Work Class:
Proposed Use: Commercial Misc. Bldg or Structure
Permit Number: 070164000017004
Status:
Valuation: $18,950.00
Contractor Company:
Contractor Name: ALL SURFACE ROOFING & WATERPROOFING INC

Date: **12/27/1999**
Permit Type:
Description: **No Plan Check Service upgrade, 3 Air Conditioning Cts**

Permit Description: **Electrical**
Work Class:
Proposed Use: Commercial
Permit Number: 990411000025208
Status:
Valuation: $0.00
Contractor Company:
Contractor Name: CRUZ ELECTRIC

ADJOINING PROPERTY FINDINGS

5810 W ADAMS BLVD

Date:	**4/24/2014**
Permit Type:	
Description:	**Plan Check PROPOSE 4'X8' ILLUMINATED WALL SIGN FOR "STERLING BEAUTY SUPPLY" "COMPLY WITH DEPARTMENT ORDER effective date, 03/17/2014. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE".**
Permit Description:	**Sign**
Work Class:	
Proposed Use:	Onsite Signs
Permit Number:	140481000001057
Status:	
Valuation:	$3,584.00
Contractor Company:	
Contractor Name:	MARTINEZ ELECTRIC

Date:	**4/9/2014**
Permit Type:	
Description:	**Plan Check INSTALL (1) ILLUMINATED ONSITE 11'X3' C BINET WALL SIGN. (11' X 3') SIGN READS, "ORISS' BEAUTY SALON 323.436.8022" WITH LOGO. COMPLY WITH DEPARTMENT ORDER EFFECTIVE DATE 3/17/2014. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.**
Permit Description:	**Sign**
Work Class:	
Proposed Use:	Onsite Signs
Permit Number:	140481000000917
Status:	
Valuation:	$3,696.00
Contractor Company:	
Contractor Name:	MARTINEZ ELECTRIC

ADJOINING PROPERTY FINDINGS

WASHINGTON BLVD

5776 WASHINGTON BLVD

Date:	**6/28/2018**
Permit Type:	
Description:	**Remove and replace two existing canopies 37' x 26'.**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	
Permit Number:	E18-0443
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**10/24/2017**
Permit Type:	
Description:	**Remove and replace two existing canopies 37' x 26'.**
Permit Description:	**Build**
Work Class:	
Proposed Use:	
Permit Number:	B17-0933
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **5/3/2017**
Permit Type:
Description: **2 waves, 2 blades, 4 illuminated lights**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: B17-0320
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **5/3/2017**
Permit Type:
Description: **4 illuminated lights**

Permit Description: **Electrical**
Work Class:
Proposed Use:
Permit Number: E17-0267
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **6/15/2016**
Permit Type:
Description: **Reroof, install 7/16 OSB plywood, 4 ply hot mop (BUR) on existing metal roof**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: B16-0497
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date:	**6/11/2013**
Permit Type:	
Description:	**2 electrical devices, 2 motor/heater/transformer/generator, 1 temporary service**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	
Permit Number:	84531
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**8/9/2011**
Permit Type:	
Description:	**Replace existing dispensers with new dispensers, install new vapor polisher mounted onto new support post, Phase II EVR upgrades to existing fueling system.**
Permit Description:	**Build**
Work Class:	COMMERCIAL ALTERATION
Proposed Use:	
Permit Number:	80009
Status:	Final
Valuation:	$60,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **6/11/2010**
Permit Type:
Description: **SCANNED - Tenant Improvement (1,518 sq. ft.) - Demo of exisiting trash enclosure and build new trash enclosure. AFT permitting of existing building addition, storage shed, new planters, parking spaces.**

Permit Description: **Build**
Work Class: COMMERCIAL ALTERATION
Proposed Use:
Permit Number: 77483
Status: Final
Valuation: $20,000.00
Contractor Company:
Contractor Name:

Date: **1/21/2010**
Permit Type:
Description: **Concrete pad for new Healy clean air separator with metal enclosure**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 76719
Status: Withdrawn
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **3/22/2005**
Permit Type:
Description: **4 illuminated lights**

Permit Description: **Electrical**
Work Class:
Proposed Use:
Permit Number: 64262
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **3/1/2005**
Permit Type:
Description: **Installing (4) 6' x 2' illuminated channel letters on canopy with 2' wide illuminated faces at perimter**

Permit Description: **Build**
Work Class: COMMERCIAL MISC
Proposed Use:
Permit Number: 64132
Status: Final
Valuation: $8,000.00
Contractor Company:
Contractor Name:

Date: **2/27/2002**
Permit Type:
Description: **Installation of chain link fence topper onto existing block wall**

Permit Description: **Build**
Work Class: COMMERCIAL MISC
Proposed Use:
Permit Number: 56410
Status: Final
Valuation: $19,750.00
Contractor Company:
Contractor Name:

Date: **2/13/2002**
Permit Type:
Description: **Gas line**

Permit Description: **Plumbing**
Work Class:
Proposed Use:
Permit Number: 56357
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **12/9/1998**
Permit Type:
Description:

Permit Description: **Electrical**
Work Class: ALTERATION
Proposed Use:
Permit Number: 47917
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **3/1/1995**
Permit Type:
Description: **EXTRACTION SYSTEM**

Permit Description: **Electrical**
Work Class: ALTERATION
Proposed Use:
Permit Number: 36901
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **7/29/1994**
Permit Type:
Description:

Permit Description: **Plumbing**
Work Class: ALTERATION
Proposed Use:
Permit Number: 35054
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **2/24/1994**
Permit Type:
Description: **REMEDIATION SYSTEM**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 33599
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **2/23/1994**
Permit Type:
Description:

Permit Description: **Electrical**
Work Class: ALTERATION
Proposed Use:
Permit Number: 33600
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **12/18/1992**
Permit Type:
Description: **SCANNED-**

Permit Description: **Electrical**
Work Class: ALTERATION
Proposed Use:
Permit Number: 30077
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

5790 WASHINGTON BLVD

Date:	**4/17/2017**
Permit Type:	
Description:	**Tenant Improvement (2800 s.f.) / "Law Offices" 8 circuits, 9 electrical devices New restroom, new interior opening and doors. CHECK FOR PLAN CHECK IF NEEDED**
Permit Description:	**Electrical**
Work Class:	
Proposed Use:	
Permit Number:	E17-0223
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**4/17/2017**
Permit Type:	
Description:	**Tenant Improvement (2800 s.f.) / "Law Offices" - 1 duct or area smoke detector, 1 singe duct exhaust**
Permit Description:	**Mechanical**
Work Class:	
Proposed Use:	
Permit Number:	M17-0138
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **4/17/2017**
Permit Type:
Description: **Tenant Improvement (2800 s.f.) / "Law Offices" - 1 dishwasher, 1 food waste disposal, 1 lavatory, 1 re-pipe @ $200, 1 water heater, 1 water closet**

Permit Description: **Plumbing**
Work Class:
Proposed Use:
Permit Number: P17-0187
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **3/29/2017**
Permit Type:
Description: **Tenant Improvement (2800 s.f.) / "Law Offices" - New restroom, new interior opening and doors.**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: B17-0209
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **12/2/2010**
Permit Type:
Description: **SCANNED - Aluminum lettering for address & tenant.**

Permit Description: **Build**
Work Class: COMMERCIAL MISC
Proposed Use:
Permit Number: 78508
Status: Final
Valuation: $2,800.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date:	**11/15/2010**
Permit Type:	
Description:	**SCANNED - Tenant Improvement/Mark Moore Gallery (3,239 sq. ft.) - 29 circuits, 19 electrical devices, 1 service panel/sub-panel, low voltage @ $3,000, 1 time clock**
Permit Description:	**Electrical**
Work Class:	COMMERCIAL
Proposed Use:	
Permit Number:	78411
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**10/15/2010**
Permit Type:	
Description:	**Wet sandblasting on 10/16/10.**
Permit Description:	**Build**
Work Class:	SNDBLAST
Proposed Use:	
Permit Number:	78231
Status:	Final
Valuation:	$700.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date:	**9/15/2010**
Permit Type:	
Description:	**SCANNED - 23 registers, 3 boiler/compressors (two 3 ton and one 5 ton heat pump split systems), 3 air handling units, 2 duct or area smoke detectors, 1 single duct vent/exhaust, 1 witness test fee.**
Permit Description:	**Mechanical**
Work Class:	COMMERCIAL
Proposed Use:	
Permit Number:	78055
Status:	Finaled
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

Date:	**8/31/2010**
Permit Type:	
Description:	**Tenant Improvement (3,239 sq. ft.) - Structural retrofit, new roof membrane and partial demo of interior partitions.**
Permit Description:	**Build**
Work Class:	COMMERCIAL ALTERATION
Proposed Use:	
Permit Number:	77972
Status:	Final
Valuation:	$65,500.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **8/4/2010**
Permit Type:
Description: **SCANNED (KEEP) - Tenant Improvement (3,239 sq. ft.) - Construction of new interior partitions. (Structural retrofitting issued under Permit #77972)**

Permit Description: **Build**
Work Class: COMMERCIAL ALTERATION
Proposed Use:
Permit Number: 77829
Status: Final
Valuation: $191,481.00
Contractor Company:
Contractor Name:

Date: **8/3/2010**
Permit Type:
Description: **Demo interior partitions**

Permit Description: **Demo**
Work Class:
Proposed Use:
Permit Number: 77809
Status: Void
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **7/21/2010**
Permit Type:
Description: **1 water closet, 1 lavatory, 1 sink, 1 food waste disposal, 2 water heaters, 2- ROOF DRAINS**

Permit Description: **Plumbing**
Work Class: COMMERCIAL
Proposed Use:
Permit Number: 77733
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **3/4/1999**
Permit Type:
Description:

Permit Description: **Electrical**
Work Class: ALTERATION
Proposed Use:
Permit Number: 48546
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **6/11/1996**
Permit Type:
Description:

Permit Description: **Electrical**
Work Class:
Proposed Use:
Permit Number: 40783
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **8/8/1995**
Permit Type:
Description: **SCANNED**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 38404
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date:	**2/1/1994**
Permit Type:	
Description:	**WALL W/ 6X6 POSTS ROOFING & REPAIR WINDW**
Permit Description:	**Build**
Work Class:	
Proposed Use:	
Permit Number:	33443
Status:	Closed
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

5812 WASHINGTON BLVD

Date:	**4/3/2009**
Permit Type:	
Description:	**Interior remodel to divide existing first floor area into a retail/warehouse for future tenant at existing two-story office/warehouse building**
Permit Description:	**Build**
Work Class:	COMMERCIAL ALTERATION
Proposed Use:	
Permit Number:	74688
Status:	Void
Valuation:	$25,000.00
Contractor Company:	
Contractor Name:	

ADJOINING PROPERTY FINDINGS

Date: **8/15/2000**
Permit Type:
Description: **storage racks**

Permit Description: **Build**
Work Class: COMMERCIAL MISC
Proposed Use:
Permit Number: 52849
Status: Final
Valuation: $9,000.00
Contractor Company:
Contractor Name:

Date: **6/6/2000**
Permit Type:
Description: **THREE BATHROOM FANS**

Permit Description: **Mechanical**
Work Class:
Proposed Use:
Permit Number: 52318
Status: Closed
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **5/8/2000**
Permit Type:
Description: **NEW FAU WITH AIR,**

Permit Description: **Mechanical**
Work Class:
Proposed Use:
Permit Number: 52089
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **4/12/2000**
Permit Type:
Description: **working permit for underground work plans submitted 51259 okper mac**

Permit Description: **Build**
Work Class:
Proposed Use:
Permit Number: 51893
Status: Expired
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **3/31/2000**
Permit Type:
Description: **one new pole sign**

Permit Description: **Build**
Work Class: COMMERCIAL MISC
Proposed Use:
Permit Number: 51812
Status: Final
Valuation: $4,500.00
Contractor Company:
Contractor Name:

Date: **2/18/2000**
Permit Type:
Description: **NEW WAREHOUSE**

Permit Description: **Plumbing**
Work Class:
Proposed Use:
Permit Number: 51495
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date: **1/12/2000**
Permit Type:
Description: **SCANNED - NEW ELECTRIC SERVICE, AND WIRING**

Permit Description: **Electrical**
Work Class:
Proposed Use:
Permit Number: 51259
Status: Finaled
Valuation: $0.00
Contractor Company:
Contractor Name:

Date: **10/13/1999**
Permit Type:
Description: **SCANNED (KEEP) - NEW WAREHOUSE. NO ARTS FEE VALUE LESS THAN $ 500,000.**

Permit Description: **Build**
Work Class: COMMERCIAL
Proposed Use:
Permit Number: 50569
Status: Final
Valuation: $380,000.00
Contractor Company:
Contractor Name:

Date: **8/28/1995**
Permit Type:
Description: **5,500 SQ FT**

Permit Description: **Demo**
Work Class:
Proposed Use:
Permit Number: 38601
Status: Issued
Valuation: $0.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

Date:	**8/28/1995**
Permit Type:	
Description:	

Permit Description:	**Plumbing**
Work Class:	ALTERATION
Proposed Use:	
Permit Number:	38602
Status:	Issued
Valuation:	$0.00
Contractor Company:	
Contractor Name:	

GLOSSARY

General Building Department concepts

- **ICC:** The International Code Council. The governing body for the building/development codes used by all jurisdictions who've adopted the ICC guidelines. MOST of the US has done this. Canada, Mexico, and other countries use ICC codes books and guides as well. There are a few states who have added guidelines to the ICC codes to better fit their needs. For example, California has added seismic retrofit requirements for most commercial structures.
- **Building Department (Permitting Authority, Building Codes, Inspections Department, Building and Inspections):** This is the department in a jurisdiction where an owner or contractor goes to obtain permits and inspections for building, tearing down, remodeling, adding to, re-roofing, moving or otherwise making changes to any structure, Residential or Commercial.
- **Jurisdiction:** This is the geographic area representing the properties over which a Permitting Authority has responsibility.
- **GC:** General Contractor. Usually the primary contractor hired for any Residential or Commercial construction work.
- **Sub:** Subordinate contracting companies or subcontractors. Usually a "trades" contractor working for the GC. These contractors generally have an area of expertise in which they are licensed like Plumbing, Electrical, Heating and Air systems, Gas Systems, Pools etc. (called "trades").
- **Journeymen:** Sub contractors who have their own personal licenses in one or more trades and work for different contracting companies, wherever they are needed or there is work.
- **HVAC (Mechanical, Heating & Air companies):** HVAC = Heating, Ventilation, and Air Conditioning.
- **ELEC (Electrical, TempPole, TPole, TPower, Temporary Power, Panel, AMP Change, Power Release):** Electrical permits can be pulled for many reasons. The most common reason is to increase the AMPs of power in an electrical power panel. This requires a permit in almost every jurisdiction. Other commons reason for Electrical permits is to insert a temporary power pole at a new construction site. Construction requires electricity, and in a new development, power has yet to be run to the lot. The temporary power pole is usually the very first permit pulled for new development. The power is released to the home owner when construction is complete and this sometimes takes the form of a Power Release permit or inspection.
- **"Pull" a permit:** To obtain and pay for a building permit.
- **CBO:** Chief Building Official
- **Planning Department:** The department in the development process where the building /structural plans are reviewed for their completeness and compliance with building codes
- **Zoning Department:** The department in the development process where the site plans are reviewed for their compliance with the regulations associated with the zoning district in which they are situated.
- **Zoning District:** A pre-determined geographic boundary within a jurisdiction where certain types of structures are permitted / prohibited. Examples are Residential structure, Commercial/Retail structures, Industrial/Manufacturing structures etc. Each zoning district has regulations associated with it like the sizes of the lots, the density of the structures on the lots, the number of parking spaces required for certain types of structures on the lots etc.
- **PIN (TMS, GIS ID, Parcel#):** Property Identification Number and Tax Map System number.
- **State Card (Business license):** A license card issued to a contractor to conduct business.
- **Building Inspector (Inspector):** The inspector is a building department employee that inspects building construction for compliance to codes.
- **C.O.:** Certificate of Occupancy. This is the end of the construction process and designates that the owners now have permission to occupy a structure after its building is complete. Sometimes also referred to as a Certificate of Compliance.

GLOSSARY

Permit Content Definitions

- Permit Number: The alphanumerical designation assigned to a permit for tracking within the building department system. Sometimes the permit number gives clues to its role, e.g. a "PL" prefix may designate a plumbing permit.
- Description: A field on the permit form that allows the building department to give a brief description of the work being done. More often than not, this is the most important field for EP's to find clues to the prior use(s) of the property.
- Permit Type: Generally a brief designation of the type of job being done. For example BLDG-RES, BLDG-COM, ELEC, MECH etc.

Sample Building Permit Data

Date: Nov 09, 2000
Permit Type: Bldg -
New Permit Number: 101000000405
Status: Valuation: $1,000,000.00
Contractor Company: OWNER-BUILDER
Contractor Name:

Description: New one store retail (SAV-ON) with drive-thru pharmacy. Certificate of Occupancy.

5775 West Adams Boulevard

5775 West Adams Boulevard

Los Angeles, CA 90016

Inquiry Number: 5533714.3

January 14, 2019

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

01/14/19

Site Name:	Client Name:
5775 West Adams Boulevard	Frey Environmental
5775 West Adams Boulevard	2817-A Lafayette Avenue
Los Angeles, CA 90016	Newport Beach, CA 92647
EDR Inquiry # 5533714.3	Contact: Deanna Hoppe

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Certification # A850-4E79-B466

PO # NA

Project 5775 West Adams Boulevard

Maps Provided:

1969
1950
1929
1927

Sanborn® Library search results

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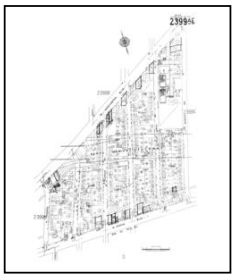
Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1969 Source Sheets

Volume 23A, Sheet 2399ab
1969



Volume 23A, Sheet 2399ae
1969

Volume 37, Sheet 3703
1969

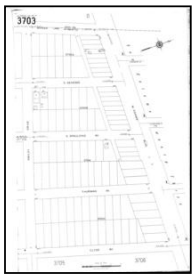
1950 Source Sheets

Volume 37, Sheet 3703
1950

Volume 23A, Sheet 2399ab
1950

Volume 23A, Sheet 2399ae
1950

1929 Source Sheets



Volume 36, Sheet 3703
1929

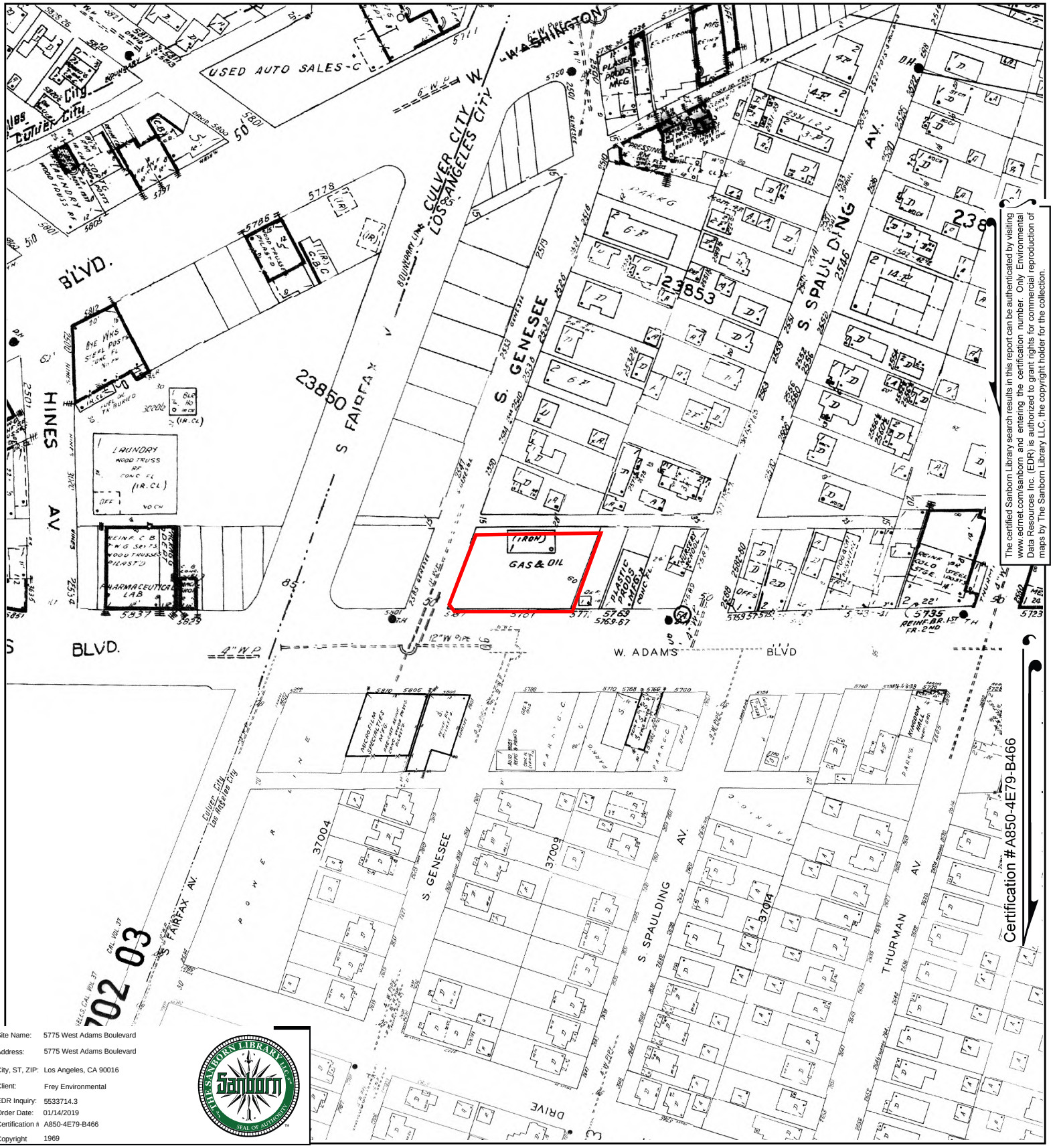
1927 Source Sheets

Volume 23, Sheet 2399b
1927

Volume 23, Sheet 2399e
1927

Certified Sanborn® Map

1969



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Address:	5775 West Adams Boulevard
City, ST, ZIP:	Los Angeles, CA 90016
Client:	Frey Environmental
EDR Inquiry:	5533714.3
Order Date:	01/14/2019
Certification #	A850-4E79-B466
Copyright	1969

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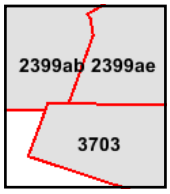
0 Feet 150 300 600

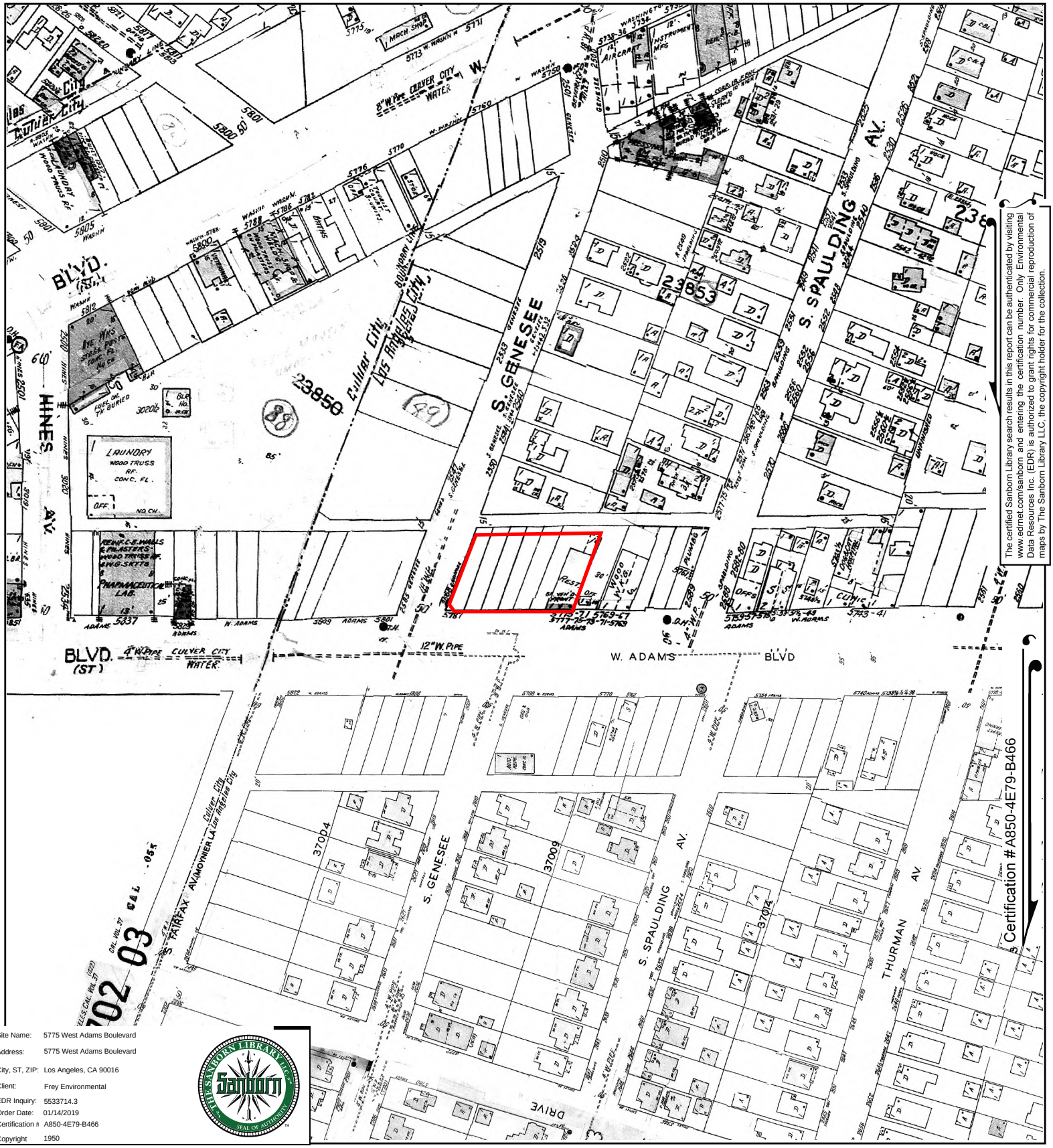


Volume 37, Sheet 3703
Volume 23A, Sheet 2399ae
Volume 23A, Sheet 2399ab

N

Certified Sanborn® Map

1950



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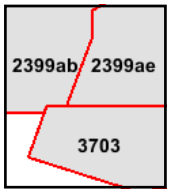

Volume 23A, Sheet 2399ae
Volume 23A, Sheet 2399ab
Volume 37, Sheet 3703

N

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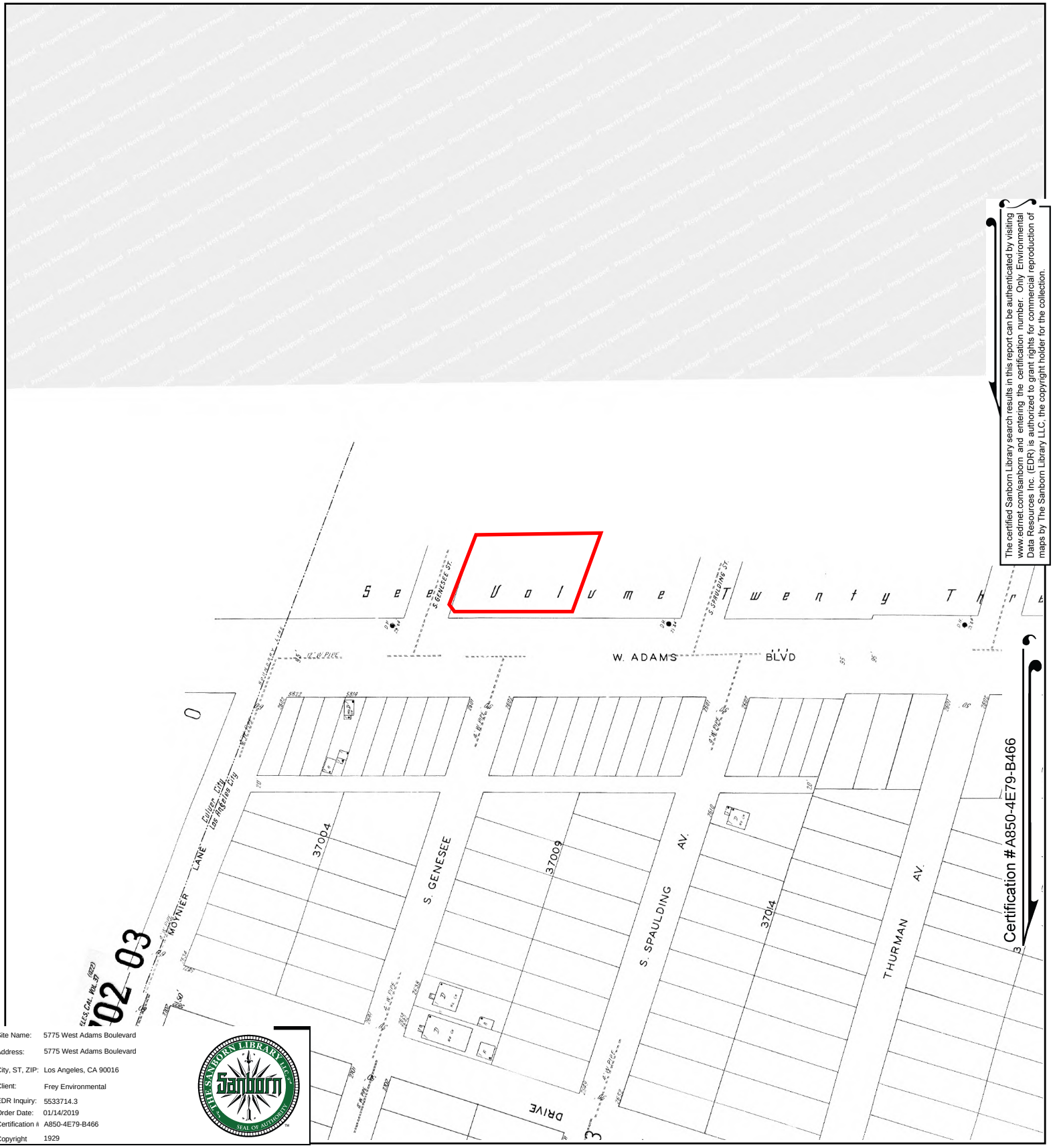
1929



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Address:	5775 West Adams Boulevard
City, ST, ZIP:	Los Angeles, CA 90016
Client:	Frey Environmental
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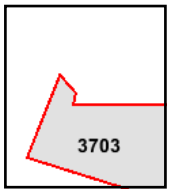

Volume 36, Sheet 3703

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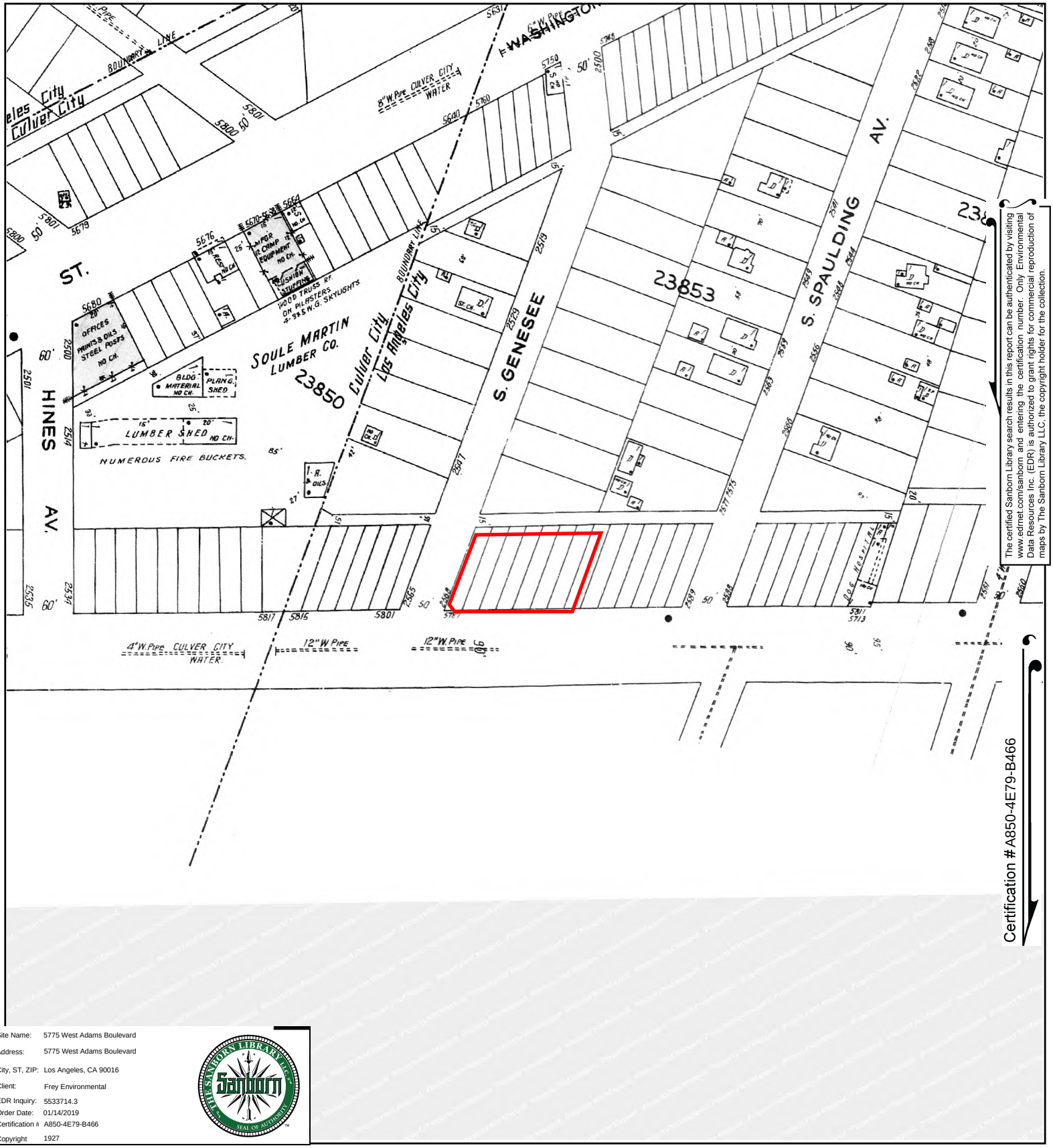
Certified Sanborn® Map

1927



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Address:	5775 West Adams Boulevard
City, ST, ZIP:	Los Angeles, CA 90016
Client:	Frey Environmental
EDR Inquiry:	5533714.3
Order Date:	01/14/2019
Certification #	A850-4E79-B466
Copyright	1927

This Certified Sanborn Map combines the following sheets.
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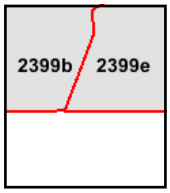

Volume 23, Sheet 2399e
Volume 23, Sheet 2399b

N

5775 West Adams Boulevard

5775 West Adams Boulevard

Los Angeles, CA 90016

Inquiry Number: 5533714.4

January 14, 2019

EDR Historical Topo Map Report

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EDR Historical Topo Map Report

01/14/19

Site Name:	Client Name:
5775 West Adams Boulevard	Frey Environmental
5775 West Adams Boulevard	2817-A Lafayette Avenue
Los Angeles, CA 90016	Newport Beach, CA 92647
EDR Inquiry # 5533714.4	Contact: Deanna Hoppe

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Search Results:		*Coordinates:*	
P.O.#	NA	**Latitude:**	34.032712 34° 1' 58" North
Project:	5775 West Adams Boulevard	**Longitude:**	-118.36976 -118° 22' 11" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	373549.61
		UTM Y Meters:	3766629.07
		Elevation:	95.00' above sea level

Maps Provided:

2012	1924
1995	1921
1991, 1994	1920
1981	1902
1972	1900
1966	1898
1950, 1953	1896
1926	1894

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Topo Sheet Key

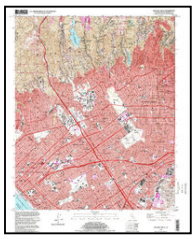
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets

Hollywood
2012
7.5-minute, 24000

Beverly Hills
2012
7.5-minute, 24000

1995 Source Sheets



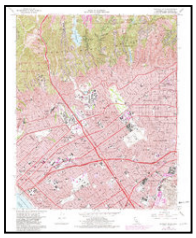
Beverly Hills
1995
7.5-minute, 24000
Aerial Photo Revised 1978

1991, 1994 Source Sheets

Hollywood
1991
7.5-minute, 24000
Aerial Photo Revised 1978

Beverly Hills
1994
7.5-minute, 24000
Aerial Photo Revised 1978

1981 Source Sheets



Beverly Hills
1981
7.5-minute, 24000
Aerial Photo Revised 1978

Hollywood
1981
7.5-minute, 24000
Aerial Photo Revised 1978

Topo Sheet Key

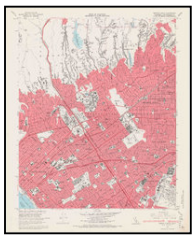
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1972 Source Sheets

Hollywood
1972
7.5-minute, 24000
Aerial Photo Revised 1972

Beverly Hills
1972
7.5-minute, 24000
Aerial Photo Revised 1972

1966 Source Sheets



Beverly Hills
1966
7.5-minute, 24000
Aerial Photo Revised 1964

Hollywood
1966
7.5-minute, 24000
Aerial Photo Revised 1964

1950, 1953 Source Sheets

Beverly Hills
1950
7.5-minute, 24000
Aerial Photo Revised 1947

Hollywood
1953
7.5-minute, 24000
Aerial Photo Revised 1952

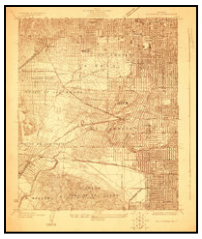
1926 Source Sheets

Hollywood
1926
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1924 Source Sheets

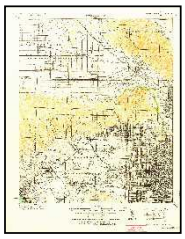


Hollywood
1924
7.5-minute, 24000

1921 Source Sheets

Santa Monica
1921
15-minute, 62500

1920 Source Sheets



SANTA MONICA
1920
15-minute, 62500

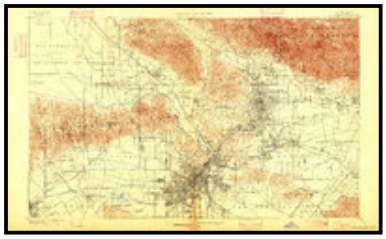
1902 Source Sheets

Santa Monica
1902
15-minute, 62500

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1900 Source Sheets



Los Angeles
1900
15-minute, 62500

1898 Source Sheets

Santa Monica
1898
15-minute, 62500

1896 Source Sheets

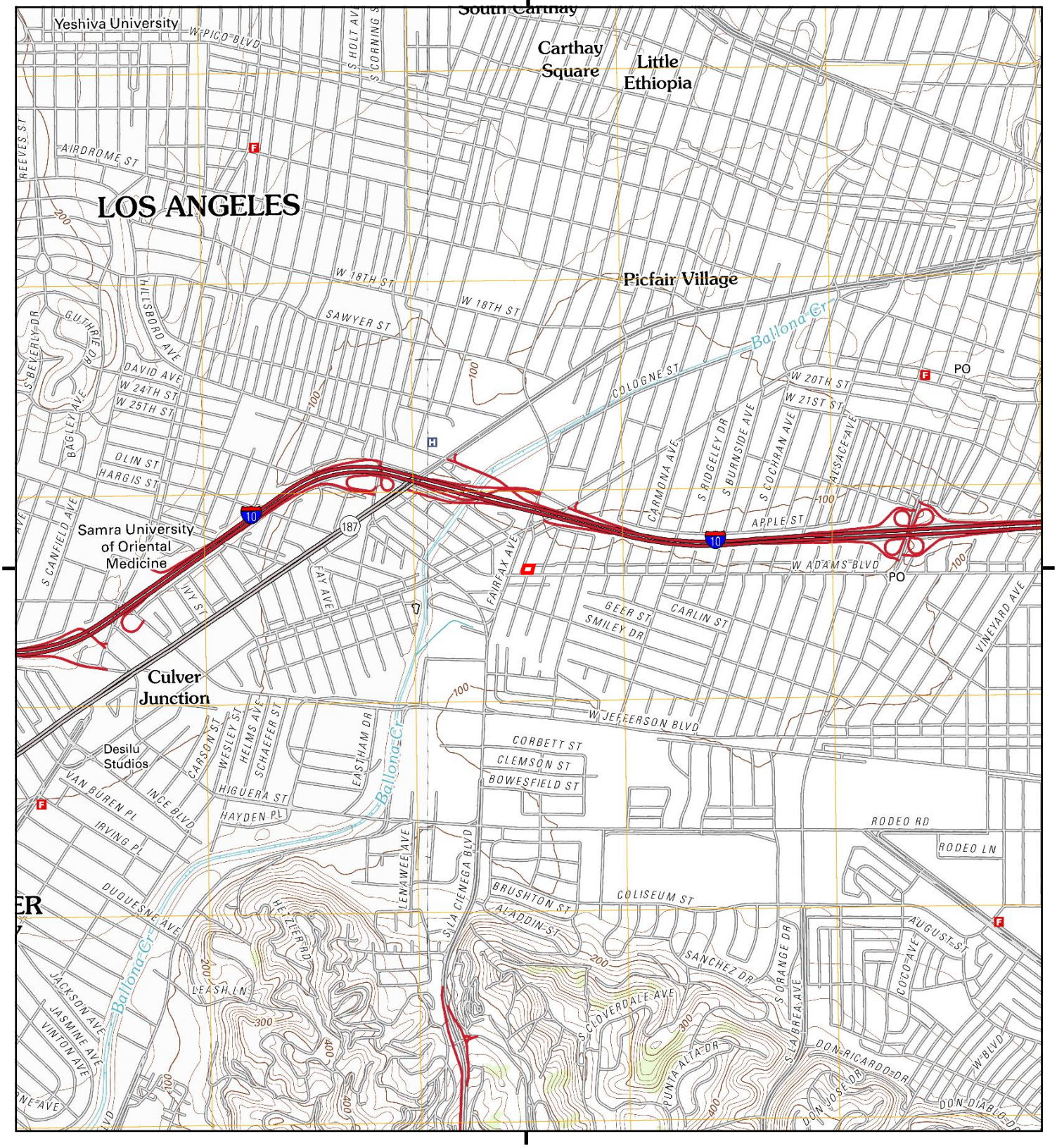
Santa Monica
1896
15-minute, 62500

1894 Source Sheets

Los Angeles
1894
15-minute, 62500

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

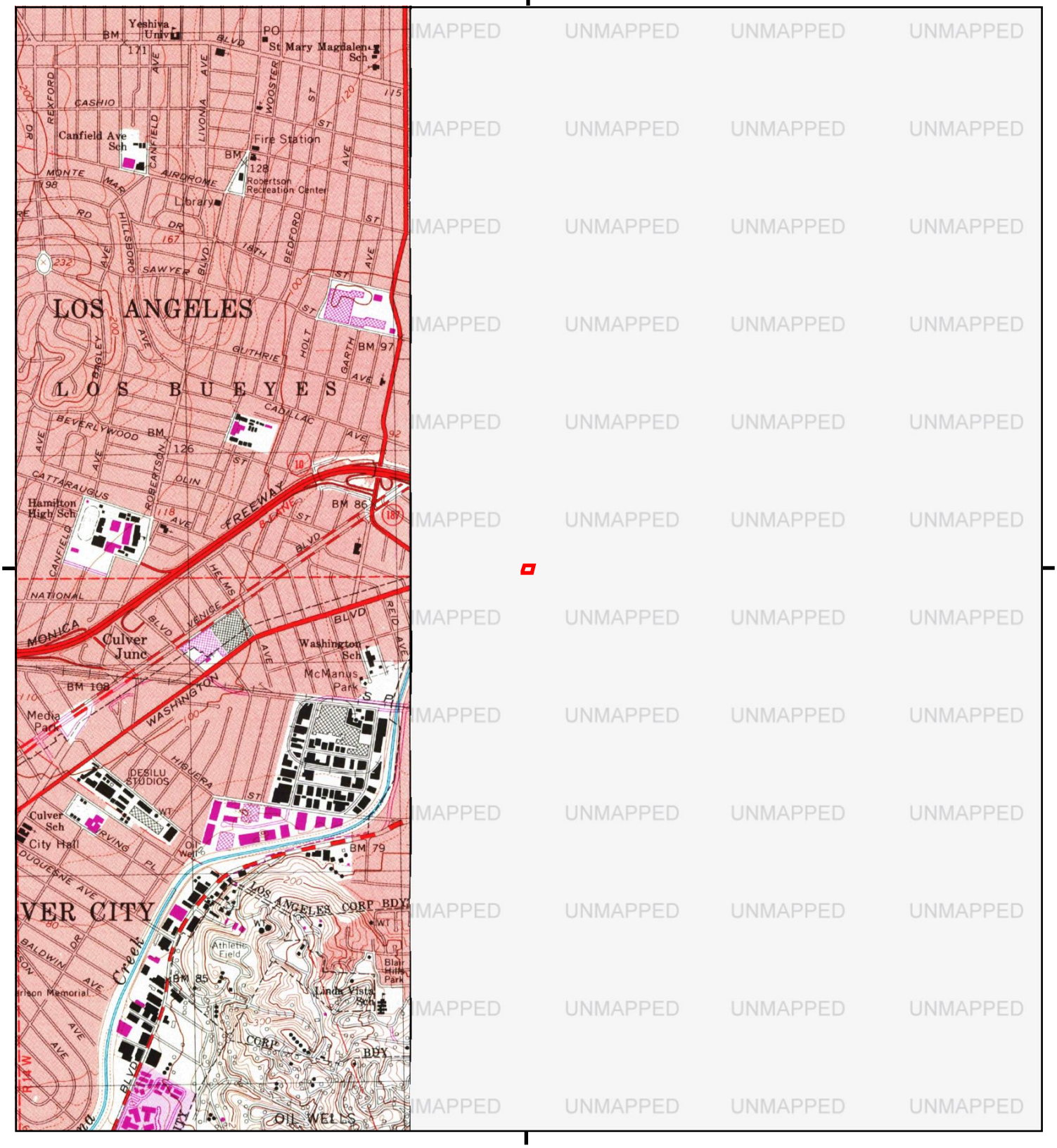
TP, Hollywood, 2012, 7.5-minute
NW, Beverly Hills, 2012, 7.5-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

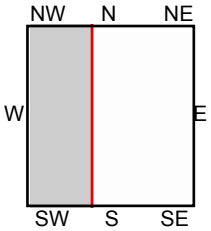
Historical Topo Map

1995



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



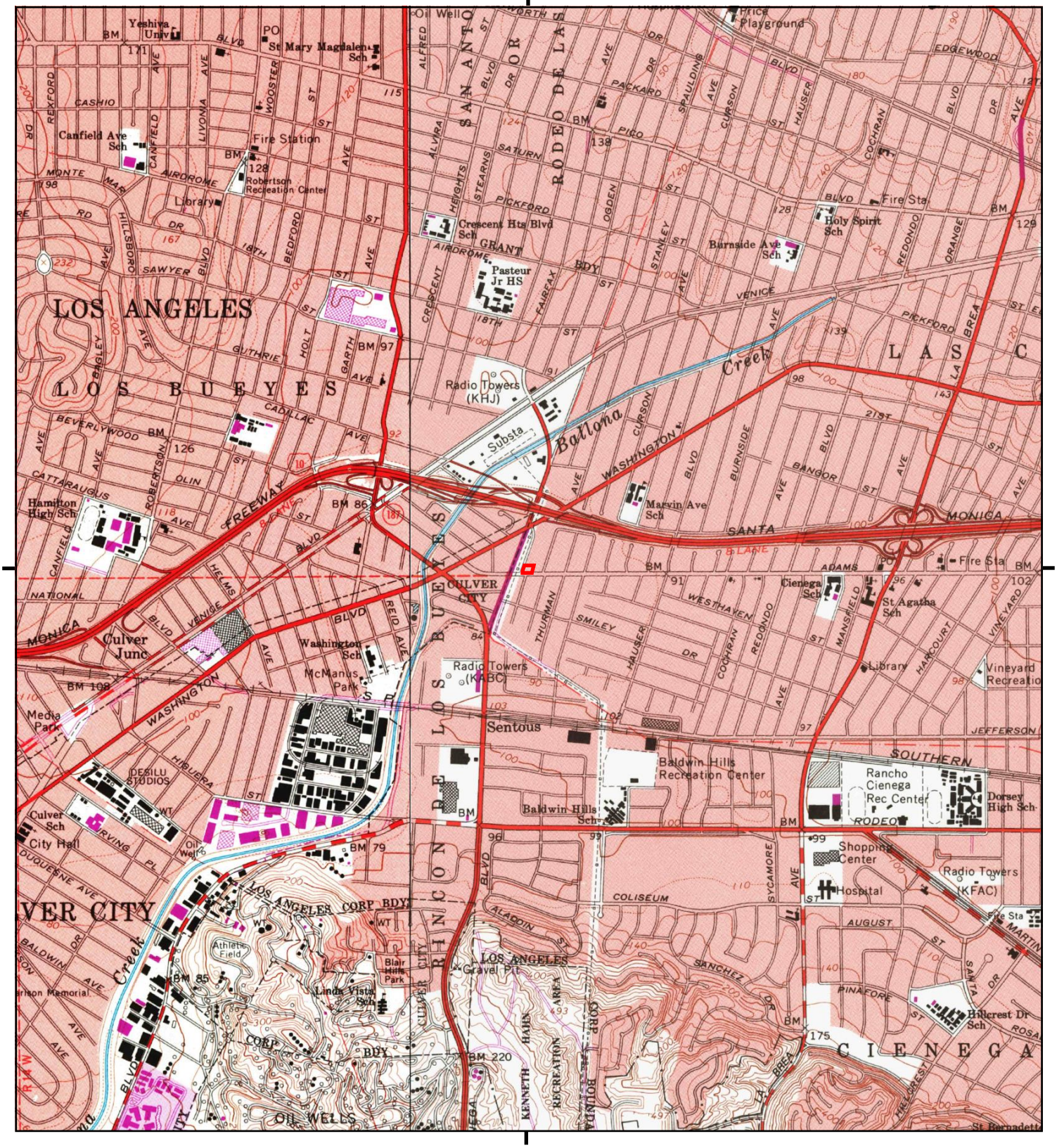
NW, Beverly Hills, 1995, 7.5-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

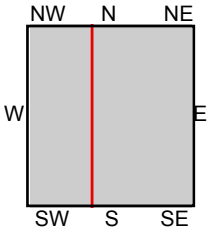
Historical Topo Map

1991, 1994



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



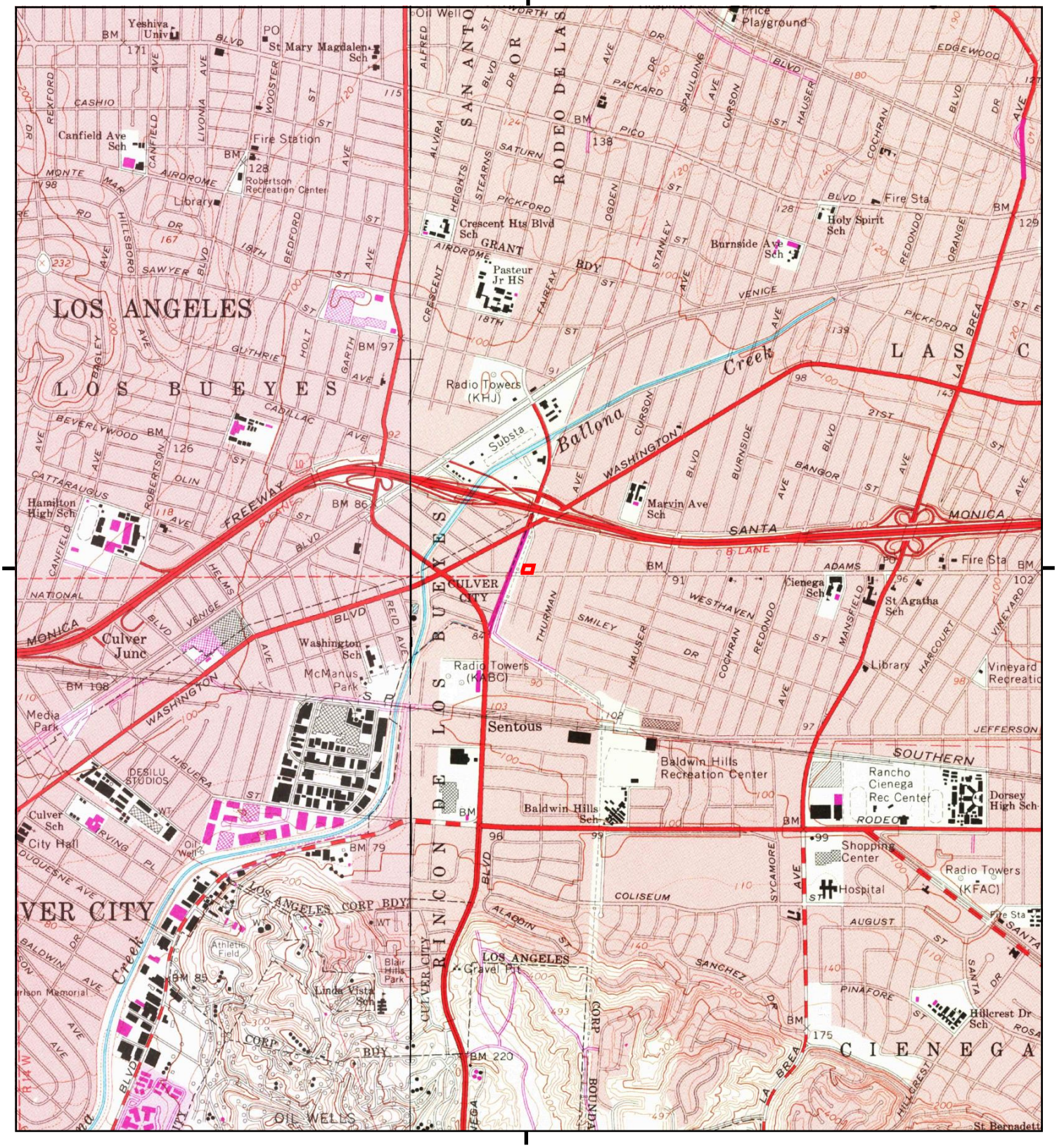
TP, Hollywood, 1991, 7.5-minute
NW, Beverly Hills, 1994, 7.5-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

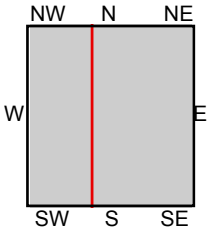
Historical Topo Map

1981



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



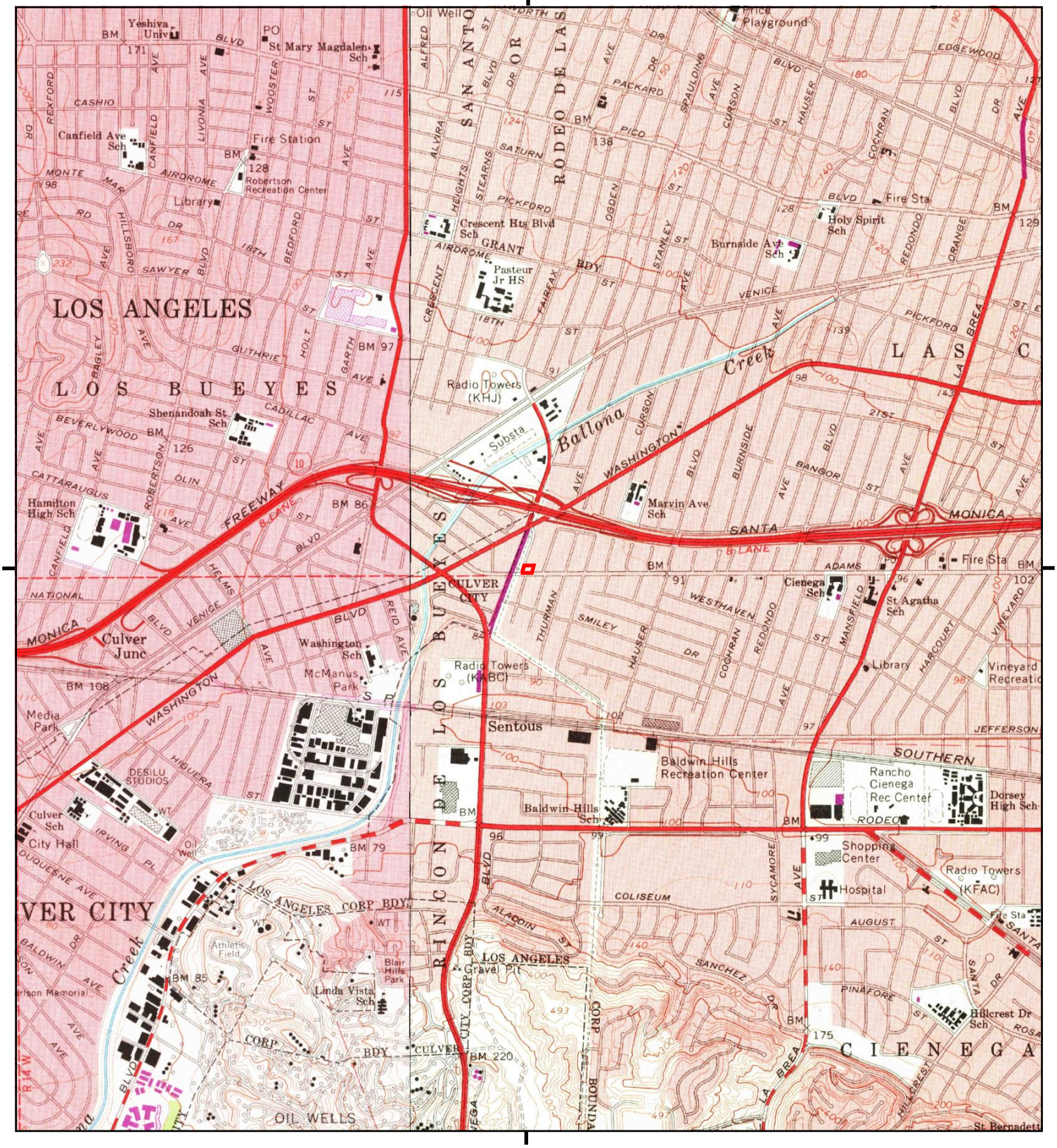
TP, Hollywood, 1981, 7.5-minute
NW, Beverly Hills, 1981, 7.5-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

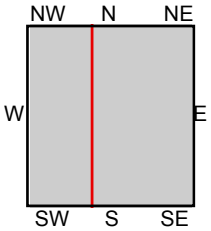
Historical Topo Map

1972



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



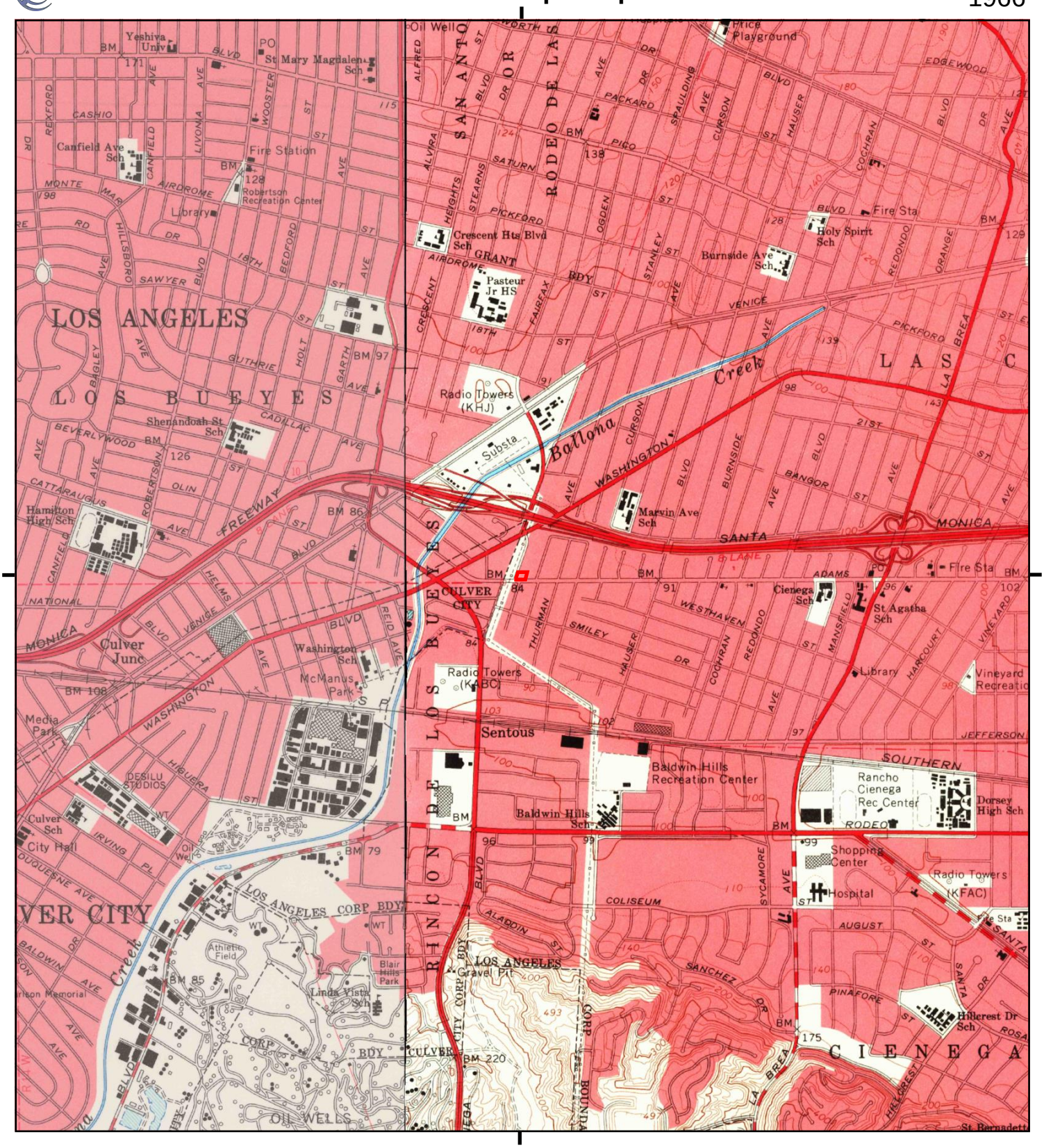
TP, Hollywood, 1972, 7.5-minute
NW, Beverly Hills, 1972, 7.5-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

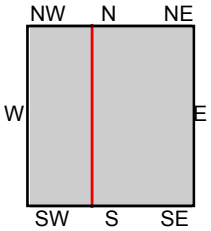
Historical Topo Map

1966



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



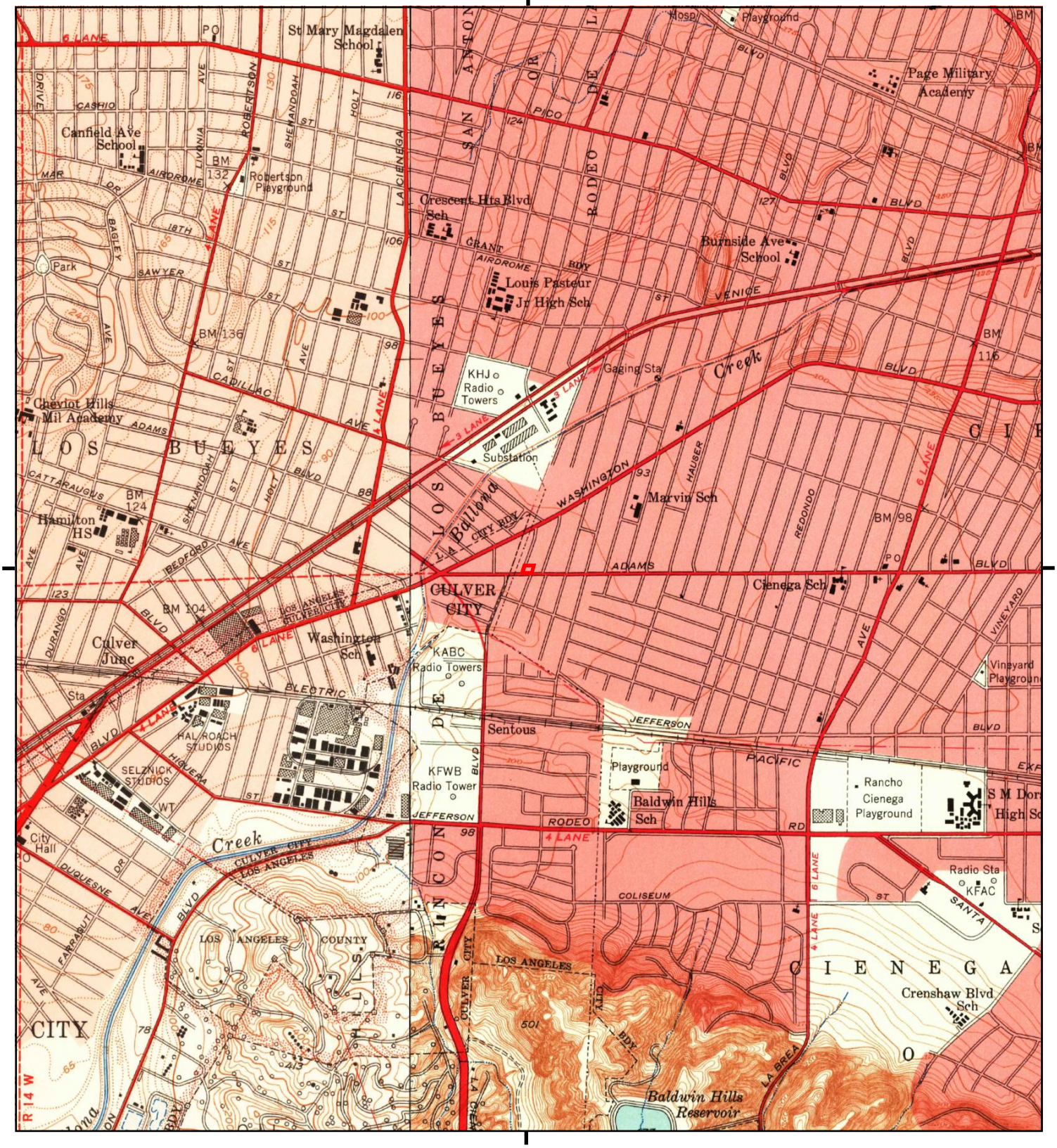
TP, Hollywood, 1966, 7.5-minute
NW, Beverly Hills, 1966, 7.5-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

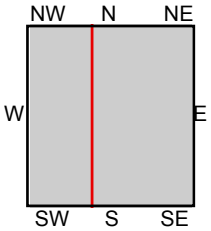
Historical Topo Map

1950, 1953



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



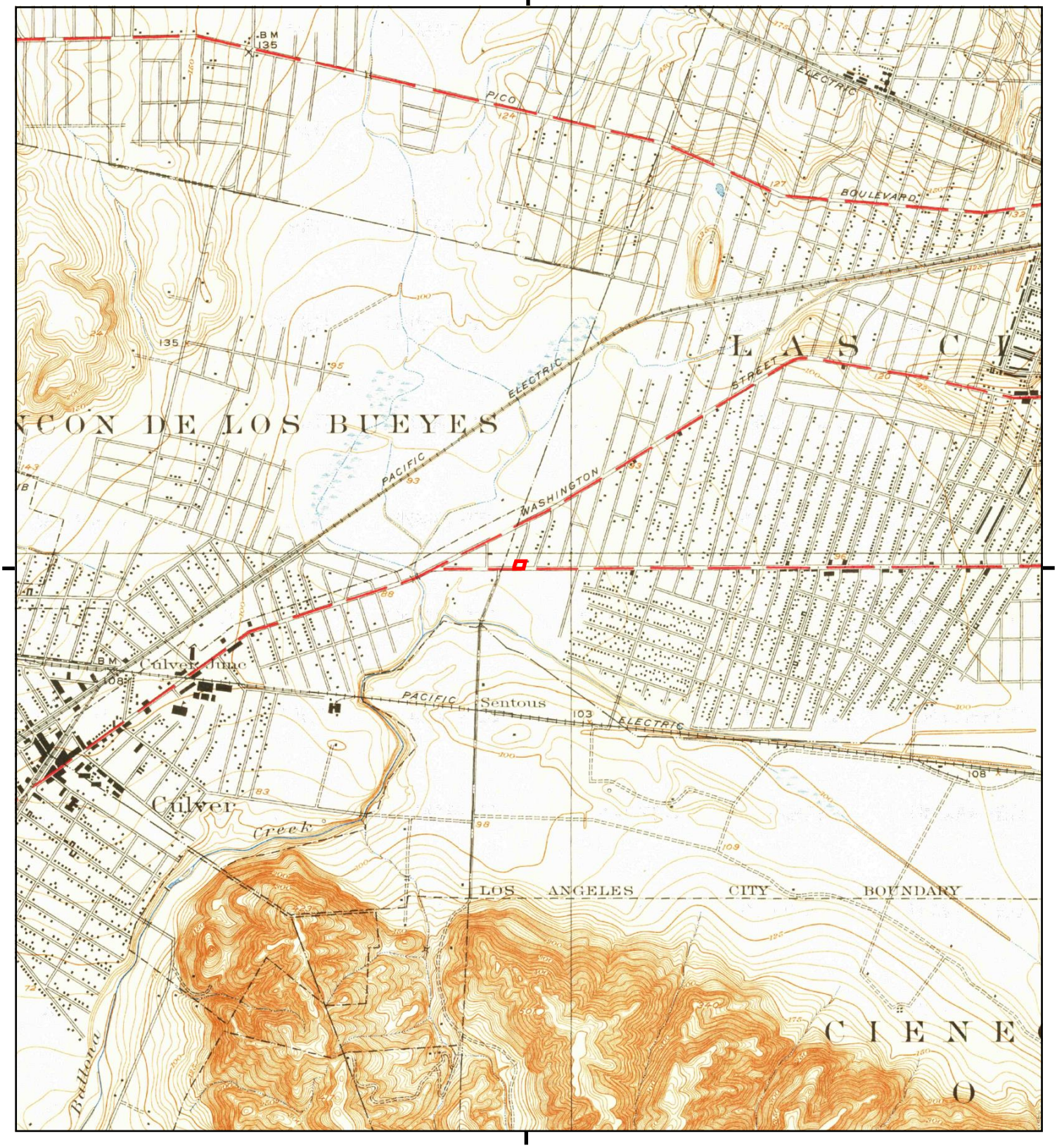
TP, Hollywood, 1953, 7.5-minute
NW, Beverly Hills, 1950, 7.5-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

Historical Topo Map

1926



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Hollywood, 1926, 7.5-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

Historical Topo Map

1924

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Hollywood, 1924, 7.5-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

Historical Topo Map

1921

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Santa Monica, 1921, 15-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

Historical Topo Map

1920

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

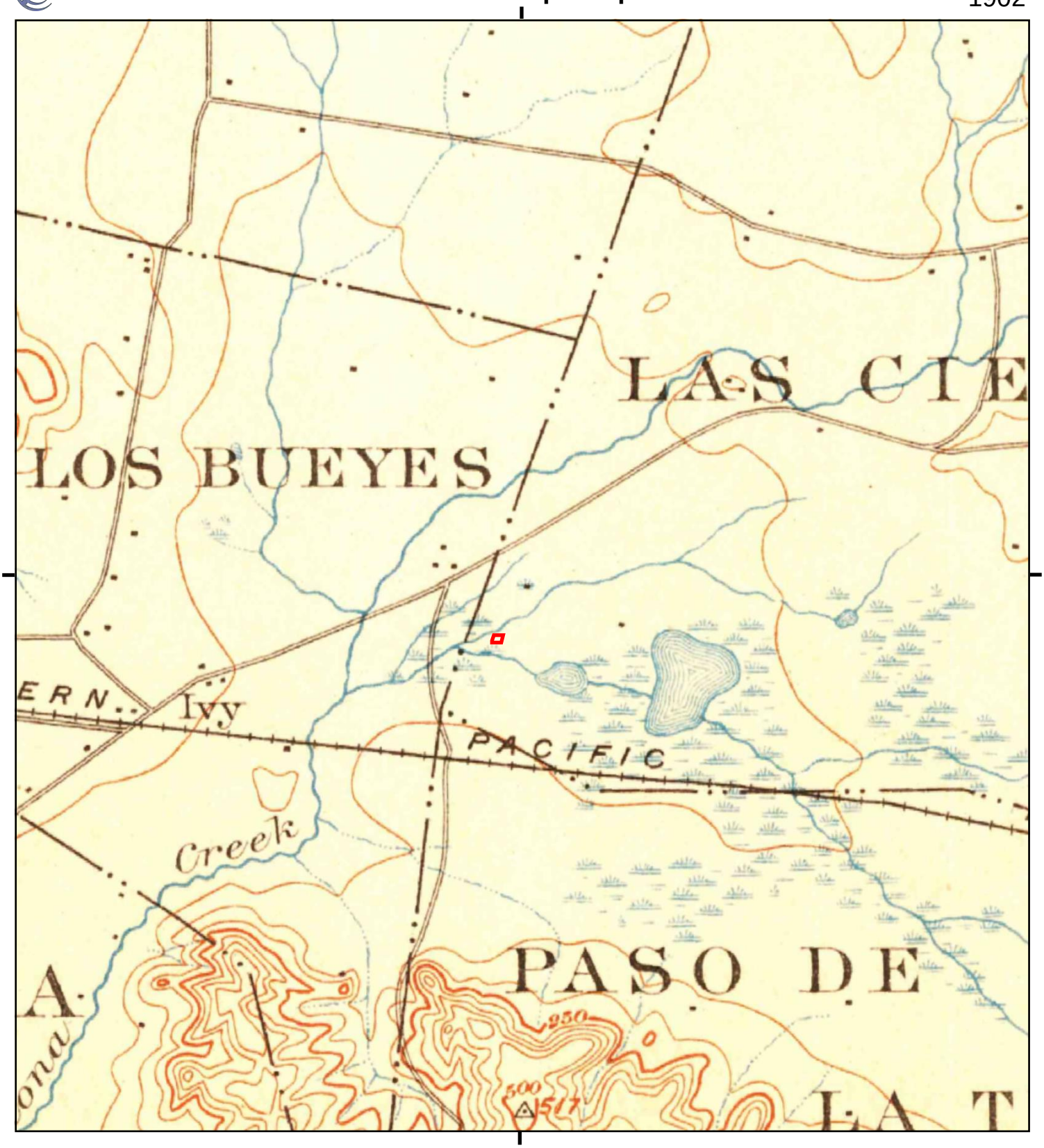
TP, SANTA MONICA, 1920, 15-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

Historical Topo Map

1902



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

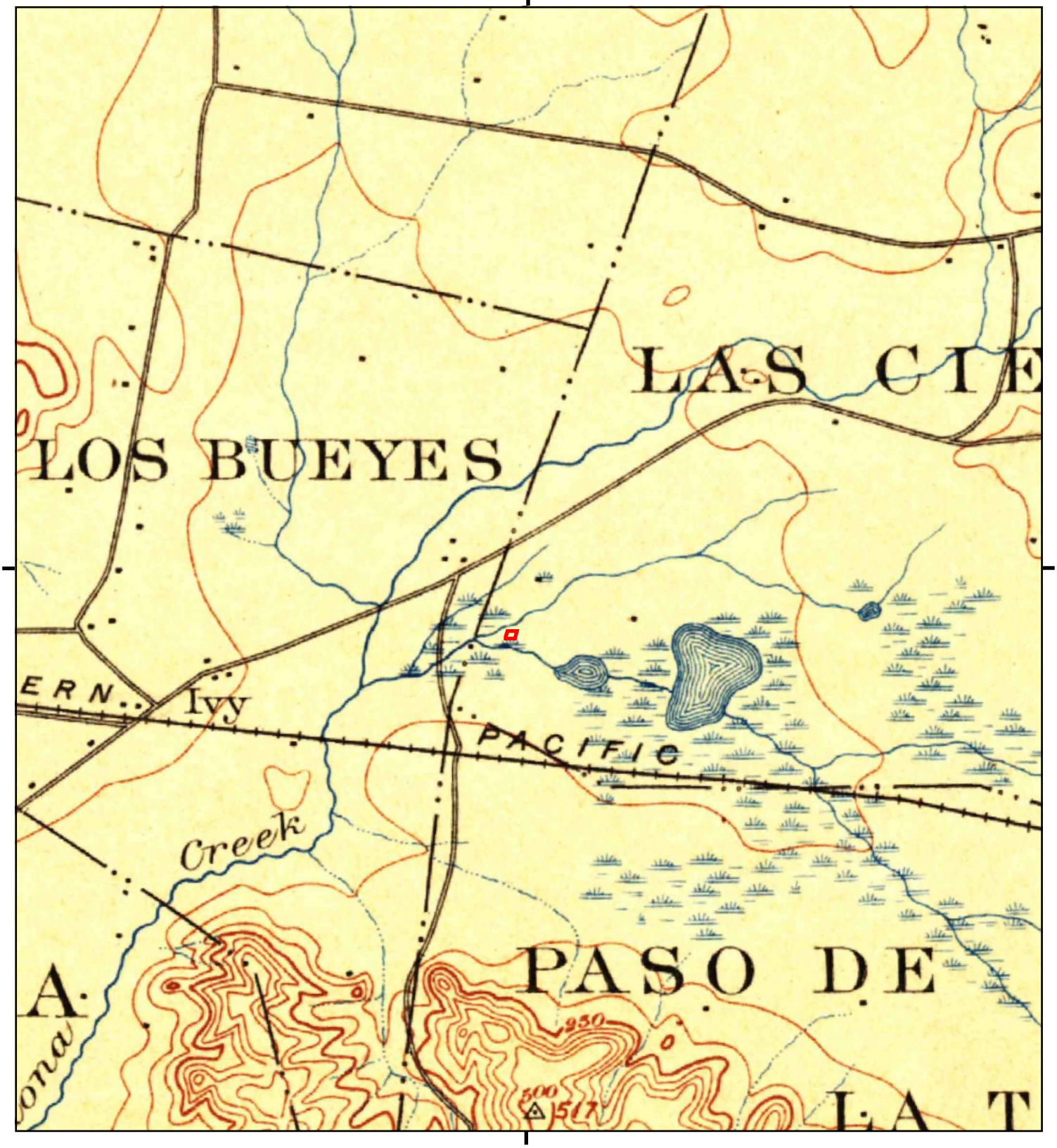
TP, Santa Monica, 1902, 15-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

Historical Topo Map

1900



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

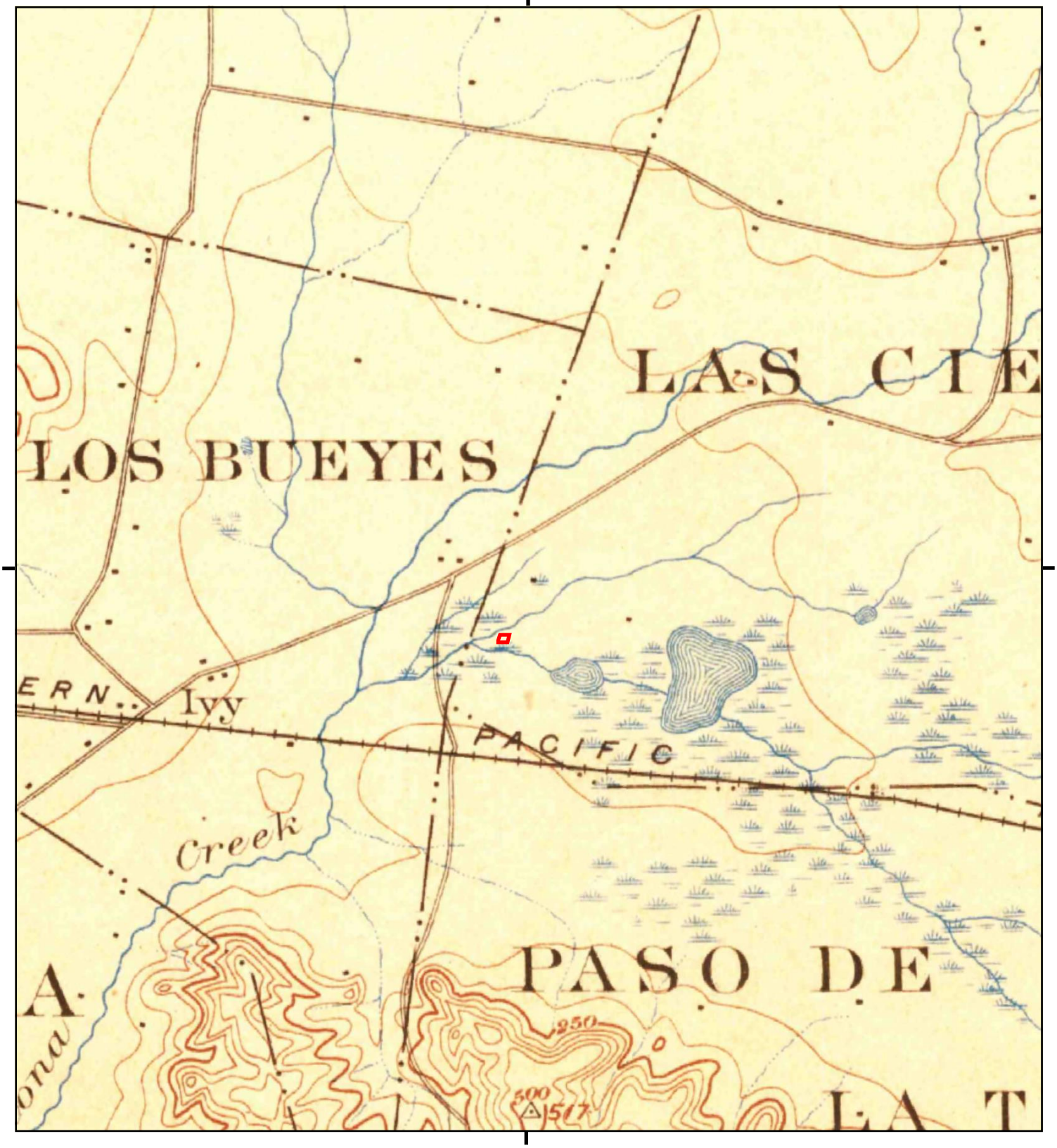
TP, Los Angeles, 1900, 15-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

Historical Topo Map

1898



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

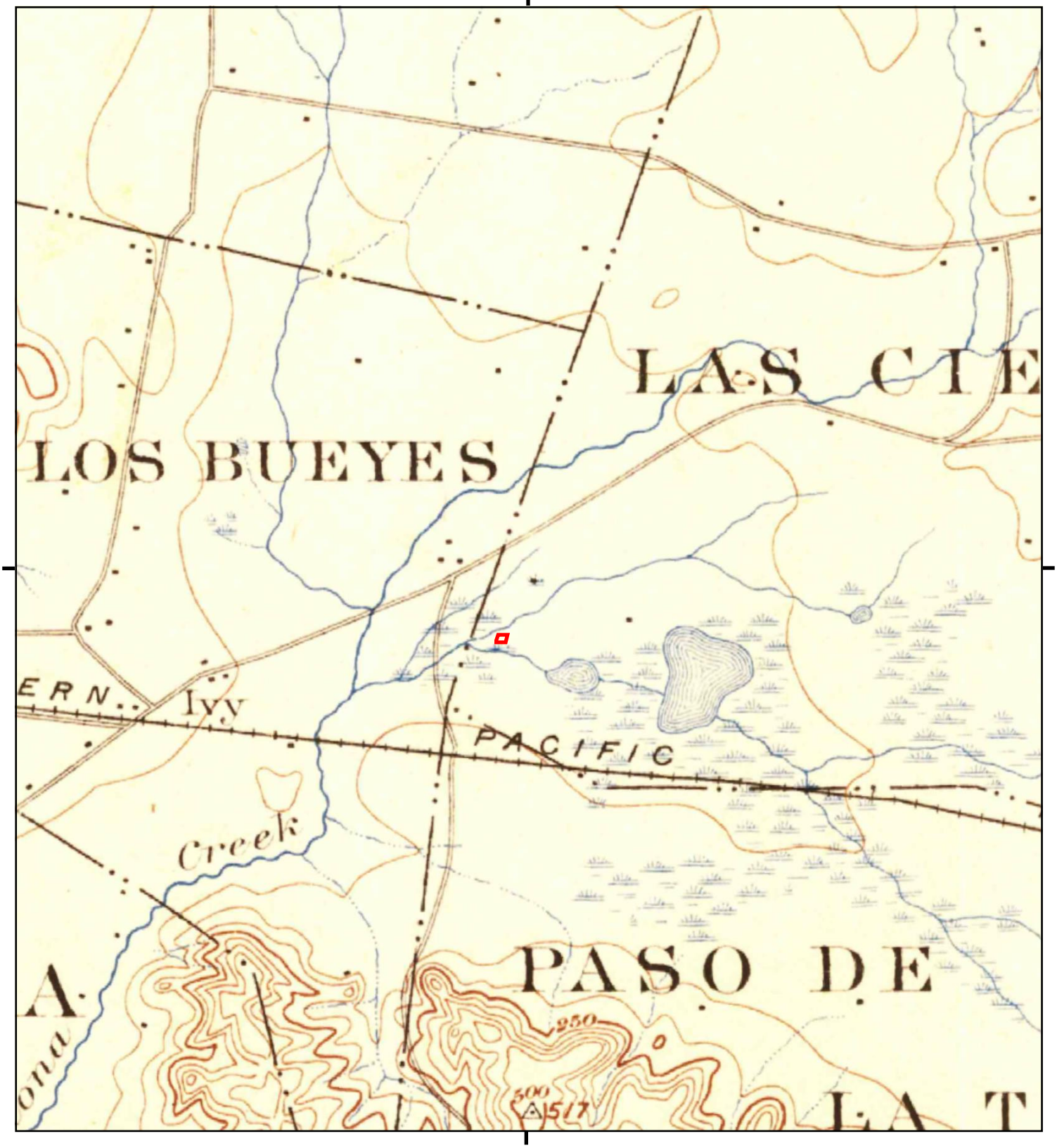
TP, Santa Monica, 1898, 15-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

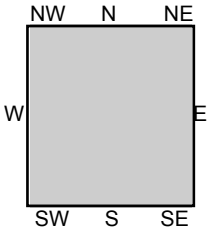
Historical Topo Map

1896



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



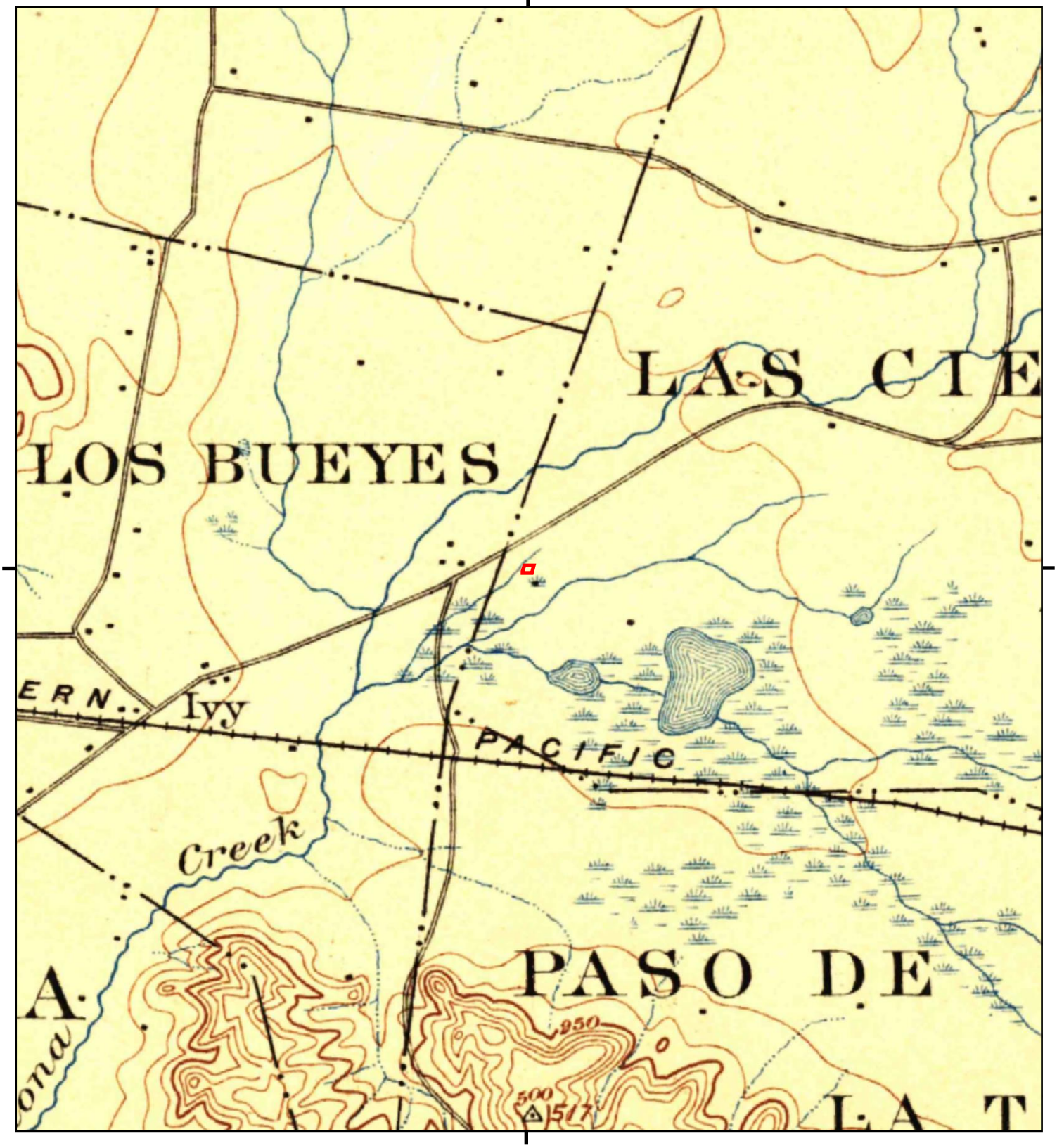
TP, Santa Monica, 1896, 15-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

Historical Topo Map

1894



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Los Angeles, 1894, 15-minute

SITE NAME: 5775 West Adams Boulevard
ADDRESS: 5775 West Adams Boulevard
Los Angeles, CA 90016
CLIENT: Frey Environmental

N

5775 West Adams Boulevard

5775 West Adams Boulevard

Los Angeles, CA 90016

Inquiry Number: 5533714.11

January 14, 2019

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

01/14/19

Site Name:

5775 West Adams Boulevard
5775 West Adams Boulevard
Los Angeles, CA 90016
EDR Inquiry # 5533714.11

Client Name:

Frey Environmental
2817-A Lafayette Avenue
Newport Beach, CA 92647
Contact: Deanna Hoppe

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June 10, 2002	USDA
1994	1"=500'	Acquisition Date: May 31, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 22, 1989	USDA
1981	1"=500'	Flight Date: February 17, 1981	EDR Proprietary Brewster Pacific
1977	1"=500'	Flight Date: April 25, 1977	EDR Proprietary Brewster Pacific
1970	1"=500'	Flight Date: February 17, 1970	EDR Proprietary Brewster Pacific
1964	1"=500'	Flight Date: July 28, 1964	USGS
1952	1"=500'	Flight Date: April 11, 1952	USDA
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: May 22, 1938	USDA
1928	1"=500'	Flight Date: January 01, 1928	FAIR
1923	1"=500'	Flight Date: January 01, 1923	FAIR

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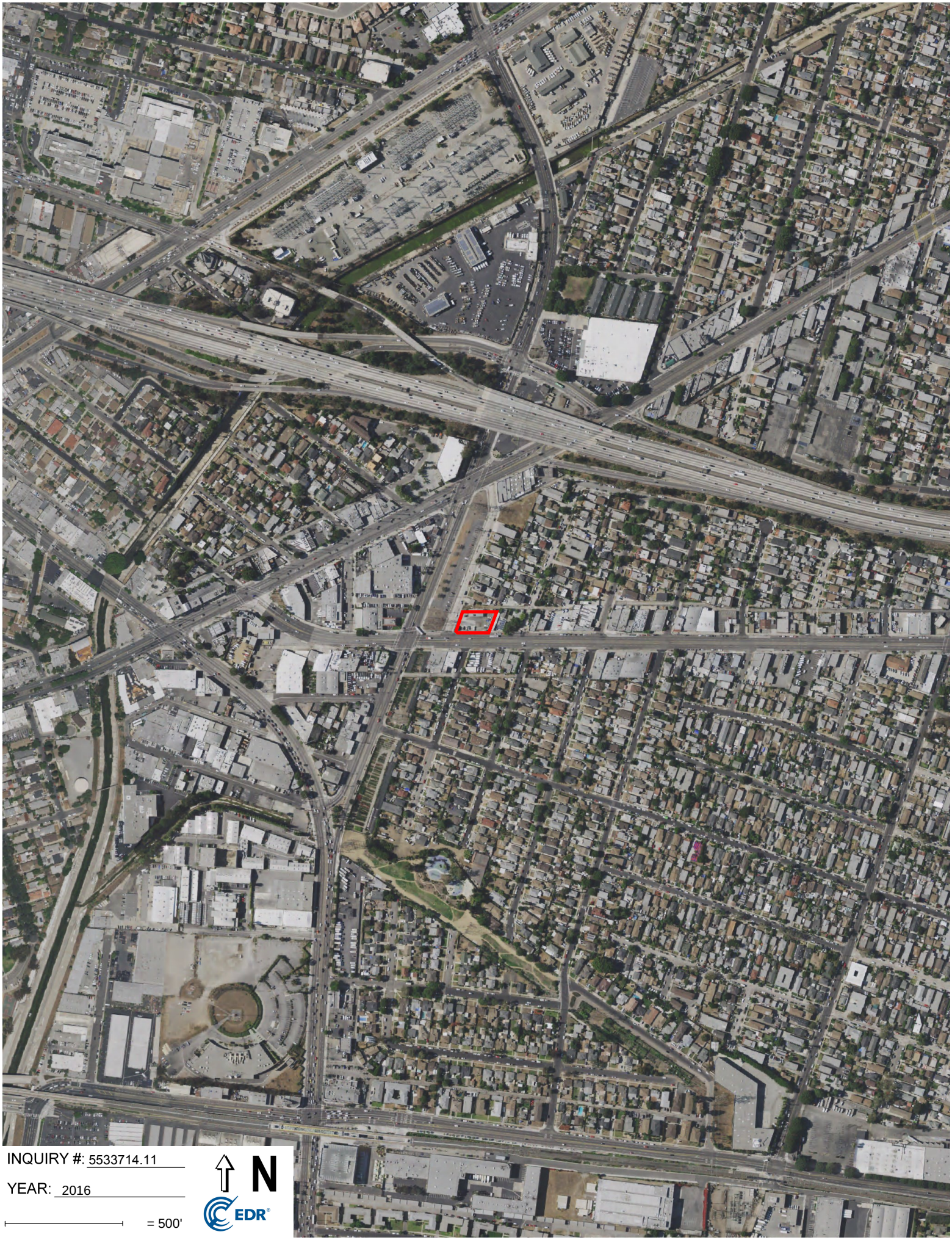


INQUIRY #: 5533714.11

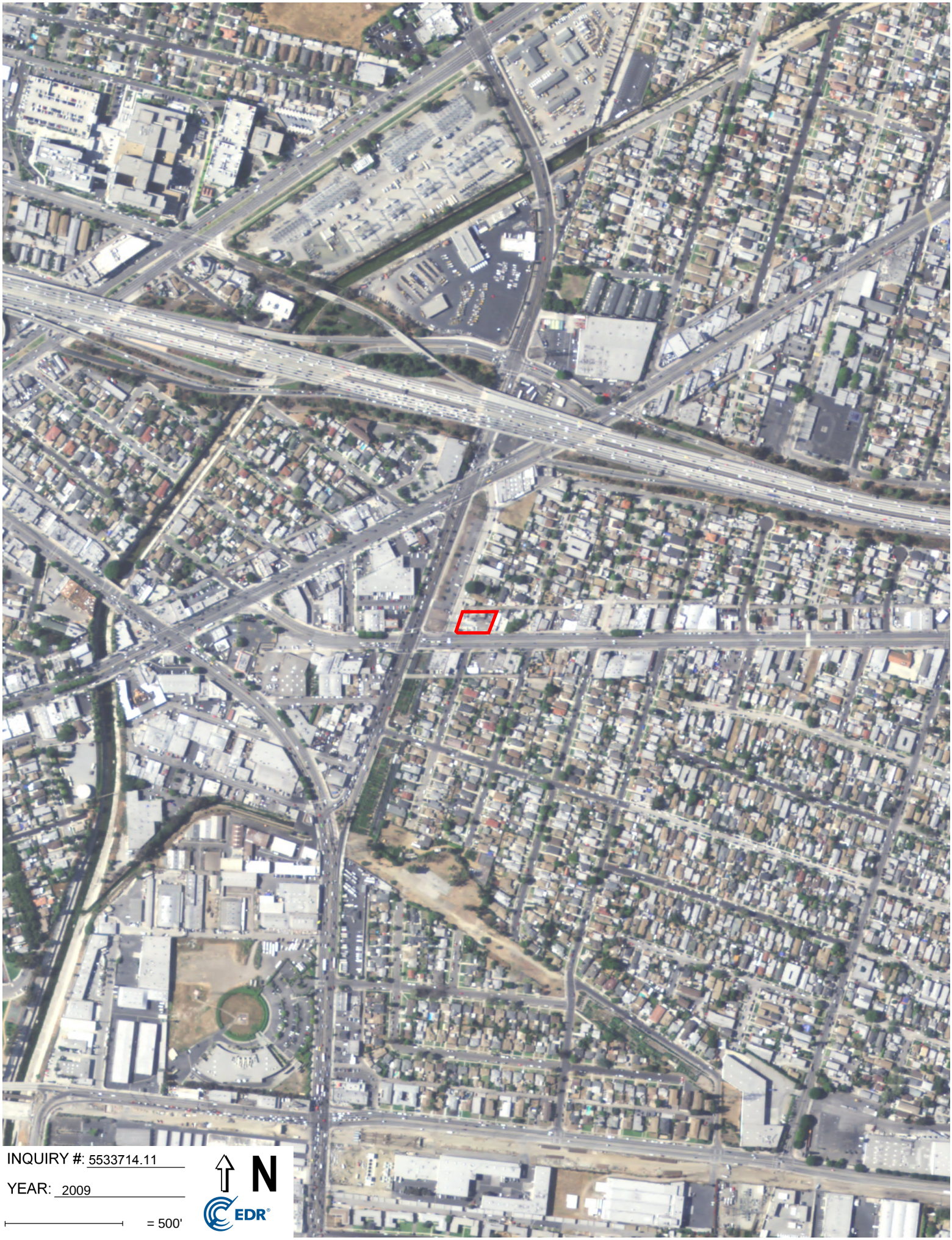
YEAR: 2016

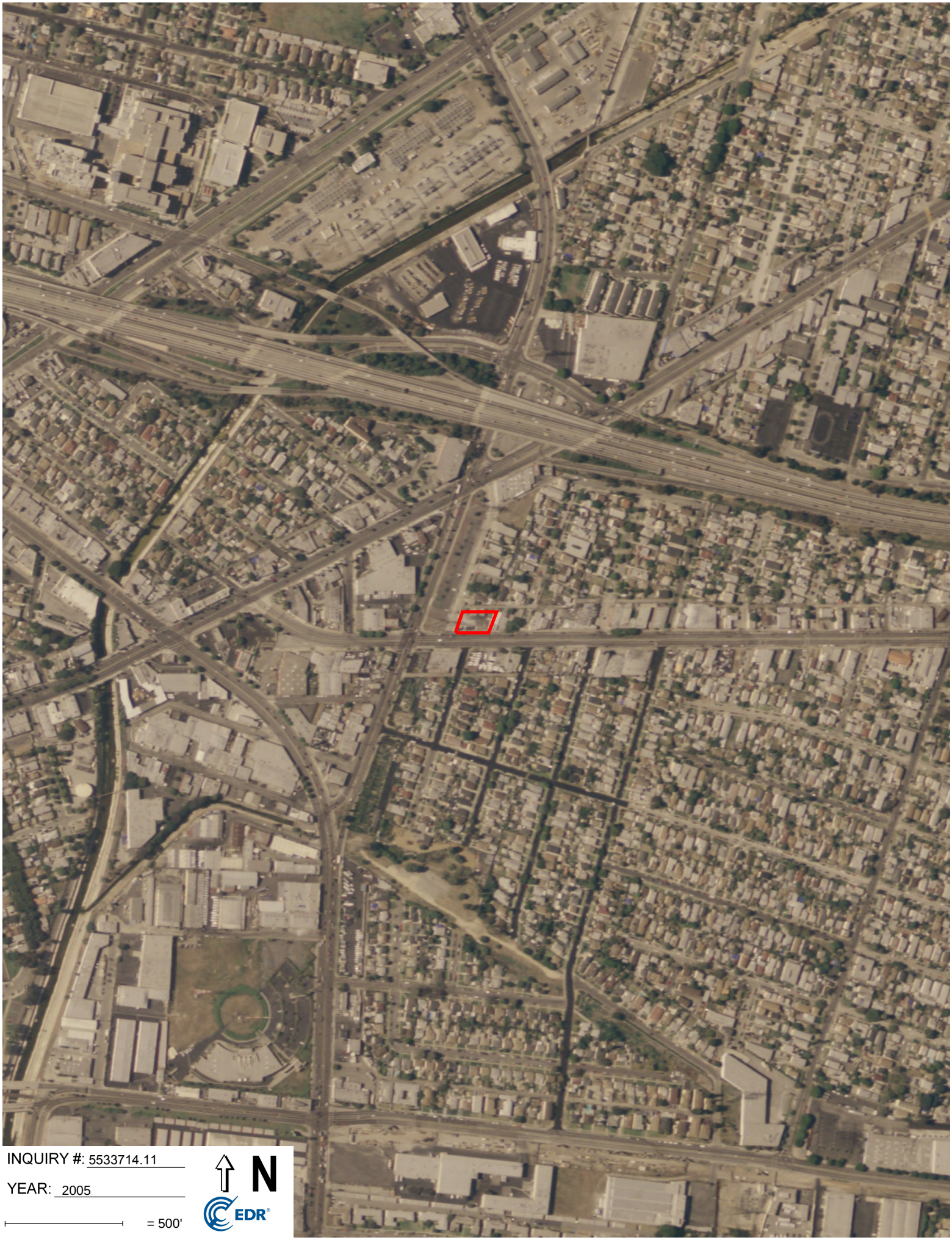
= 500'

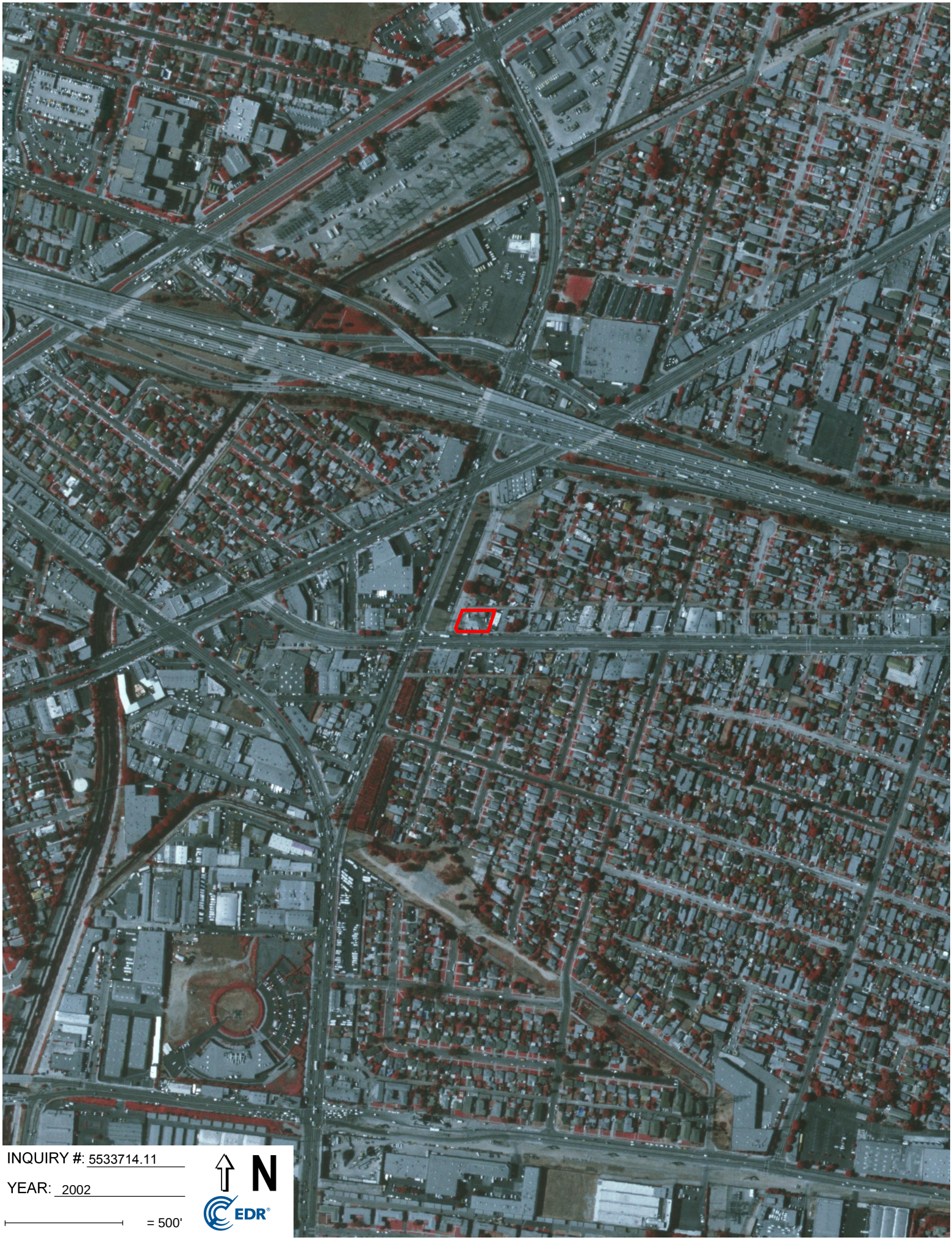
N

EDR

INQUIRY #: 5533714.11
YEAR: 2012
= 500'
N
EDR


INQUIRY #: 5533714.11
YEAR: 2009
= 500'
N
EDR


INQUIRY #: 5533714.11
YEAR: 2005
= 500'
N
EDR


INQUIRY #: 5533714.11
YEAR: 2002
= 500'
N
EDR

INQUIRY #: 5533714.11
YEAR: 1994
= 500'
N
EDR

INQUIRY #: 5533714.11

YEAR: 1989

= 500'

N

EDR

INQUIRY #: 5533714.11

YEAR: 1981

= 500'

N

EDR

INQUIRY #: 5533714.11
YEAR: 1977
= 500'
N
EDR

INQUIRY #: 5533714.11

YEAR: 1970

= 500'

N

EDR

INQUIRY #: 5533714.11

YEAR: 1964

= 500'

N

EDR

INQUIRY #: 5533714.11

YEAR: 1952

= 500'

N

EDR

INQUIRY #: 5533714.11
YEAR: 1948
= 500'
N
EDR

INQUIRY #: 5533714.11
YEAR: 1938
= 500'
N
EDR

INQUIRY #: 5533714.11

YEAR: 1928

= 500'

N

EDR

INQUIRY #: 5533714.11

YEAR: 1923

= 500'

N

EDR

5775 West Adams Boulevard

5775 West Adams Boulevard
Los Angeles, CA 90016

Inquiry Number: 5533714.5
January 14, 2019

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2014	EDR Digital Archive	-	X	X	-
	EDR Digital Archive	X	X	X	-
2010	EDR Digital Archive	-	X	X	-
	EDR Digital Archive	X	X	X	-
2006	Haines Company, Inc	-	X	X	-
	Haines Company, Inc	X	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines & Company, Inc.	-	-	-	-
2000	Haines & Company	-	X	X	-
	Haines & Company	X	X	X	-
1999	Haines Company	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1996	GTE	-	-	-	-
1995	Pacific Bell	-	-	-	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	X	X	-
1990	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1986	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1985	Pacific Bell	-	-	-	-
1981	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1975	Pacific Telephone	-	-	-	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
1970	Pacific Telephone	-	-	-	-
1969	Pacific Telephone	-	-	-	-
1967	R. L. Polk & Co.	-	-	-	-
1966	Pacific Telephone	-	-	-	-
1965	GTE	-	-	-	-
1964	Pacific Telephone	-	X	X	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	X	X	-
1958	Pacific Telephone	-	X	X	-
1957	Pacific Telephone	-	X	X	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	-	X	X	-
	Pacific Telephone & Telegraph Co.	X	X	X	-
1950	Pacific Telephone	-	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Los Angeles Directory Co.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	The Glendale Directory Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1942	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Company Publishers	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	X	X	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	-	-	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

Address	***Type***	***Findings***
2550 South Genesee Avenue	Client Entered	X
5787 West Adams Boulevard	Client Entered	X
5771 West Adams Boulevard	Client Entered	X
5804 West Adams Boulevard	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

5775 West Adams Boulevard
Los Angeles, CA 90016

FINDINGS DETAIL

Target Property research detail.

ADAMS BLVD W

5775 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Hideaway The	Pacific Telephone & Telegraph Co.

5787 ADAMS BLVD W

Year	Uses	Source
2000	SAMS AUTO REPAIR	Haines & Company

W ADAMS BLVD

5775 W ADAMS BLVD

Year	Uses	Source
2000	NUMATA Kenjiro	Haines & Company
1942	Fenner Chas E slsmn Olympic Battery & Elec Corp	Los Angeles Directory Co.
	Olympic Battery & Electric Corp Stanley Sayer pres	Los Angeles Directory Co.
1937	GENERAL Battery Corp Stanley Sayer pres	Los Angeles Directory Co.
1933	Sayer Stanley Josephine elec supp	Los Angeles Directory Co.

W Adams Blvd

5787 W Adams Blvd

Year	Uses	Source
2014	SAM S AUTO REPAIR INC	EDR Digital Archive
2010	NUMATA KEN	EDR Digital Archive

FINDINGS

W ADAMS BLVD

5787 W ADAMS BLVD

Year	Uses	Source
2006	REPAIR	Haines Company, Inc
	SAMSAUTO	Haines Company, Inc
1990	KEN S TEXACO	Pacific Bell
	NUMATA KEN TEXACO STN	Pacific Bell
1986	KEN S TEXACO	Pacific Bell
	NUMATA KEN TEXACO STN	Pacific Bell
1981	KENS SHELL STN	Pacific Telephone
	NUMATA KEN SHELL STN	Pacific Telephone
1976	Numata Ken Shell Stn	Pacific Telephone

West Adams Boulevard

5787 West Adams Boulevard

Year	Uses	Source
2006	REPAIR	Haines Company, Inc
	SAMSAUTO	Haines Company, Inc
2000	SAMS AUTO REPAIR	Haines & Company
1990	KEN S TEXACO	Pacific Bell
	NUMATA KEN TEXACO STN	Pacific Bell
1986	KEN S TEXACO	Pacific Bell
	NUMATA KEN TEXACO STN	Pacific Bell
1981	KENS SHELL STN	Pacific Telephone
	NUMATA KEN SHELL STN	Pacific Telephone
1976	Numata Ken Shell Stn	Pacific Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

ADAMS BLVD W

5738 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Bl Edwards Robt J r	Pacific Telephone & Telegraph Co.
	W Adms Bl Havstad H R	Pacific Telephone & Telegraph Co.

5740 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Sword Christopher r	Pacific Telephone & Telegraph Co.

5741 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Snortum E P Dr Dog & Cat Hospital	Pacific Telephone & Telegraph Co.
	W Adms Snortum E P Dr Snortum E P Dr Dog & Cat Hospital	Pacific Telephone & Telegraph Co.

5749 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Whelan L Mrs r	Pacific Telephone & Telegraph Co.

5751 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Nazarian Semon r	Pacific Telephone & Telegraph Co.

5753 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Directors Mkt	Pacific Telephone & Telegraph Co.

5755 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Bl Eddy Wm r	Pacific Telephone & Telegraph Co.
	W Adms Television Specialists Inc	Pacific Telephone & Telegraph Co.

5757 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Green Norman E MD	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1951	W Adms Klein Israel MD	Pacific Telephone & Telegraph Co.

5767 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Luther Electronic Mfg Co	Pacific Telephone & Telegraph Co.

5768 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Edwards C F investmts	Pacific Telephone & Telegraph Co.

5770 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Bl Johnson Mary Mrs r	Pacific Telephone & Telegraph Co.

5771 ADAMS BLVD W

Year	Uses	Source
1951	W Adms Luback Const Co Inc	Pacific Telephone & Telegraph Co.

5788 ADAMS BLVD W

Year	Uses	Source
2000	CHUNTZ Edward	Haines & Company
1951	W Adms Lenhart Bros Serv Stn & Garage	Pacific Telephone & Telegraph Co.

5800 ADAMS BLVD W

Year	Uses	Source
2000	XXXX	Haines & Company

5804 ADAMS BLVD W

Year	Uses	Source
2000	EUROPEAN ANTIQUE IMPORTS	Haines & Company
	ISHIZAKI Sadako	Haines & Company

5810 ADAMS BLVD W

Year	Uses	Source
2000	WILSHIRE STERLING BEAUTY SPLY	Haines & Company
	STERLING BEAUTY SUPPLY	Haines & Company
	ISIS HAIR SALON	Haines & Company
	HANLON Marjory	Haines & Company
	STERLING WILSHIRE	Haines & Company

5829 ADAMS BLVD W

Year	Uses	Source
2000	JIFFY LUBE	Haines & Company

5830 ADAMS BLVD W

Year	Uses	Source
2000	SCHIMIDLI BACKDROPS	Haines & Company

5832 ADAMS BLVD W

Year	Uses	Source
2000	ALL CITY TOWING	Haines & Company

5840 ADAMS BLVD W

Year	Uses	Source
2000	ALEXANDER MACHINERY CO INC	Haines & Company

5851 ADAMS BLVD W

Year	Uses	Source
2000	GUSTAV CARROLL INC	Haines & Company

5852 ADAMS BLVD W

Year	Uses	Source
2000	D M PRECISION MACHINING	Haines & Company

5856 ADAMS BLVD W

Year	Uses	Source
2000	ELITE LIGHTING CORPORATION	Haines & Company
	SLATER ERNEST	Haines & Company

5880 ADAMS BLVD W

Year	Uses	Source
2000	HAJOCA CORP	Haines & Company

Fairfax Ave

2537 Fairfax Ave

Year	Uses	Source
2014	PICO RENTS INC	EDR Digital Archive
	PICP	EDR Digital Archive
	PICO RENTS INC	EDR Digital Archive
	PICP	EDR Digital Archive
2010	PICO RENTS INC	EDR Digital Archive

FINDINGS

Year	Uses	Source
2010	PICO RENTS INC	EDR Digital Archive

GENESEE AVE

2618 GENESEE AVE

Year	Uses	Source
1986	MAYFIELD JOSEPH	Pacific Bell

GENESEE AVE S

2540 GENESEE AVE S

Year	Uses	Source
1951	S Genesee Lawton Edw r	Pacific Telephone & Telegraph Co.

2544 GENESEE AVE S

Year	Uses	Source
2000	JOSEPH Norman	Haines & Company
	GENESEE AV S 90016 CONT	Haines & Company
1951	S Genesee Av Denton T S r	Pacific Telephone & Telegraph Co.

2550 GENESEE AVE S

Year	Uses	Source
2000	JOHNSON HOUSE CLNRS	Haines & Company
	JOHNSON WM JR	Haines & Company
1951	S Genesee Av Salamone Adaline r	Pacific Telephone & Telegraph Co.

2610 GENESEE AVE S

Year	Uses	Source
2000	BALLORA Gregory	Haines & Company
1951	S Genesee Weimer Donald T stucco	Pacific Telephone & Telegraph Co.

2614 GENESEE AVE S

Year	Uses	Source
2000	HERNANDEZ Isaac	Haines & Company
1951	S Genesee Wutke E C r	Pacific Telephone & Telegraph Co.

2615 GENESEE AVE S

Year	Uses	Source
2000	VIRAMONTES Raudel	Haines & Company
1951	S Genesee Howard J r	Pacific Telephone & Telegraph Co.

FINDINGS

2618 GENESEE AVE S

Year	Uses	Source
2000	ROMO Sandra	Haines & Company
	ROMO Jesus	Haines & Company
1951	S Genesee Schwartz Jack r	Pacific Telephone & Telegraph Co.

2619 GENESEE AVE S

Year	Uses	Source
2000	CARLOS Belen	Haines & Company
1951	S Genesee Seitz Chas r	Pacific Telephone & Telegraph Co.

2623 GENESEE AVE S

Year	Uses	Source
2000	COLLINS Freddie	Haines & Company
1951	S Genesee Hazell Arthur W r	Pacific Telephone & Telegraph Co.

2624 GENESEE AVE S

Year	Uses	Source
2000	GONZALEZ Marteny R	Haines & Company
	GIRON Oscar	Haines & Company
	LOPEZ Juan	Haines & Company
1951	S Genesee Wutkee Albert W r	Pacific Telephone & Telegraph Co.

2627 GENESEE AVE S

Year	Uses	Source
2000	MARTINEZ Epifonio	Haines & Company
1951	S Genesee Roles Jas A cemnt contr	Pacific Telephone & Telegraph Co.

2628 GENESEE AVE S

Year	Uses	Source
2000	CARRILLO Gerardo	Haines & Company
	CISNEROS Juan	Haines & Company

2631 GENESEE AVE S

Year	Uses	Source
2000	BELT Wayne	Haines & Company

2632 GENESEE AVE S

Year	Uses	Source
2000	SANCHEZ Luis	Haines & Company

FINDINGS

2635 GENESEE AVE S

Year	Uses	Source
1951	S Genesee Wieder Arthur r	Pacific Telephone & Telegraph Co.

2636 GENESEE AVE S

Year	Uses	Source
2000	AMBEAU Herbert	Haines & Company
1951	S Genesee Ozment Sam r	Pacific Telephone & Telegraph Co.
	S Genesee Julius Sylvia r	Pacific Telephone & Telegraph Co.

2638 GENESEE AVE S

Year	Uses	Source
2000	GRANT Ruby	Haines & Company
1951	S Genesee Humphrey Louise r	Pacific Telephone & Telegraph Co.

2639 GENESEE AVE S

Year	Uses	Source
1951	S Genesee Fabian Frank W r	Pacific Telephone & Telegraph Co.

S Genesee Ave

2536 S Genesee Ave

Year	Uses	Source
2014	TALMADE DOUGLAS PARKING SVCS	EDR Digital Archive
	TALMADE DOUGLAS PARKING SVCS	EDR Digital Archive
2010	TALMADE DOUGLAS PARKING SVCS	EDR Digital Archive
	TALMADE DOUGLAS PARKING SVCS	EDR Digital Archive

S GENESEE AVE

2540 S GENESEE AVE

Year	Uses	Source
1958	Lawton Edw	Pacific Telephone

2543 S GENESEE AVE

Year	Uses	Source
1942	Roffor Cecil C bartndr	Los Angeles Directory Co.

FINDINGS

S Genesee Ave

2544 S Genesee Ave

Year	Uses	Source
2014	HALOVER REAL ESTATE INVESTING	EDR Digital Archive
	HALOVER REAL ESTATE INVESTING	EDR Digital Archive

S GENESEE AVE

2544 S GENESEE AVE

Year	Uses	Source
2006	r SOUTH PAC IV	Haines Company, Inc
	JOSEPH Norman	Haines Company, Inc
	SALES&SERVICE	Haines Company, Inc
1986	JOSEPH S ELECTRONICS	Pacific Bell
1958	Rials Conchita G	Pacific Telephone
1942	Weigele E Geo Alma	Los Angeles Directory Co.

2550 S GENESEE AVE

Year	Uses	Source
2006	JOHNSON WM JR	Haines Company, Inc
	CLNRS	Haines Company, Inc
	JOHNSON HOUSE	Haines Company, Inc
1990	JOHNSON WM JR HSE CLNRS	Pacific Bell
	JOHNSON HOUSE CLEANERS	Pacific Bell
1986	JOHNSON WM JR HSE CLNRS	Pacific Bell
	JOHNSON HOUSE CLEANERS	Pacific Bell
1981	JOHNSON WM JR HSE CLNRS	Pacific Telephone
	JOHNSON HOUSE CLEANERS	Pacific Telephone
1971	Johnson Wm Jr hse clnrs	Pacific Telephone
	Johnson House Cleaners	Pacific Telephone
	Johnson K	Pacific Telephone
1958	Johnson Wm Jr hse clnrs	Pacific Telephone
	Johnson Carolyn	Pacific Telephone

2610 S GENESEE AVE

Year	Uses	Source
2006	BALLORA Gregory	Haines Company, Inc
1990	BALLORA GREGORY	Pacific Bell
	BALLORA GREGORY	Pacific Bell

FINDINGS

Year	Uses	Source
1990	MARKS P	Pacific Bell
	STEWART NICHOLAS	Pacific Bell
1981	WEIMER V E	Pacific Telephone
1976	Weimer Donald T stucco paintng	Pacific Telephone
1971	Weimer Donald T stucco paintng	Pacific Telephone
1958	Weimer Donald T	Pacific Telephone
	WEIMER DONALD T stucco paintng	Pacific Telephone
1942	Weimer Donald T Viola pntr	Los Angeles Directory Co.

2614 S GENESEE AVE

Year	Uses	Source
2006	a HERNANDEZ Isaac	Haines Company, Inc
1986	THORNTON CARLDELL	Pacific Bell
1958	Casaccio Thos	Pacific Telephone
1942	Wutke Emil C Adella clk	Los Angeles Directory Co.

2615 S GENESEE AVE

Year	Uses	Source
2006	OVIRAMONTES Raudel	Haines Company, Inc
1976	Kondo Alan T	Pacific Telephone
1971	Howard Jos	Pacific Telephone
1958	Howard Jos	Pacific Telephone

2618 S GENESEE AVE

Year	Uses	Source
2006	ROMO Sandra	Haines Company, Inc
1990	MAYFIELD JOSEPH	Pacific Bell

2619 S GENESEE AVE

Year	Uses	Source
2006	a CARRILLO Rausel	Haines Company, Inc
1990	SESHIKI JISOO	Pacific Bell
1986	SESHIKI JISOO	Pacific Bell
1981	SESHIKI JISOO	Pacific Telephone
1976	Seshiki Jisoo	Pacific Telephone
1971	Seshiki Jisoo	Pacific Telephone
1958	Yokoyama Shigeo	Pacific Telephone

FINDINGS

2623 S GENESEE AVE

Year	Uses	Source
2006	COLLINS Freddie	Haines Company, Inc
	GUEVARACASILLA	Haines Company, Inc
	Sylvia	Haines Company, Inc
1976	Hubbard John S	Pacific Telephone
1971	Neely Walter L	Pacific Telephone

2624 S GENESEE AVE

Year	Uses	Source
2006	GONZALEZ Maroeny	Haines Company, Inc
	GIRON Oscar	Haines Company, Inc
1986	WUTKEE ALBERT W	Pacific Bell
1981	WUTKEE ALBERT W	Pacific Telephone
1976	Wutkee Albert W	Pacific Telephone
1971	Wutkee Albert W	Pacific Telephone
1958	Wutkee Albert W	Pacific Telephone
1942	Watkee Albt Genteel Cleaners	Los Angeles Directory Co.

2627 S GENESEE AVE

Year	Uses	Source
2006	a MARTINEZ Eplfanlo	Haines Company, Inc
1990	CARILLO GILBERTO	Pacific Bell

2628 S GENESEE AVE

Year	Uses	Source
2006	GARCIA Ignado	Haines Company, Inc

2631 S GENESEE AVE

Year	Uses	Source
2006	ALVAREZ Silvia	Haines Company, Inc
1990	WILLIAMS DARRYL	Pacific Bell
1981	PORTER JAS E	Pacific Telephone
1976	Porter Jas E	Pacific Telephone
1971	Porter Jas E	Pacific Telephone
1958	Hill Clayton	Pacific Telephone
1942	Roles Jas A Helen mech	Los Angeles Directory Co.

2632 S GENESEE AVE

Year	Uses	Source
2006	MELLACE Dominick	Haines Company, Inc

FINDINGS

2635 S GENESEE AVE

Year	Uses	Source
1976	Tinsley Derek	Pacific Telephone
1958	Mc Clelland Evelyn	Pacific Telephone

2636 S GENESEE AVE

Year	Uses	Source
2006	a AMBEAU Herbert	Haines Company, Inc
1971	Ambeau Velma R	Pacific Telephone
1958	Julius E D	Pacific Telephone

2638 S GENESEE AVE

Year	Uses	Source
2006	GRANTThomas	Haines Company, Inc
1986	GRANT RUBY MRS	Pacific Bell
1981	GRANT RUBY MRS	Pacific Telephone
1976	Grant Ruby Mrs	Pacific Telephone
1971	Grant Ruby Mrs	Pacific Telephone
1958	Jones Evelyn B	Pacific Telephone
1942	BETTS Robt W Betty aircrftwkr	Los Angeles Directory Co.

2639 S GENESEE AVE

Year	Uses	Source
1981	SATO GEO M	Pacific Telephone
1976	Sato Geo M	Pacific Telephone
	Sato Geo M	Pacific Telephone
1971	Sato Geo M	Pacific Telephone

S SPAULDING AVE

2559 S SPAULDING AVE

Year	Uses	Source
2006	STARR Sarah	Haines Company, Inc
1958	Ellis Martha C	Pacific Telephone
1942	Kapps Jacob May carp	Los Angeles Directory Co.
1937	BROWN Jack Jo plmbr	Los Angeles Directory Co.
1933	BROWNE Wm Mary carp	Los Angeles Directory Co.
1929	Pulfer Lois H Margt depy sheriff h	Los Angeles Directory Co.

FINDINGS

2560 S SPAULDING AVE

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc
1986	FULLER EUGENE	Pacific Bell
	FULLER GLORY	Pacific Bell
1981	FULLER EUGENE	Pacific Telephone
1976	Fuller Glory investmt consltnt	Pacific Telephone
1958	Fuller Eugene	Pacific Telephone

2562 S SPAULDING AVE

Year	Uses	Source
2006	I/a ZEPADA Mada	Haines Company, Inc
	ZEPEDA Felix	Haines Company, Inc
1981	FULLER SANDRA	Pacific Telephone
1976	Fuller Sandra	Pacific Telephone
1958	Brown Allan E	Pacific Telephone

2563 S SPAULDING AVE

Year	Uses	Source
2006	a WILSON Dana	Haines Company, Inc
1990	SUMERVILLE JOSHUA	Pacific Bell
1986	SUMERVILLE JOSHUA	Pacific Bell
1981	SUMERVILLE JOSHUA	Pacific Telephone
1976	Sumerville Joshua	Pacific Telephone
1958	Sumerville Joshua	Pacific Telephone
1942	La Rose Victor carp	Los Angeles Directory Co.
1937	La Rose Robt R Gladys elec eng	Los Angeles Directory Co.
1933	GOODENOW Geo S pntr	Los Angeles Directory Co.
	GOODENOW John W clk	Los Angeles Directory Co.
	GOODENOW Lucinda wid D C	Los Angeles Directory Co.
	Litzenberg Geo W wtchmn	Los Angeles Directory Co.
1929	GOODENOW John W clk	Los Angeles Directory Co.
	GOODENOW Lucinda wid De Witt	Los Angeles Directory Co.
	Litzenberg Geo W elec opr	Los Angeles Directory Co.

S Spaulding Ave

2565 S Spaulding Ave

Year	Uses	Source
2010	GIBSON ENTERTAINMENT INC	EDR Digital Archive

FINDINGS

Year	Uses	Source
2010	GIBSON ENTERTAINMENT INC	EDR Digital Archive

S SPAULDING AVE

2565 S SPAULDING AVE

Year	Uses	Source
2006	GIBSON	Haines Company, Inc
	HIJAR J Bonifado	Haines Company, Inc
	STARS	Haines Company, Inc
	SHOPPER FOR	Haines Company, Inc
	GB PERSONAL	Haines Company, Inc
	TRUJILLO Hector	Haines Company, Inc
	ENTERTAINMENT	Haines Company, Inc
1986	HOLDER ANDRE	Pacific Bell
1981	SATTERFIELD VALEETA	Pacific Telephone
1976	Brown Jean	Pacific Telephone
1958	Mc Donald Carl L	Pacific Telephone

2566 S SPAULDING AVE

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc
1942	JAMES Elsie M Mrs	Los Angeles Directory Co.
1937	MORRISON David Mary	Los Angeles Directory Co.
1929	De Wolfe Frank L clk	Los Angeles Directory Co.

2567 S SPAULDING AVE

Year	Uses	Source
2006	A TECLE Solomon	Haines Company, Inc
1958	Bowers Reuben	Pacific Telephone
	Nash Earl	Pacific Telephone

2568 S SPAULDING AVE

Year	Uses	Source
1933	De Wolf Frank L Fannie mech	Los Angeles Directory Co.

2570 S SPAULDING AVE

Year	Uses	Source
2006	WHITEMara	Haines Company, Inc
1976	Good L	Pacific Telephone
1958	Good Lillian Mrs	Pacific Telephone

FINDINGS

Year	Uses	Source
1942	PIERCE Chas carp	Los Angeles Directory Co.
	Maybelle Luther O Mary carp	Los Angeles Directory Co.
1937	WOLF David D Hilda slsmn	Los Angeles Directory Co.
1933	De Wolf Fanny M	Los Angeles Directory Co.
	Bingman Lenora A Mrs	Los Angeles Directory Co.

2571 S SPAULDING AVE

Year	Uses	Source
1981	PRADIA RUSSELL	Pacific Telephone
1976	Pradia Russell	Pacific Telephone
	Pradia Russell	Pacific Telephone
1942	JONES Roscoe V Edna carrier PO	Los Angeles Directory Co.

2572 S SPAULDING AVE

Year	Uses	Source
1942	HORTON Wm F Gladys carp	Los Angeles Directory Co.

2573 S SPAULDING AVE

Year	Uses	Source
2006	ORTEGA Francsca	Haines Company, Inc
1958	Mc Daniel Fred Jr	Pacific Telephone
1942	Stuart Harold F drftsmn	Los Angeles Directory Co.
	Stuart Eliz H slswn	Los Angeles Directory Co.
	Frobisher Alvin H Emma	Los Angeles Directory Co.
	Stuart Geo D clk	Los Angeles Directory Co.
1937	Fitch Wm Florence slsmn	Los Angeles Directory Co.
1933	Pfiffner Leo A with Therese Uphol Co	Los Angeles Directory Co.
	Montank Frank S Ella C trucker	Los Angeles Directory Co.

2575 S SPAULDING AVE

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc
1976	Mc Daniel Fred	Pacific Telephone
1958	Ford Jos	Pacific Telephone
	Banks Jas	Pacific Telephone
1942	Mosedale Joe W	Los Angeles Directory Co.
	Mosedale Annie M wid F J	Los Angeles Directory Co.
1933	Blacke H O slsmn	Los Angeles Directory Co.
1929	Jasuslin Geo Eliz musician	Los Angeles Directory Co.
	Ghougasian Paravon expmn	Los Angeles Directory Co.

Year	Uses	Source
1929	Garabedian Chas prsr	Los Angeles Directory Co.

S Spaulding Ave

2577 S Spaulding Ave

Year	Uses	Source
2014	PEDRO CHICA	EDR Digital Archive
	PEDRO CHICA	EDR Digital Archive
2010	PEDRO CHICA	EDR Digital Archive
	PEDRO CHICA	EDR Digital Archive

S SPAULDING AVE

2577 S SPAULDING AVE

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc
1990	RUBIO JESUS	Pacific Bell
1986	RUBIO JESUS	Pacific Bell
1937	Jauslin Gao Blaze	Los Angeles Directory Co.
1933	JOSLYN Geo Eliza musician	Los Angeles Directory Co.

2580 S SPAULDING AVE

Year	Uses	Source
2006	GONZALEZ Felpa	Haines Company, Inc
1958	Santa Cruz Norman Sr	Pacific Telephone

2582 S SPAULDING AVE

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc
1981	WINSTON TERESITA	Pacific Telephone
1976	Miller Linnie W	Pacific Telephone

2583 S SPAULDING AVE

Year	Uses	Source
1990	RAMOS CARLOS H	Pacific Bell
1958	Chucks Plumbng Serv	Pacific Telephone
	Shemell Chas R	Pacific Telephone

2585 S SPAULDING AVE

Year	Uses	Source
1958	Sugino David	Pacific Telephone

FINDINGS

2595 S SPAULDING AVE

Year	Uses	Source
1960	EICHELBERGER ELLA M	Pacific Telephone
1957	EICHELBERGER ELLA M	Pacific Telephone
1954	EICHELBERGER ELLA M	R. L. Polk & Co.

2598 S SPAULDING AVE

Year	Uses	Source
1964	HAWES HAZEL MRS	Pacific Telephone
1960	HAWES HAZEL MRS	Pacific Telephone
1957	HAWES HAZEL MRS	Pacific Telephone
1954	HAWES HAZEL MRS R	R. L. Polk & Co.
1950	HAWES HAZEL MRS R	Pacific Telephone

2605 S SPAULDING AVE

Year	Uses	Source
1964	O NEEL JOHNNIE B	Pacific Telephone
	O NEEL RONALD L	Pacific Telephone
1960	O NEEL JOHNNIE B	Pacific Telephone
	O NEEL RONALD L	Pacific Telephone
1957	ONEEL VEO FLOYD	Pacific Telephone
1954	ONEEL VEO FLOYD	R. L. Polk & Co.
1950	ONEEL VEO FLOYD	Pacific Telephone

2610 S SPAULDING AVE

Year	Uses	Source
1962	Mullin Ed	Pacific Telephone
1958	Mullin Ed	Pacific Telephone
1957	SHARPE A N	Pacific Telephone
1954	SCHUELLER RUBY I	R. L. Polk & Co.
1942	MULLIN Edw Mercedes hat clnr	Los Angeles Directory Co.

2611 S SPAULDING AVE

Year	Uses	Source
2006	MCNEILEric	Haines Company, Inc
1986	E S LOCK & KEY	Pacific Bell
1958	Geller Leo	Pacific Telephone

2612 S SPAULDING AVE

Year	Uses	Source
1964	LEHMAN MATTHEW W	Pacific Telephone

FINDINGS

Year	Uses	Source
1960	LEHMAN MATTHEW W	Pacific Telephone
1957	LEHMAN MATTHEW W	Pacific Telephone
1954	LEHMAN MATTHEW W	R. L. Polk & Co.

2613 S SPAULDING AVE

Year	Uses	Source
1942	Mc Kimmey Orvall D Josephine mech	Los Angeles Directory Co.
	PAGE Camilla	Los Angeles Directory Co.

2614 S SPAULDING AVE

Year	Uses	Source
1964	DEMACK CECILE H	Pacific Telephone
1960	DEMACK CECILE H	Pacific Telephone
1950	RUYFF PAUL	Pacific Telephone

2616 S SPAULDING AVE

Year	Uses	Source
2006	e TURCIOS Cartos	Haines Company, Inc
1976	Wilson Don	Pacific Telephone
1960	MCGINLEY M E	Pacific Telephone
1958	Mingleton Asworth B	Pacific Telephone
1950	WILSON WAYNE D	Pacific Telephone

2617 S SPAULDING AVE

Year	Uses	Source
2006	ZIEGLERJanet	Haines Company, Inc
1964	GAMBEL KAY	Pacific Telephone
1960	DYER RICHARD F	Pacific Telephone
1958	Jenkins Saml	Pacific Telephone
1957	DYER RICHARD F	Pacific Telephone
	DUESI LILLIAN J MRS	Pacific Telephone
1954	DUNN LILLIAN J MRS	R. L. Polk & Co.
1950	HOBAN ZONAR	Pacific Telephone
1942	CAMPBELL Orville C Margt collr India Paint & Lacquer Co	Los Angeles Directory Co.

2618 S SPAULDING AVE

Year	Uses	Source
1964	BEAVERS A A	Pacific Telephone
1960	BEAVERS A A	Pacific Telephone

FINDINGS

Year	Uses	Source
1957	RADIO ENGINEERING CO	Pacific Telephone
1954	RADIO ENGINEERING CO	R. L. Polk & Co.
1950	MONTGOMERY ERNEST AR	Pacific Telephone

2619 S SPAULDING AVE

Year	Uses	Source
1964	PAGE ROY J	Pacific Telephone
1960	JUNGBAUER MAX J	Pacific Telephone
	PAGE ROY J	Pacific Telephone
1957	PAGE ROY J	Pacific Telephone
1950	STINSON BILL	Pacific Telephone

2620 S SPAULDING AVE

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc

2621 S SPAULDING AVE

Year	Uses	Source
2006	LUVIANO AJeandro	Haines Company, Inc
1990	QUINONEZ R MIGUEL	Pacific Bell
	MENENDEZ MARIA A	Pacific Bell
1981	ESPARZA NELLIE	Pacific Telephone
1976	Williams Mary	Pacific Telephone
1960	GLAAB LEO P	Pacific Telephone
1958	Childress Ruth M	Pacific Telephone
1957	GLAAB LEO P	Pacific Telephone
1954	GLAAB LEO P R	R. L. Polk & Co.
1950	GLAAB LEO P R	Pacific Telephone

2624 S SPAULDING AVE

Year	Uses	Source
2006	EDWARDS Earnest	Haines Company, Inc
1958	Granow David Mrs	Pacific Telephone

2625 S SPAULDING AVE

Year	Uses	Source
2006	ARNOLD Curtis	Haines Company, Inc
1990	ARNOLD CURTIS	Pacific Bell
1986	ARNOLD CURTIS	Pacific Bell
1981	ARNOLD CURTIS	Pacific Telephone

FINDINGS

Year	Uses	Source
1976	Arnold Curtis	Pacific Telephone
1958	Williams Jas C	Pacific Telephone
1942	Stickley Marjory beauty shop	Los Angeles Directory Co.
	LONG Maurice R Marjorie	Los Angeles Directory Co.

2626 S SPAULDING AVE

Year	Uses	Source
1964	HARRIS W K	Pacific Telephone
1960	MCWILLIAMS THURLOW W	Pacific Telephone
1957	ZAGALA RAYMOND	Pacific Telephone
1954	ZAGALA RAYMOND	R. L. Polk & Co.
1950	GLAAB P G	Pacific Telephone

2628 S SPAULDING AVE

Year	Uses	Source
2006	GUEVARA Sofia	Haines Company, Inc
1976	Zarders Norma	Pacific Telephone
1958	Onoda Tok	Pacific Telephone

2630 S SPAULDING AVE

Year	Uses	Source
1964	HOEN FRANK	Pacific Telephone
1960	HOEN FRANK	Pacific Telephone

2631 S SPAULDING AVE

Year	Uses	Source
2006	BRIGGS UNLre	Haines Company, Inc
1990	NETTLES CHAS	Pacific Bell
1986	NETTLES CHAS	Pacific Bell
1981	NETTLES CHAS	Pacific Telephone
1976	Nettles Chas	Pacific Telephone
1958	Roberts Lillian	Pacific Telephone
1942	WHITE Leonard	Los Angeles Directory Co.

2632 S SPAULDING AVE

Year	Uses	Source
2006	LEMONS AAine	Haines Company, Inc
1976	Shaw Earnest Sr	Pacific Telephone
1960	QUIGGLE J WM	Pacific Telephone
1958	Shaw Earnest	Pacific Telephone

FINDINGS

Year	Uses	Source
1957	QUUIGGLE J WM	Pacific Telephone
1950	LATHROM L E	Pacific Telephone

2635 S SPAULDING AVE

Year	Uses	Source
2006	MARTIN Samuel m	Haines Company, Inc
1976	Barnes Ann	Pacific Telephone
1958	Kaichi Hiromu	Pacific Telephone
1942	Diels Arth J Edna E sta atdt	Los Angeles Directory Co.

2636 S SPAULDING AVE

Year	Uses	Source
2006	WILLIAMS Billy	Haines Company, Inc
1986	LOWE SAMUEL & WILLIE	Pacific Bell
1942	BALLARD Le Roy E Virginia tkt clk UPRRCo	Los Angeles Directory Co.

2639 S SPAULDING AVE

Year	Uses	Source
2006	LOCKET! Frank	Haines Company, Inc
1958	Shaw Ida Mae	Pacific Telephone
1942	GREEN Bonis H Blanche M baker	Los Angeles Directory Co.

2640 S SPAULDING AVE

Year	Uses	Source
2006	REED Herman	Haines Company, Inc
1990	REED HERMAN J	Pacific Bell
1986	REED HERMAN J	Pacific Bell
1981	REED HERMAN J	Pacific Telephone
1976	Reed Herman J	Pacific Telephone
1958	Reed Herman J	Pacific Telephone
1942	Trimble Frank Alice V masseur	Los Angeles Directory Co.

2641 S SPAULDING AVE

Year	Uses	Source
1964	RIDDLE ADA M	Pacific Telephone
1960	RIDDLE ADA M	Pacific Telephone
1957	RIDDLE ADA M	Pacific Telephone
1954	RIDDLE ADA M	R. L. Polk & Co.
1950	RIDDLE ADA M	Pacific Telephone

FINDINGS

2643 S SPAULDING AVE

Year	Uses	Source
2006	ROSS William L	Haines Company, Inc
	COLBERTJ	Haines Company, Inc
1990	ROSS WILLIAM L	Pacific Bell
1986	ROSS WILLIAM L	Pacific Bell
1981	ROSS WILLIAM L	Pacific Telephone
1976	Ross William L	Pacific Telephone
1958	Ross William L	Pacific Telephone
1942	Delles Aug Dorothy tilestr	Los Angeles Directory Co.

2644 S SPAULDING AVE

Year	Uses	Source
2006	CARTER Doaorhy	Haines Company, Inc
1960	CHESTER EDW	Pacific Telephone
1958	Murakami Inez M	Pacific Telephone
1957	CHESTER EDW	Pacific Telephone
1954	WALKER EVERETT C	R. L. Polk & Co.
1950	GELELER JESSE P	Pacific Telephone
1942	WILL Wm F Eliz M pdlr	Los Angeles Directory Co.

2646 S SPAULDING AVE

Year	Uses	Source
1960	RACKOV HERMAN	Pacific Telephone
1954	CANDLER S FLOWERS	R. L. Polk & Co.
1950	CANDLER S FLOWERS	Pacific Telephone

2647 S SPAULDING AVE

Year	Uses	Source
2006	BALDWIN Magdalene	Haines Company, Inc
1990	MADAM EULA MYSTICAL READER	Pacific Bell
1986	MADAM EULA MYSTICAL READER	Pacific Bell
1981	MADAM EULA MYSTICAL READER	Pacific Telephone
1976	Madam Eula mystical reader	Pacific Telephone
1958	Villars Harvey W	Pacific Telephone
1942	Dolan Sydney E Margt	Los Angeles Directory Co.

2616A S SPAULDING AVE

Year	Uses	Source
1960	REXFORD RUTH C	Pacific Telephone
1954	KLISS CLYDE J	R. L. Polk & Co.

FINDINGS

2619A S SPAULDING AVE

Year	Uses	Source
1960	ROBISON HORACE	Pacific Telephone

2567 1/2 S SPAULDING AVE

Year	Uses	Source
1981	MICKENS L E	Pacific Telephone

2573 1/2 S SPAULDING AVE

Year	Uses	Source
1986	RUBIO ARMANDO	Pacific Bell

2575 1/2 S SPAULDING AVE

Year	Uses	Source
1990	SANCHEZ JUAN R	Pacific Bell

South Genesee Avenue

2550 South Genesee Avenue

Year	Uses	Source
2006	JOHNSON HOUSE	Haines Company, Inc
	CLNRS	Haines Company, Inc
	JOHNSON WM JR	Haines Company, Inc
2000	JOHNSON HOUSE CLNRS	Haines & Company
	JOHNSON WM JR	Haines & Company
1990	JOHNSON HOUSE CLEANERS	Pacific Bell
	JOHNSON WM JR HSE CLNRS	Pacific Bell
1986	JOHNSON HOUSE CLEANERS	Pacific Bell
	JOHNSON WM JR HSE CLNRS	Pacific Bell
1981	JOHNSON HOUSE CLEANERS	Pacific Telephone
	JOHNSON WM JR HSE CLNRS	Pacific Telephone
1971	Johnson House Cleaners	Pacific Telephone
	Johnson K	Pacific Telephone
	Johnson Wm Jr hse clnrs	Pacific Telephone
1958	Johnson Carolyn	Pacific Telephone
	Johnson Wm Jr hse clnrs	Pacific Telephone
1951	S Genesee Av Salamone Adaline r	Pacific Telephone & Telegraph Co.

SPAULDING AVE S

2559 SPAULDING AVE S

Year	Uses	Source
2000	STARR Sarah	Haines & Company

2560 SPAULDING AVE S

Year	Uses	Source
2000	MONTEON Antonio	Haines & Company
1951	S Spauldng Fusano Marie r	Pacific Telephone & Telegraph Co.

2562 SPAULDING AVE S

Year	Uses	Source
2000	a 1/2 ZEPEDA Felix	Haines & Company

2563 SPAULDING AVE S

Year	Uses	Source
2000	SUMERVILLE Joshua	Haines & Company
1951	S Spauldng Laubach Geo C r	Pacific Telephone & Telegraph Co.

2565 SPAULDING AVE S

Year	Uses	Source
2000	BARRETT Ron	Haines & Company
	a 1/2 SMITH Madelyn	Haines & Company
1951	S Spauldng Darrow Esther r	Pacific Telephone & Telegraph Co.

2566 SPAULDING AVE S

Year	Uses	Source
2000	COOK Johnnie	Haines & Company
1951	S Spauldng Harris Harry r	Pacific Telephone & Telegraph Co.

2567 SPAULDING AVE S

Year	Uses	Source
1951	S Spauldng Av Shanks Lawrence	Pacific Telephone & Telegraph Co.

2570 SPAULDING AVE S

Year	Uses	Source
2000	KENNEDY Riva	Haines & Company

2571 SPAULDING AVE S

Year	Uses	Source
1951	S Spauldng Jones Edna M r	Pacific Telephone & Telegraph Co.

FINDINGS

2573 SPAULDING AVE S

Year	Uses	Source
2000	RUBIO Armando	Haines & Company
1951	S Spauldng Av Indig Bernat	Pacific Telephone & Telegraph Co.
	S Spauldng Av Diamond H r	Pacific Telephone & Telegraph Co.

2575 SPAULDING AVE S

Year	Uses	Source
1951	S Spauldng Av Cohen Annette r	Pacific Telephone & Telegraph Co.
	S Spauldng Av Naron Cora r	Pacific Telephone & Telegraph Co.

2577 SPAULDING AVE S

Year	Uses	Source
2000	XXXX	Haines & Company
1951	S Spauldng Kritt Reuben A r	Pacific Telephone & Telegraph Co.

2582 SPAULDING AVE S

Year	Uses	Source
2000	XXXX	Haines & Company
1951	S Spauldng Silver Rhea H r	Pacific Telephone & Telegraph Co.

2583 SPAULDING AVE S

Year	Uses	Source
2000	XXXX	Haines & Company

2585 SPAULDING AVE S

Year	Uses	Source
1951	S Spauldng Chucks Plumbng Serv	Pacific Telephone & Telegraph Co.
	S Spauldng Shemell Chas R r	Pacific Telephone & Telegraph Co.

2610 SPAULDING AVE S

Year	Uses	Source
1951	S Spauldng Mullin Ed r	Pacific Telephone & Telegraph Co.

2611 SPAULDING AVE S

Year	Uses	Source
2000	MCNEIL Eric	Haines & Company
1951	S Spauldng Geller Leo r	Pacific Telephone & Telegraph Co.

2613 SPAULDING AVE S

Year	Uses	Source
1951	S Spauldng Av Kramer Herman H r	Pacific Telephone & Telegraph Co.

FINDINGS

2616 SPAULDING AVE S

Year	Uses	Source
2000	TURCIOS Carlos	Haines & Company

2617 SPAULDING AVE S

Year	Uses	Source
2000	ZIEGLER Janet	Haines & Company
1951	S Spauldng Jenkins Saml r	Pacific Telephone & Telegraph Co.

2620 SPAULDING AVE S

Year	Uses	Source
2000	WILLIS Burdette	Haines & Company
1951	S Spauldng Av Blehm Jack L r	Pacific Telephone & Telegraph Co.

2621 SPAULDING AVE S

Year	Uses	Source
2000	LUVIANO Alexandro	Haines & Company
1951	S Spauldng Av Smith Richard Mrs r	Pacific Telephone & Telegraph Co.

2624 SPAULDING AVE S

Year	Uses	Source
2000	EDWARDS Earnest	Haines & Company
1951	S Spauldng Granow David Mrs r	Pacific Telephone & Telegraph Co.

2625 SPAULDING AVE S

Year	Uses	Source
2000	ARNOLD Curtis	Haines & Company
1951	S Spauldng Peskin Sam r	Pacific Telephone & Telegraph Co.

2628 SPAULDING AVE S

Year	Uses	Source
2000	GUEVARA Solia	Haines & Company
1951	S Spauldng Moriya Arthur r	Pacific Telephone & Telegraph Co.

2631 SPAULDING AVE S

Year	Uses	Source
2000	BURNS Washington 323 832 174 B	Haines & Company
1951	S Spauldng Av Lynn Wm	Pacific Telephone & Telegraph Co.

2632 SPAULDING AVE S

Year	Uses	Source
2000	SHAW Aaron	Haines & Company

FINDINGS

Year	Uses	Source
1951	S Spauldng Levine Jaime r	Pacific Telephone & Telegraph Co.

2635 SPAULDING AVE S

Year	Uses	Source
2000	MARTIN Samuel	Haines & Company
1951	S Spauldng Pare Ida Nurse r	Pacific Telephone & Telegraph Co.

2636 SPAULDING AVE S

Year	Uses	Source
2000	WILLIAMS Billy	Haines & Company
1951	S Spauldng Av Katz David r	Pacific Telephone & Telegraph Co.

2639 SPAULDING AVE S

Year	Uses	Source
2000	LOCKETT Frank	Haines & Company
1951	S Spauldng Leeds Harold M r	Pacific Telephone & Telegraph Co.

2640 SPAULDING AVE S

Year	Uses	Source
2000	REED Herman	Haines & Company
1951	S Spauldng Brody Max r	Pacific Telephone & Telegraph Co.

2643 SPAULDING AVE S

Year	Uses	Source
2000	CHAPPELL Margaret	Haines & Company
1951	S Spauldng Slotkin Regina r	Pacific Telephone & Telegraph Co.

2644 SPAULDING AVE S

Year	Uses	Source
2000	CARTER Dorothy	Haines & Company
1951	S Spauldng Leven Sam r	Pacific Telephone & Telegraph Co.

2647 SPAULDING AVE S

Year	Uses	Source
2000	BALDWIN Magdalene	Haines & Company
	MADAM EULA	Haines & Company
1951	S Spauldng Dolan Sidney E r	Pacific Telephone & Telegraph Co.

2648 SPAULDING AVE S

Year	Uses	Source
2000	JENKINS Ruby	Haines & Company

FINDINGS

Year	Uses	Source
2000	GARCIA Hector	Haines & Company
1951	S Spauldng Webber Adolph r	Pacific Telephone & Telegraph Co.

W ADAMNS BLVD

5856 W ADAMNS BLVD

Year	Uses	Source
1981	SLATER ERNEST CC	Pacific Telephone

W ADAMS BLVD

5742 W ADAMS BLVD

Year	Uses	Source
2006	LENZY ELECTRIC	Haines Company, Inc

5747 W ADAMS BLVD

Year	Uses	Source
2006	COYNE Brad	Haines Company, Inc
2000	COYNE Brad	Haines & Company

5749 W ADAMS BLVD

Year	Uses	Source
2006	COYNE Brad	Haines Company, Inc
2000	COYNE Brad	Haines & Company

5751 W ADAMS BLVD

Year	Uses	Source
1942	REESE Louise Mrs	Los Angeles Directory Co.
	REESE David lab	Los Angeles Directory Co.

5753 W ADAMS BLVD

Year	Uses	Source
1937	Piatt Lorenzo B swchmn SCTCo	Los Angeles Directory Co.

W Adams Blvd

5754 W Adams Blvd

Year	Uses	Source
2014	J N J RESTAURANT	EDR Digital Archive
	J N J RESTAURANT	EDR Digital Archive
2010	J N J RESTAURANT	EDR Digital Archive

FINDINGS

Year	Uses	Source
2010	J N J RESTAURANT	EDR Digital Archive

W ADAMS BLVD

5754 W ADAMS BLVD

Year	Uses	Source
2006	BARBEQUE	Haines Company, Inc
	J NJ BURGER&	Haines Company, Inc
	SHACK	Haines Company, Inc
	J NJ BURGER	Haines Company, Inc
	SHACK	Haines Company, Inc
	J&J BURGER	Haines Company, Inc
2000	FERNANDEZ Rubin	Haines & Company
1990	STATEWIDE LANDSCAPE CONTRACTORS	Pacific Bell
	ALL CITIES TREE SERVICE	Pacific Bell
1986	MCKINSEY NURSERY	Pacific Bell
1981	FULLER ROSS L	Pacific Telephone
1976	Beaver Rubbish Co	Pacific Telephone
	Yellow Cab Co Of Culver City Inc	Pacific Telephone

5755 W ADAMS BLVD

Year	Uses	Source
2006	e bin	Haines Company, Inc
	WASHINGTON Loon	Haines Company, Inc
2000	LEMOINE Bradford	Haines & Company
	X SPAULDING AV S	Haines & Company
1986	TRUST DEED CLEARINGS	Pacific Bell
	HOUSTON REALTY CO	Pacific Bell
	HOUSTON MORTGAGE CORP	Pacific Bell
	ADD-RITE BOOKKEEPING SERVICE	Pacific Bell
1981	TRUST DEED CLEARINGS	Pacific Telephone
	HOUSTON REALTY CO	Pacific Telephone
	HOUSTON MORTGAGE CORP	Pacific Telephone
	ADD-RITE BOOKKEEPING SERVICE	Pacific Telephone
1976	Houston Arthur T rlty co	Pacific Telephone
1942	Nazarian Semon Lucy clo clnr	Los Angeles Directory Co.
	WHELAN Lottie wid E T	Los Angeles Directory Co.
1937	JONES Edw N	Los Angeles Directory Co.

FINDINGS

W Adams Blvd

5757 W Adams Blvd

Year	Uses	Source
2014	GIDDENS GENERAL CONSTRUCTION	EDR Digital Archive
	HAIR BY JANICE RENEE	EDR Digital Archive
	DIVA ON MELROSE	EDR Digital Archive
	HAIR BY JANICE RENEE	EDR Digital Archive
	DIVA ON MELROSE	EDR Digital Archive
	GIDDENS GENERAL CONSTRUCTION	EDR Digital Archive
2010	GIDDENS GENERAL CONSTRUCTION	EDR Digital Archive
	DIVA ON MELROSE	EDR Digital Archive
	DIVA ON MELROSE	EDR Digital Archive
	GIDDENS GENERAL CONSTRUCTION	EDR Digital Archive

W ADAMS BLVD

5757 W ADAMS BLVD

Year	Uses	Source
2006	RENEE	Haines Company, Inc
	DIVAONMELROSE	Haines Company, Inc
	GIDDENS GENL	Haines Company, Inc
	CONSTR	Haines Company, Inc
	GIDDENS HARVEY	Haines Company, Inc
	HAIRBYJANICE	Haines Company, Inc
2000	GIDDENS Harvey	Haines & Company
1990	GIDDENS GENERAL CONSTRUCTION	Pacific Bell
	GIDDENS HARVEY APARTMENTS	Pacific Bell

5760 W ADAMS BLVD

Year	Uses	Source
2006	TOPAROVSKY Simon	Haines Company, Inc
	SCHNABEL Bruce	Haines Company, Inc
2000	TOPAROVSKY Simon	Haines & Company
1990	SCHNABEL BRUCE	Pacific Bell
	SIMON TOPAROVSKY	Pacific Bell
	COLOHAN TIM	Pacific Bell
1981	HANAOKA WILFRED Y MD INC	Pacific Telephone
	FURUKAWA TOSHIO DDS	Pacific Telephone
1976	Hanaoka Wilfred Y MD	Pacific Telephone

Year	Uses	Source
1976	Furukawa Toshio DDS	Pacific Telephone

W Adams Blvd

5761 W Adams Blvd

Year	Uses	Source
2014	LXW DESIGN INC	EDR Digital Archive
	LXW DESIGN INC	EDR Digital Archive
2010	LXW DESIGN INC	EDR Digital Archive
	LANNEN CONSTRUCTION INC	EDR Digital Archive
	LXW DESIGN INC	EDR Digital Archive
	LANNEN CONSTRUCTION INC	EDR Digital Archive

W ADAMS BLVD

5761 W ADAMS BLVD

Year	Uses	Source
2006	ROBERTS Jamonn	Haines Company, Inc
2000	LEVENTHAL Adam	Haines & Company
1990	STATEWIDE LANDSCAPE CONTRACTORS	Pacific Bell
	ALL CITIES TREE SERVICE	Pacific Bell

W Adams Blvd

5766 W Adams Blvd

Year	Uses	Source
2014	ISIS HAIR SALON	EDR Digital Archive
	ISIS HAIR SALON	EDR Digital Archive
2010	ISIS HAIR SALON	EDR Digital Archive
	ISIS HAIR SALON	EDR Digital Archive

W ADAMS BLVD

5766 W ADAMS BLVD

Year	Uses	Source
2006	ISIS HAIR SALON	Haines Company, Inc
2000	CHUNTZ Edward	Haines & Company
1981	CREATIVE LEARNING CENTER	Pacific Telephone
	CHILDREN S CASTLE	Pacific Telephone
1976	Sleepy Time Linen	Pacific Telephone

Year	Uses	Source
1976	Marvel Mouse Travel Club	Pacific Telephone
	Marvel Mouse Day Camp	Pacific Telephone
	Kiddy Koop School	Pacific Telephone

W Adams Blvd

5767 W Adams Blvd

Year	Uses	Source
2014	SECRET HEADQUARTERS INC	EDR Digital Archive
	GK HUSON LLC	EDR Digital Archive
	SECRET HEADQUARTERS INC	EDR Digital Archive
	GK HUSON LLC	EDR Digital Archive
2010	SECRET HEADQUARTERS	EDR Digital Archive
	SECRET HEADQUARTERS	EDR Digital Archive

W ADAMS BLVD

5767 W ADAMS BLVD

Year	Uses	Source
2006	DESIGN	Haines Company, Inc
	BRYANT Russ	Haines Company, Inc
	RUSS BRYANT	Haines Company, Inc
2000	SHULMAN Jacqueline	Haines & Company
1990	WOOD OF A KIND FURNSHNGS	Pacific Bell
	LITS	Pacific Bell

W Adams Blvd

5768 W Adams Blvd

Year	Uses	Source
2014	HEALTHCAR CORP	EDR Digital Archive
	PATHWYS RGNL EMPLYMT SPPT SVCS	EDR Digital Archive
	PEAK PERFORMANCE TRANSPORT INC	EDR Digital Archive
	PATHWYS RGNL EMPLYMT SPPT SVCS	EDR Digital Archive
	PEAK PERFORMANCE TRANSPORT INC	EDR Digital Archive
	HEALTHCAR CORP	EDR Digital Archive
2010	HEALTHCAR CORP	EDR Digital Archive

Year	Uses	Source
2010	HEALTHCAR CORP	EDR Digital Archive

W ADAMS BLVD

5768 W ADAMS BLVD

Year	Uses	Source
2000	CHUNTZ Edward	Haines & Company
1991	Culver City Taxi	Pacific Bell
	CULVER CITY TOW 24	Pacific Bell
	Culver City Yellow Cab Co	Pacific Bell
	Santa Monica Yellow Cab Co	Pacific Bell
	Westside Yellow Cab	Pacific Bell
	YELLOW CAB CO OF CULVER CITY	Pacific Bell
	CULVER CITY YELLOW CAB CO	Pacific Bell
	SANTA MONICA YELLOW CAB CO	Pacific Bell
	WESTSIDE YELLOW CAB	Pacific Bell
	YELLOW CAB CO OF CULVER CITY	Pacific Bell
	CULVER CITY TAXI LOS ANGELES	Pacific Bell
	Yellow Cab Co Of Santa Monica SANTA MONICA	Pacific Bell
	Yellow Cab Co Of West Hollywood	Pacific Bell
	Yellow Cab Marina Del Rey 2020896	Pacific Bell
1986	VETERANS ELECTRONIC TRAINING CENTER	Pacific Bell
1942	EDWARDS Clarence F real est	Los Angeles Directory Co.

5769 W ADAMS BLVD

Year	Uses	Source
1976	Pottering	Pacific Telephone
	Marshall Larry	Pacific Telephone

5771 W ADAMS BLVD

Year	Uses	Source
2000	LOPEZ Linda	Haines & Company
1990	AMERICAN INSTITUTE OF TRADITIONAL CHINESE MEDICINE	Pacific Bell
	NURSING EDUCATION BOARD PREP	Pacific Bell
1986	COCHRAN JUNE R RN BA	Pacific Bell
	LIFE SCIENCE UNIVERSITY	Pacific Bell
	RN LVN HEALTH EDUCATION	Pacific Bell

Year	Uses	Source
1981	HEALTH EDUCATION CONSULTING SERVICE	Pacific Telephone
	JUNE R RN BA	Pacific Telephone
1976	Sunrise Production Co	Pacific Telephone
	Gardner Construction Co	Pacific Telephone

5777 W ADAMS BLVD

Year	Uses	Source
1942	SAYER Stanley pres Olympic Battery & Electric Corp	Los Angeles Directory Co.

5781 W ADAMS BLVD

Year	Uses	Source
1976	FRANKLYN SALES CO	Pacific Telephone

5788 W ADAMS BLVD

Year	Uses	Source
2000	CHUNTZ Edward	Haines & Company
	X GENESEE AV S	Haines & Company
1981	HARRY S AUTO REPAIR	Pacific Telephone
1976	Harrys Auto Repair	Pacific Telephone

5800 W ADAMS BLVD

Year	Uses	Source
1976	Seligman N Co hair nets	Pacific Telephone

5801 W ADAMS BLVD

Year	Uses	Source
1942	Andys Service Julius Blumenfeld Harry Bidna gas sta	Los Angeles Directory Co.
1937	Pidna Harry Sophia gas sta	Los Angeles Directory Co.

W Adams Blvd

5804 W Adams Blvd

Year	Uses	Source
2014	DUGGAN & ASSOCIATES INC	EDR Digital Archive
	DUGGAN & ASSOCIATES INC	EDR Digital Archive
2010	DUGGAN & ASSOCIATES INC	EDR Digital Archive
	HANK LONDONER PHOTOGRAPHY INC	EDR Digital Archive
	DUGGAN & ASSOCIATES INC	EDR Digital Archive
	HANK LONDONER PHOTOGRAPHY INC	EDR Digital Archive

FINDINGS

W ADAMS BLVD

5804 W ADAMS BLVD

Year	Uses	Source
2006	DUGGAN & ASSOC	Haines Company, Inc
2000	ISHIZAKI Sadako	Haines & Company

5807 W ADAMS BLVD

Year	Uses	Source
1933	Guy Erwin gas sta	Los Angeles Directory Co.

5809 W ADAMS BLVD

Year	Uses	Source
1937	Ruata Jos R Aurora restr	Los Angeles Directory Co.
1933	Preising John Anna restr	Los Angeles Directory Co.

W Adams Blvd

5810 W Adams Blvd

Year	Uses	Source
2014	ORISS HAIR SALON	EDR Digital Archive
	STERLING PARK BEAUTY SUPPLY	EDR Digital Archive
	ORISS HAIR SALON	EDR Digital Archive
	STERLING PARK BEAUTY SUPPLY	EDR Digital Archive
2010	ORISS HAIR SALON	EDR Digital Archive
	POSTED PRINTING	EDR Digital Archive
	STERLING PARK BEAUTY SUPPLY	EDR Digital Archive
	STERLING PARK BEAUTY SUPPLY	EDR Digital Archive
	ORISS HAIR SALON	EDR Digital Archive
	POSTED PRINTING	EDR Digital Archive

W ADAMS BLVD

5810 W ADAMS BLVD

Year	Uses	Source
2006	C DVD GURU	Haines Company, Inc
	ORISS BEAUTY	Haines Company, Inc
	SALON	Haines Company, Inc
	STERLING PARK	Haines Company, Inc
	BEAUTY SUPPLY	Haines Company, Inc
1990	STERLING BEAUTY SUPPLY	Pacific Bell

FINDINGS

Year	Uses	Source
1986	STERLING BEAUTY SUPPLY	Pacific Bell
1981	STERLING BEAUTY SUPPLY	Pacific Telephone
1942	Tarr Jas A Cora restr	Los Angeles Directory Co.

5811 W ADAMS BLVD

Year	Uses	Source
1942	MATHIESON Jean S Mrs liquors	Los Angeles Directory Co.
1937	Mathieson Jean restr	Los Angeles Directory Co.

5814 W ADAMS BLVD

Year	Uses	Source
1942	Nairn Jack A Hazel carp	Los Angeles Directory Co.
1937	NIELSEN Gordon Geraldine shtmtlwkr	Los Angeles Directory Co.

5819 W ADAMS BLVD

Year	Uses	Source
2000	HANLON Marjory	Haines & Company

5820 W ADAMS BLVD

Year	Uses	Source
1937	Hegsvold Christian pntr	Los Angeles Directory Co.

5829 W ADAMS BLVD

Year	Uses	Source
1990	JIFFY LUBE CC	Pacific Bell
1976	MIGH T SAFE MFG CO	Pacific Telephone

5830 W ADAMS BLVD

Year	Uses	Source
1986	R F TOOL AND DIE CC	Pacific Bell
1981	R F TOOL AND DIE CC	Pacific Telephone

5832 W ADAMS BLVD

Year	Uses	Source
2006	ALL CITY TOWING	Haines Company, Inc

5837 W ADAMS BLVD

Year	Uses	Source
1990	BOHEMIAN BISCUIT CO CC	Pacific Bell
	YOUNGER S & SONS WHSLE LIQRS CC	Pacific Bell

Year	Uses	Source
1990	BOHEMIAN BISCUIT CO CC	Pacific Bell
1976	Linder Euro Imports Inc	Pacific Telephone
	Euro Imports Inc	Pacific Telephone

5840 W ADAMS BLVD

Year	Uses	Source
1990	ALEXANDER MACHINERY CO INC CC	Pacific Bell
1976	ALEXANDER MACHINERY CO INC	Pacific Telephone

5851 W ADAMS BLVD

Year	Uses	Source
1990	SLATER ERNEST	Pacific Bell
1986	SLATER ERNEST	Pacific Bell
1981	SLATER ERNEST	Pacific Telephone
1976	Slater Security Inc	Pacific Telephone
	SLATER SECURITY	Pacific Telephone
1933	LEE Edith poultry	Los Angeles Directory Co.

W Adams Blvd

5852 W Adams Blvd

Year	Uses	Source
2014	PICO VALET SERVICES	EDR Digital Archive
	PICO VALET SERVICES	EDR Digital Archive
2010	PICO VALET SERVICES	EDR Digital Archive
	PICO VALET SERVICES	EDR Digital Archive

W ADAMS BLVD

5852 W ADAMS BLVD

Year	Uses	Source
1990	D M PRECISION MACHINING CC	Pacific Bell
1942	Furuto Takao fruits	Los Angeles Directory Co.

5856 W ADAMS BLVD

Year	Uses	Source
2006	SLATER ERNEST	Haines Company, Inc
1990	PRM MOVING & STORAGE CC	Pacific Bell
	SLATER ERNEST CC	Pacific Bell
	NUTS AND MORE CC	Pacific Bell

FINDINGS

Year	Uses	Source
1990	HAMADANI BEHROUZ CC	Pacific Bell
1976	Auerbach Herbert	Pacific Telephone
	Radex Stereo Co	Pacific Telephone

5860 W ADAMS BLVD

Year	Uses	Source
2000	WEALTH CODE	Haines & Company
1990	WESTATES SHEET METAL MANUFACTURING CO CC	Pacific Bell
1976	Westates Sheet Metal Manufacturing Co	Pacific Telephone

5871 W ADAMS BLVD

Year	Uses	Source
1933	LEVINE Geo restr	Los Angeles Directory Co.

5873 W ADAMS BLVD

Year	Uses	Source
1937	Livie Geo H restr	Los Angeles Directory Co.

5879 W ADAMS BLVD

Year	Uses	Source
1937	LEVINE Geo H	Los Angeles Directory Co.

5880 W ADAMS BLVD

Year	Uses	Source
1991	Haoca Corp	Pacific Bell
	HAOCACORP	Pacific Bell
1990	CONSOLIDATED ELECTRICAL DISTRIBUTORS CC	Pacific Bell
	HAJOCA CORP	Pacific Bell
	ECONOMY ELECTRIC	Pacific Bell
1986	CONSOLIDATED ELECTRICAL DISTRIBUTORS CC	Pacific Bell
	ECONOMY ELECTRIC CC	Pacific Bell
	HAJOCA CORP	Pacific Bell
1981	HAJOCA CORP LOS ANGELES CC	Pacific Telephone
1980	Hajoca Corp	Pacific Telephone
	From Culver City Telephones Ca	Pacific Telephone
1976	Amstan Supply Div American Standard	Pacific Telephone
	Hajoca Corp Los Angeles	Pacific Telephone
	Hajoca Corp Regional Credit Office	Pacific Telephone

FINDINGS

W ADAMS BLVD R CUL CITY

5801 W ADAMS BLVD R CUL CITY

Year	Uses	Source
1942	Triepke Howard A auto repr	Los Angeles Directory Co.

West Adams Boulevard

5771 West Adams Boulevard

Year	Uses	Source
2000	LOPEZ Linda	Haines & Company
	LOPEZ Linda	Haines & Company
1990	AMERICAN INSTITUTE OF TRADITIONAL CHINESE MEDICINE	Pacific Bell
	NURSING EDUCATION BOARD PREP	Pacific Bell
1986	COCHRAN JUNE R RN BA	Pacific Bell
	LIFE SCIENCE UNIVERSITY	Pacific Bell
	RN LVN HEALTH EDUCATION	Pacific Bell
1981	JUNE R RN BA	Pacific Telephone
	HEALTH EDUCATION CONSULTING SERVICE	Pacific Telephone
1976	Gardner Construction Co	Pacific Telephone
	Sunrise Production Co	Pacific Telephone
1951	W Adms Luback Const Co Inc	Pacific Telephone & Telegraph Co.

5804 West Adams Boulevard

Year	Uses	Source
2006	DUGGAN & ASSOC	Haines Company, Inc
2000	ISHIZAKI Sadako	Haines & Company
	EUROPEAN ANTIQUE IMPORTS	Haines & Company
	ISHIZAKI Sadako	Haines & Company

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
2536 S Genesee Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2536 S Genesee Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2537 Fairfax Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2537 Fairfax Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2540 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2540 S GENESEE AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2543 S GENESEE AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2544 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2544 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
2544 S Genesee Ave	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2544 S Genesee Ave	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2550 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2550 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2550 South Genesee Avenue	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2559 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2559 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2560 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2560 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2562 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2562 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
2563 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2563 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2565 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2565 S Spaulding Ave	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2565 S Spaulding Ave	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2565 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2566 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2566 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2567 1/2 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2567 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2567 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
2568 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2570 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2570 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2571 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2571 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2572 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2573 1/2 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2573 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2573 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2575 1/2 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2575 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
2575 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2577 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2577 S Spaulding Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2577 S Spaulding Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2577 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2580 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2582 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2582 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2583 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2583 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2585 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
2585 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2595 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2598 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2605 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2610 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2610 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2610 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2610 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2611 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2611 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2612 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
2613 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2613 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2614 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2614 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2614 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2615 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2615 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2616 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2616 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2616A S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2617 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
2617 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2618 GENESEE AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2618 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2618 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2618 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2619 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2619 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2619 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2619A S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2620 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2620 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
2621 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2621 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2623 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2623 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2624 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2624 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2624 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2624 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2625 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2625 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2626 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
2627 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2627 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2628 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2628 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2628 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2628 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2630 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2631 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2631 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2631 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2631 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
2632 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2632 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2632 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2632 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2635 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2635 S GENESEE AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2635 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2635 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2636 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2636 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2636 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
2636 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2638 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2638 S GENESEE AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2639 GENESEE AVE S	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2639 S GENESEE AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2639 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2639 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2640 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2640 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2641 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2643 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
2643 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2644 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2644 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2646 S SPAULDING AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2647 S SPAULDING AVE	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2647 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2648 SPAULDING AVE S	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5738 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5740 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5741 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5742 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5747 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5749 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5749 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5751 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5751 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5753 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5753 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5754 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5754 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5754 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5755 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5755 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5757 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5757 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5757 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5757 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5760 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5761 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5761 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5761 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5766 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5766 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5766 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5767 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5767 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5767 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5767 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5768 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5768 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5768 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5768 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5769 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5770 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5771 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5771 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5771 West Adams Boulevard	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5777 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5781 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5788 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5788 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5800 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5800 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5801 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5801 W ADAMS BLVD R CUL CITY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5804 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5804 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5804 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5804 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5804 West Adams Boulevard	2014, 2010, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5807 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5809 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5810 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5810 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5810 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5810 W Adams Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
5811 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5814 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5819 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5820 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5829 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5829 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5830 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5830 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
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5832 W ADAMS BLVD	2014, 2010, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5837 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

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Address Researched	Address Not Identified in Research Source
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5840 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5851 ADAMS BLVD W	2014, 2010, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
5851 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
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Address Researched	Address Not Identified in Research Source
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5873 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
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5880 W ADAMS BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1985, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
5775 West Adams Boulevard	2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

5775 West Adams Boulevard

5775 West Adams Boulevard
Los Angeles, CA 90016

Inquiry Number: 5533714.7
January 15, 2019

EDR Environmental Lien and AUL Search

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

5775 West Adams Boulevard
5775 West Adams Boulevard
Los Angeles, CA 90016

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found ☐ Not Found ☒

RESEARCH SOURCE

Source 1:

LA Recorder
Los Angeles, CA

PROPERTY INFORMATION

Deed 1:

Type of Deed:	deed
Title is vested in:	Helen Yamamoto Trustee
Title received from:	Mitsuko Numata
Deed Dated	10/22/2016
Deed Recorded:	10/3/2017
Book:	NA
Page:	na
Volume:	na
Instrument:	na
Docket:	NA
Land Record Comments:	
Miscellaneous Comments:	
Legal Description:	See Exhibit
Legal Current Owner:	Helen Yamamoto Trustee
Parcel # / Property Identifier:	5048-007-034
Comments:	See Exhibit

Deed Exhibit 1

This page is part of your document - DO NOT DISCARD

20171130911

Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/03/17 AT 01:08PM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00

LEADSHEET

201710033290012

00014325428

008632513

SEQ:
01

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

E535543

RECORDING REQUESTED BY:
LAW OFFICES OF BRETT P. WAKINO
201 W. Garvey Avenue, Suite 102-130
Monterey Park, CA 91754

WHEN RECORDED MAIL TAX STATEMENTS TO:
MITSUKO NUMATA
912 TEGNER DRIVE
MONTEREY PARK, CA 91755

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN5048-007-034

QUIT CLAIM DEED

DOCUMENTARY TRANSFER TAX: NONE (Consideration less than $100)
(This conveyance transfers the Quitclaimer's interest in a Revocable living trust. Revenue & Taxation Code § 11930.)

FOR VALUABLE CONSIDERATION, receipt which is hereby acknowledged, MITSUKO NUMATA, ~~SETTLOR OF THE MITSUKO NUMATA LIVING TRUST DATED OCTOBER 22, 2016~~, HEREBY QUITCLAIMS to HELEN YAMAMOTO as Trustee of THE MITSUKO NUMATA REVOCABLE LIVING TRUST, dated OCTOBER 22, 2016, all that real property situated in the City of Los Angeles, County of Los Angeles, State of California, known as 5775 W. Adams Boulevard, with a legal description as follows:

LOT:66 CITY:REGION/CLUSTER: 25/25603 TR#:5644 TRACT NO 5644 W 10 FT MEASURED ON S LINEEX OF ST OF LOT 66 AND EX OF ST LOTS 67,68,69,70,71 AND 72 AND EX OF STS LOT 73 City/Muni/Twp: REGION/CLUSTER: 25/25603

~~"This conveyance changes the manner in which title is held, the grantors and grantees are the same party, Revenue & Taxation Code § 11911."~~
"This conveyance transfers an interest into or out of a living trust, R&T 11930"

EXECUTED on October 22, 2016, in Los Angeles County, California.

Mitsuko Numata
MITSUKO NUMATA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On Oct. 22, 2016 before me, **Jennifer Villareal**, notary agent
Date *Here Insert Name and Title of the Officer*

personally appeared mitsuko numata
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JENNIFER VILLAREAL
Notary Public - California
Los Angeles County
Commission # 2152210
My Comm. Expires May 6, 2020

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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Appendix C-2:

Draft Corrective Action Plan

FEASIBILITY STUDY AND CORRECTIVE ACTION PLAN

FORMER KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

(LARWQCB CASE #900160252) (GID #T0603700575)

Prepared for:

5775 W. Adams, LLC
2436 Penmar Avenue, Unit B
Venice, CA 90291

Prepared by:

FREY Environmental, Inc.
2817A Lafayette Avenue
Newport Beach, California 92663-3715
(949) 723-1645
freyinc@freyinc.com

Project No.: 942-04

October 9, 2019

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1.0 INTRODUCTION

FREY Environmental, Inc., (FREY) has prepared this Corrective Action Plan (CAP) to resume active remediation at Former Ken's Automotive located at 5787 West Adams Boulevard in Los Angeles, California. In addition, the CAP provided details on extending the remediation well and piping network to the property located west of the Site at 5801/5807 West Adams Boulevard (Figures 1 & 2). This CAP has been prepared in response to the State Water Resources Control Board's (SWRCB) Expedited Claim Account Pilot Program (ECAP) Joint Execution Team (JET) meeting conducted on May 7, 2019. The JET is comprised of the SWRCB, the Los Angeles Regional Water Quality Control Board (RWQCB), the responsible party, and.

2.0 BACKGROUND

2.1 SITE DESCRIPTION

The Site consists of an approximately 16,000-square foot lot previously operating as an auto repair shop. The property is currently vacant. The main building, a vacant service station building, is located in the northern half of the Site. An empty storage shed is located just west of the main building and a smaller empty storage shed is located in the northeastern corner of the Site. The remainder of the Site is entirely paved with concrete with the exception of small grassy area just west of the main building, a planter at the southwestern corner of the site, and a planter at the southeastern corner of the Site. A Site sketch is presented as Figure 2. Several monitoring and/or remedial wells are located at the Site. A Site sketch showing existing monitoring and remedial wells is presented as Figure 3.

The vacant service station building is approximately 2,100 square feet in size and includes a men's restroom, a women's restroom, a storage room, an office, a customer waiting room, and a large auto repair shop. The auto repair shop has three bays with pull up doors. Each bay has an in-ground hydraulic hoist with a drain adjacent to it with the exception of the easternmost hydraulic hoist. The easternmost hydraulic hoist is located next to an empty clarifier and oils from the hoist likely drained directly into the clarifier. A previous environmental consultant had constructed a concrete pad and a piping manifold with crash post protection just west of the Site building.

2.2 SITE ASSESSMENTS

2.2.1 Underground Storage Tank Removals (1996)

On January 9, 1996, BJJ Services Co., Inc. (BJJ) removed four (4) 8,000-gallon gasoline underground storage tanks (USTs) and one (1) 500-gallon waste oil UST from the Site. The former fueling facility is shown on Figure 2. Thirteen (13) soil samples were collected at locations approximately 2 feet below the tank inverts at an approximate depth of 12 feet below ground surface (bgs). Soil samples were also collected from the excavated spoils piles and from beneath the dispensers. One (1) grab groundwater sample was collected from the bottom of the UST excavation (BJJ, 1996).

Petroleum hydrocarbons were detected at significant concentrations in all the UST-related samples. Total petroleum hydrocarbon modified ass gasoline (TPHg) concentrations ranged from 0.3 to 2,400 milligrams per kilogram (mg/kg) and benzene concentrations ranged from 0.017 to 5.3 mg/kg.

Minor gasoline constituent concentrations were found in the dispenser samples and a total recoverable petroleum hydrocarbon (TRPH) concentrations of 420 mg/kg was reported in the waste oil UST soil sample. Total lead was detected in all the soil samples at concentrations as high was 150 mg/kg.

Gasoline constituents were also detected in the grab groundwater sample [TPHg at 460,000 micrograms per liter (ug/l), benzene at 3,900 ug/l, toluene at 6,500 ug/l, ethylbenzene at 18,000 ug/l, and xylenes at 110,000 ug/l].

The Regional Water Quality Control Board – Los Angeles Region (RWQCB) and the Los Angeles City Fire Department (LAFD) submitted a letter dated February 8, 1996, requiring a site investigation to delineate the lateral and vertical extent of possible fuel hydrocarbon impacts, and to determine the nature of such impacts in soils and groundwater underlying the Site. They also requested that measurements of the current depth to groundwater and groundwater elevations be measured and calculated.

2.2.2 Phase II Site Assessment (1997)

On July 22 and 23, 1997, AquaGeosciences (AGI) supervised the drilling of five soil borings at the Site. Four of the borings were converted to groundwater monitoring wells MW-1 through MW-4, located northwest, southwest, north, and east of the former UST cluster (Figure 3). These four monitoring wells were constructed with 2-inch diameter schedule 40 PVC casing and screened from 15 to 25 feet bgs (AGI, 1997).

Boring B-1 was drilled at the suspected UST point of release and was continuously cored from 10 feet to 18 feet bgs. Primarily clayey silts with some to trace amounts of sands were penetrated. Field indications of petroleum hydrocarbon were first noted at 17 feet bgs. Soil samples collected at 15 and 18 feet bgs were laboratory analyzed. TPHg was detected at concentrations ranging from 4.1 to 10 mg/kg. Benzene was detected at concentrations ranging from 0.2 to 0.025 mg/kg (AGI, 1997). Table 1 summarizes the historical soil sample laboratory analytical results. Table 4 summarizes well construction details.

2.2.3 Installation of Additional Monitoring Wells (1998)

In December 1998, AGI supervised the installation of six additional monitoring wells, designated MW-5 through MW-10. MW-5 and MW-6 were installed on-Site in the northeast and southeast corners of the property, respectively (Figure 3). MW-7 was installed in the alley north of the former waste oil UST (in a hydrologically up-gradient direction). MW-8 was constructed in Genessee Street, west of the Site. MW-9 and MW-10 were installed on the south side of Adams Boulevard, southwest and south of the Site, respectively. In addition, one 4-inch diameter free product recovery well identified as RW-1 was installed within the center of the free product

plume (AGI, 1999). Table 1 summarizes the historical soil sample laboratory analytical results. Table 4 summarizes well construction details.

2.2.4 Additional Groundwater Characterization (2000)

In order to assess the limits of the groundwater hydrocarbon plume, four additional borings were advanced on July 13 and 14, 2000. Groundwater monitoring wells MW-11 through MW-14 were constructed in the four borings (Figure 3). The four wells were completed on July 14, 2000 and developed on July 17, 2000. (E2C, 2000). Table 1 summarizes the historical soil sample laboratory analytical results. Table 4 summarizes well construction details.

2.2.5 Additional Hydrogeologic Investigation (2001 to 2002)

On May 22 through 24, 2001, seven additional groundwater monitoring wells (MW-15 through MW-20 and MW-22 [Figure 3]) were installed at off-Site locations. Subsurface conditions encountered in West Adams Boulevard prevented the installation of a proposed eighth well (E2C, 2001b).

On December 18 through 20, 2001, two additional groundwater monitoring wells (MW21 and MW23 [Figure 3]) were installed north and northwest of the site. An additional off-Site well was proposed on the property west of the Site, but was not installed due to the off-site property owner refusing access to the property. Table 1 summarizes the historical soil sample laboratory analytical results. Table 4 summarizes well construction details (E2C, 2002).

2.2.6 Remediation Wells Installation (2011)

On October 24, 2011, The Reynolds Group (TRG) installed two free product recovery wells (EX1 and EX2) to enhance gasoline free product recovery at the Site. Wells EX1 and EX2 were drilled to 30 feet bgs and constructed with 6-inch diameter SCH 40 PVC casing and screen. The wells were screened from 25 to 30-feet bgs (TRG, 2011). Table 1 summarizes the historical soil laboratory analytical results. Table 4 summarizes well construction details.

2.2.7 Groundwater Monitoring and Sampling (1999 to 2019)

The first groundwater monitoring and sampling event was conducted on August 22, 1997. After the first event, groundwater monitoring and sampling was conducted on a quarterly basis from the second quarter of 1999 until the second quarter of 2009.

On March 15, 2018, the Reynolds Group (TRG) gauged 19 on- and off-Site wells. Wells EX1 and MW5 were located underneath inoperable vehicles and could not be accessed. TRG was unable to located wells MW14, MW16, MW20, and MW23, which have been paved over by either the property owner (MW20) or the City of Los Angeles (MW14, MW16, MW23). Free product was reported in 10 of the 19 wells gauged in March 2018 (TRG, 2018).

Between May 8 and 10, 2019, FREY conducted the latest groundwater monitoring and sampling event. FREY gauged and sampled 19 on- and off-Site wells. Well MW-13, located in West

Adams Boulevard, was found to be in poor condition and was not monitored or sampled. The well box lid was missing and the well box rim was broken. The inside of the well box was filled with dirt. FREY has temporarily secured the well with a lid. Wells MW-16, MW-20 and MW-23 were observed to be paved over. The following are the results of the May 2019 monitoring and sampling event (FREY, 2019):

- On May 8, 2019, the depth to groundwater ranged from 19.76 feet bgs (MW-21) to 25.50 feet bgs (MW-11). Groundwater elevations ranged from 61.85 (MW-18) to 65.85 (MW-21) feet msl. Groundwater elevations in most Site wells increased an average of approximately 1.05 feet when compared to elevations calculated during the previous monitoring event conducted in March 2018. The groundwater flow direction across the Site was generally to the south and fairly consistent with historically estimated flow directions.

- Free product was detected in eight wells during the May 2019 sampling event. Free product thicknesses in the wells were notably less than historically measured. Historical reported free product thicknesses are included in Table 2, and historical cumulative quantities of free product with groundwater removed from Site wells is noted in Table 3. Quantities of only free product removed prior to 2019 were not recorded by the previous consultant, only the combined volume of water and free product.

- Total purgeable petroleum hydrocarbons (TPPH) were detected in 17 of the 22 wells sampled during the May 2019 sampling event. TPPH concentrations were observed to increase in some wells and decrease in others compared to historical reported concentrations of TPHg.

- Benzene was detected in 17 of the 22 wells sampled during the May 2019 sampling event. Benzene concentrations were observed to increase in some wells and decrease in others compared to historical reported concentrations.

- MTBE was detected in 10 of the 22 wells sampled during the May 2019 sampling event. MTBE concentrations were observed to increase in some wells and decrease in others compared to historical reported concentrations.

- Toluene, ethylbenzene, total xylenes, di-isopropyl ether (DIPE), and naphthalene were also detected during the second quarter 2019 groundwater monitoring and sampling event.

Table 2 summarizes the historical groundwater level and elevation data and laboratory analytical results.

2.3 SITE REMEDIATION

2.3.1 Interim Remedial Action Plan (2001)

E2C prepared and submitted an Interim Remedial Action Plan (IRAP) dated June 14, 2001 in response to a request from the LARWQCB to submit an IRAP that included a more active approach to free product removal and Site remediation.

In E2C's IRAP, it was recommended that weekly vacuum free product recovery events (on-Site and off-Site) supplemented by a vapor extraction system on-Site, be implemented (E2C, 2001a).

2.3.2 Free Product Monitoring and Recovery (2000 - 2019)

A workplan for free-product recovery was submitted by AGI on March 9, 2000 (AGI, 2000). The workplan was approved on March 24, 2000 and on July 21, 2000 DECON Environmental of San Bernardino, California was contracted to procure, permit, and install the free product removal system.

The free product recovery system was installed at the Site in September 2000. The free product recovery system consisted of a 6,000-gallon above ground storage tank (AST), air compressor, two free product recovery pump system manufactured by QED, automated pneumatic shutoff system, and high-level alarm. The free-product recovery system began operating on September 20, 2000 (ECI, 2001a).

From September 2000 to December 2000, approximately 3,000 gallons of free-product and 300 gallons of water were removed from wells MW-1, MW-4, and MW-8 for the free-product program. Free-product removal from the wells was accomplished using free-product removal pumps installed in on-Site wells MW-1 and MW-4 and a portable pneumatic pump in off-Site well MW-8. The position of the pumps in the on-Site wells was adjusted on a weekly basis to maximize free-product recovery. The thickness of free-product prior to pumping ranged from 0.15 foot to 0.63 foot in well MW-1, 0 foot to 3.16 feet in MW-4, 3.81 feet to 4.65 feet in well MW-8, and 3.34 feet to 3.84 feet in MW-9 during this period (ECI, 2001a).

Free-product and water were temporarily stored in a 6,000-gallon above ground storage tank (AST) prior to disposal. These liquids were transported and disposed of by United Pumping Services, Inc. (UPSI), a California licensed certified hazardous waste transporter. The first disposal event removed approximately 3,300 gallons of free-product/water from the Site, including approximately 680 gallons of free-product/water from wells MW-8 and MW-9, approximately 100 gallons of free product/water from well RW-1 and 55-gallon drums located on-Site, and approximately 2,517 gallons of free-product/water from the 6,000-gallon AST. Disposal was performed under the U.S. Environmental Protection Agency (EPA) Identification (ID) Number CAR000085886, assigned to the Site in November 2000 (E2C, 2001a).

Starting in December 2001, free-product/water was removed from the wells with a vacuum truck in conjunction with the recovery system. During 2001, approximately 6,150 gallons of free-product and water were removed from wells MW-1, MW-4, MW-8, and MW-9 for the free-product removal program. Free-product removal from the wells was accomplished using free-product skimmer pumps installed in on-Site wells MW-1 and MW-4 and a portable pneumatic pump in off-Site well MW-8. The position of the pumps in the on-Site wells was adjusted on a weekly basis to maximum free-product recovery. Beginning December 12, 2001, E2C pumped off-Site wells MW-8 and MW-9 using a vacuum truck (E2C, 2002).

According E2C's Fourth Quarter 2008 and First Quarter 2009 Groundwater Monitoring and Remediation Status Report dated May 15, 2009, approximately 134,257 gallons of free product / groundwater mixture had been removed from the Site prior to TRG's taking over free product remediation. Between February 2010 and August 2012, TRG removed approximately 1,313 gallons of gasoline free product / water mixture by hand bailing and recovery by automated skimmers. Wells EX1 and EX2 were installed by TRG in October 2012 and added to free product recovery efforts at the Site. Free product recovery has not been performed at the Site since 2012.

The most recent free product monitoring event was conducted in May 2019. Free product was detected in eight wells. Free product thicknesses in the wells were notably less than historically measured (FREY, 2019). However, groundwater levels were approximately 2 to 3 feet lower than historical levels. Table 3 summarizes free product monitoring and removal activities.

2.3.3 Vapor Extraction Remediation (2001 to 2006)

On December 18 through 20, 2001, eight (8) vapor extraction wells were installed at the Site. Six wells (VE-1, VE-2, VE-4, and VE-6 through VE-8) were constructed to 20 feet bgs with screen intervals of 15 to 20 feet bgs. Two wells (VE-3 and VE-5) were constructed to 35 feet bgs with screen intervals of 15 to 35 feet bgs.

On February 20, 2002, E2C personnel applied for a permit to Construct/Operate a proposed vapor extraction system from the South Coast Air Quality Management District (SCAQMD). On February 28, 2002, the SCAQMD acknowledged the receipt of the application for the Permit to Construct in their letter dated February 28, 2002.

Vapor extraction remediation commenced in September of 2003. Operation and maintenance reports show that the vapor extraction system operated at least until December 20, 2005 and extracted a reported cumulative 205,843 pounds (lbs) (32,222 gallons) of volatile petroleum hydrocarbons from subsurface soils at the Site (E2C, 2006)

3.0 SUBSURFACE CONDITIONS

3.1 PHYSIOGRAPHIC SETTING

The Site topography is flat with an elevation of approximately 95 feet above mean sea level (feet msl). Regional topography in the Site Vicinity is relatively flat (USGS, 2018).

3.2 REGIONAL GEOLOGY AND HYDROGEOLOGY

The Site is located within the Coastal Plain of the Los Angeles. Physically, the Coastal Plain of Los Angeles is an almost featureless, semiarid flatland that slopes gently toward the Pacific Ocean. On the north, it is bounded by the Santa Monica Mountains, extending inland from Malibu. On the northeast, the plain is edged in by another mountainous ridge, though not as steep, formed by the Elysian, Repetto, Merced, and Puente Hills. These hills are dissected by the channels of the Los Angeles, San Gabriel and the Rio Hondo Rivers on their course to the Pacific

Ocean. To the south, the Palos Verdes Hills forms a solid barrier between Santa Monica Bay and San Pedro Bay. 'The Coastal Plain is bounded on the west by the Pacific Ocean, while the eastern boundary is not a physical, but the boundary line that separates Los Angeles County from Orange County (DWR, 1961).

The Baldwin Hills are located approximately 1 mile south of the Site. Ballona Creek is the dominant hydrologic feature in the Site area and drains surface waters to the Pacific Ocean (DWR, 2004). Ballona Creek is the closest surface water to the Site, located approximately ¼ -mile to the west (USGS, 2018).

The Site is located within northwestern portion of the Central Subbasin. The Central Subbasin occupies a large portion of the southeastern part of the Coastal Plain of Los Angeles Groundwater Basin. This subbasin is commonly referred to as the “Central Basin” and is bounded on the north by a surface divide called the La Brea high, and on the northeast and east by emergent less permeable Tertiary rocks of the Elysian, Repetto, Merced and Puente Hills. The southeast boundary between Central Basin and Orange County Groundwater Basin roughly follows Coyote Creek, which is a regional drainage province boundary. The southwest boundary is formed by the Newport Inglewood fault system and the associated folded rocks of the Newport Inglewood uplift. The Los Angeles and San Gabriel Rivers drain inland basins and pass across the surface of the Central Basin on their way to the Pacific Ocean (DWR 2004).

Throughout the Central Basin, groundwater occurs in Holocene and Pleistocene age sediments at relatively shallow depths. The Central Basin is historically divided into four areas. The Site is located in the Central Basin pressure area which is the largest of the four divisions, and contains many aquifers of permeable sands and gravels separated by semi-permeable to impermeable sandy clay to clay, that extend to about 2,200 feet below the surface (DWR 1961). Throughout much of the subbasin, the aquifers are confined, but areas with semipermeable aquicludes allow some interaction between the aquifers (DWR 1961). The main productive freshwater-bearing sediments are contained within Holocene alluvium and the Pleistocene Lakewood and San Pedro Formations (DWR 1961). Throughout most of the subbasin, the near surface Bellflower aquiclude restricts vertical percolation into the Holocene age Gaspur aquifer and other underlying aquifers, and creates local semi-perched groundwater conditions. The main additional productive aquifers in the subbasin are the Gardena and Gage aquifers within the Lakewood Formation and the Silverado, Lynwood and Sunnyside aquifers within the San Pedro Formation (DWR 1961). Historically, groundwater flow in the Central Basin has been from recharge areas in the northeast part of the subbasin, toward the Pacific Ocean on the southwest. However, pumping has lowered the water level in the Central Basin and water levels in some aquifers are about equal on both sides of the Newport-Inglewood uplift, decreasing subsurface outflow to the West Coast Subbasin to the west (DWR 1961).

3.3 SITE GEOLOGY AND HYDROGEOLOGY

Soil lithology, as observed from soil borings advanced at the Site from 1997 to 2011, is described as silty clays and clayey silts from ground surface to approximately 15 to 20 feet below ground surface (bgs), sands and silty sands to approximately 25 to 30 feet bgs, and gravelly sands to around 36.5 feet bgs.

Groundwater encountered beneath the Site is reported to range seasonally between depths of approximately 16.5 feet bgs to 25.5 feet bgs (Table 2). Groundwater beneath the Site was most recently measured at depths ranging from 19.76 to 25.50 feet bgs on May 8, 2019 (FREY, 2019). Groundwater flow beneath the Site has been generally estimated to flow southwesterly to southeasterly (FREY, 2019). The most recent groundwater monitoring and sampling data is presented in Section 2.2.7.

3.4 GROUNDWATER SUPPLY WELLS

There are three public groundwater supply wells located within a 1-mile radius of the Site. Two of the wells are listed as destroyed or abandoned. The third well is located approximately 1,450 feet west-southwest of the Site and is listed as Southern California Water Company, Sentney Well #08, with a standby/inactive status as of 2006 (SWRCB, 2019).

4.0 PROBLEM STATEMENT

Based on past Site assessments and remediation conducted at the Site, elevated concentrations of petroleum hydrocarbons are present in soil, soil vapor, and groundwater beneath the Site and off-Site. Elevated concentrations of petroleum hydrocarbons have migrated downward through vadose zone soils in the vicinity of the former USTs and have impacted groundwater. Free product is beneath the Site and extends off-Site.

The concerns associated with the petroleum hydrocarbons released from the Site are that: 1) petroleum hydrocarbons could adversely affect workers conducting excavation activities in or adjacent to the petroleum hydrocarbon soil mass; 2) vapor phase volatile petroleum hydrocarbons could migrate in the vadose zone to vaults and areas beneath surface structures such as on-Site buildings, where building inhabitants could potentially be subjected to chronic exposure of volatile petroleum hydrocarbons; 3) free product will continue to migrate further away from the Site; and, 4) petroleum hydrocarbons in soil could continue to impact groundwater beneath the Site.

Free product and BTEX (primary petroleum hydrocarbon constituents of concern) in soil and groundwater currently exceed the State of California Water Resources Control Board (SWRCB) Low-Threat Underground Storage Tank Case Closure Policy (LTCP), media specific criteria (SWRCB, 2012).

4.1 SOURCE OF PETROLEUM HYDROCARBONS

The primary source of petroleum hydrocarbons in soil, soil vapor, and groundwater are the former USTs as demonstrated by historic soil and groundwater sample laboratory analytical data. The highest concentrations of petroleum hydrocarbons in soil occur primarily between 10 and 25 feet bgs (Tables 1 and 2).

4.2 LATERAL AND VERTICAL EXTENT OF PETROLEUM HYDROCARBONS IN SOIL

Based on historical soil sampling data, the highest concentrations of petroleum hydrocarbons in soil have historically been detected in the vicinity of the former fuel USTs. The majority of the petroleum hydrocarbon mass in soil originating from the former USTs appears to occur between approximately 10 and 25 feet bgs. The lateral and vertical extent of petroleum hydrocarbons in soil have been adequately assessed at the Site by previous subsurface investigations conducted at the Site.

4.3 LATERAL EXTENT OF PETROLEUM HYDROCARBONS IN GROUNDWATER

Based on historical groundwater sampling data, discussed herein in Section 2.2.7, petroleum hydrocarbons associated with the former USTs (the suspected source area) at the Site have impacted groundwater. The lateral extent of petroleum hydrocarbons in groundwater has been adequately assessed. Additional groundwater petroleum hydrocarbon loading and dissolved phase petroleum hydrocarbon migration may occur without appropriate future secondary source removal via active remediation.

4.4 CLEAN-UP LEVELS

The California Code of Regulations, Title 23, Chapter 16, Article 11, Sections 2721 and 2725 (g) requires that clean-up levels be presented in each CAP. In accordance with these regulations, the proposed clean up levels must satisfy criteria specified in the Low Threat UST Case Closure Policy (LTCP) adopted by the SWRCB in August 2012 (SWRCB, 2012).

4.5 IMPEDIMENTS TO CASE CLOSURE

To evaluate whether the Site meets LTCP criteria, the RWQCB has evaluated the general and media specific criteria items given in the LTCP. According to the RWQCB November 20, 2018 review, the Site currently does not comply with the LTCP criteria.

According to the RWQCB the following criteria have not been meet:

- General Criteria “d” – Free product has not been removed to the extent practicable.
- Media Specific Criteria: Groundwater.
- Media Specific Criteria: Petroleum Vapor Intrusion to Indoor.

5.0 CORRECTIVE ACTION PLAN OBJECTIVES

The objectives of this CAP are to remove free product to the extent practicable and reduce petroleum hydrocarbons concentrations in soil, soil vapor and groundwater to levels that meet the LTCP threshold values.

6.0 FEASIBILITY STUDY

Several remedial alternatives exist to reduce the mass of petroleum hydrocarbons from soil and groundwater to the LTCP cleanup levels. These alternatives include, but are not limited to: no action/natural attenuation, bioremediation, in-situ chemical oxidation, high vacuum dual phase extraction (HVDPE), soil vapor extraction, excavation, air sparging, groundwater pump-and-treat, and ozone injection.

No action/natural attenuation, bioremediation, in-situ chemical oxidation, and HVDPE do not appear to be applicable as primary remedial methods for use at this Site as discussed later in this section.

Natural attenuation, bioremediation and in-situ chemical oxidation can be considered as secondary remedial methods after primary remedial methods are utilized to significantly reduce the mass of petroleum hydrocarbons in soil and groundwater.

Natural attenuation has not been considered as a primary remedial alternative since free product is present and would require a significant amount of time for biological degradation, therefore, no action/natural attenuation is considered an unfeasible alternative.

Bioremediation methods, such as the injection of hydrocarbon utilizing bacteria into the subsurface, have been discounted due to the presents of free product and elevated concentrations of hydrocarbons present in on-Site soils and groundwater. The presents of free product and elevated concentrations of petroleum hydrocarbons in soil and groundwater may be toxic to hydrocarbon utilizing bacteria.

The injection of a chemical oxidant (hydrogen peroxide, Fenton's Reagent, persulfate, sodium permanganate, etc.) has been documented to reduce petroleum hydrocarbon concentrations in soil and groundwater. These oxidants are generally mixed into a liquid solution and injected under pressure through direct push rods. Based on the lateral extent of petroleum hydrocarbons, oxidant injection for this Site will require a significant number of boreholes. An estimated 64 injection borings would need to be drilled on-Site and off-Site assuming a 15-foot radius of influence for injection into soil and groundwater. As many as three injection events could be required depending upon oxidant distribution in subsurface soil and groundwater. The large number of boreholes required in addition to the health and safety requirements for oxidant handling render this remedial option as less desirable than the remedial methods discussed in Sections 6.1 and 6.2.

The injection of ozone through sparge points has proven to be an effective remedial method for the reduction of petroleum hydrocarbons in groundwater. The effectiveness of ozone sparging is a function of the permeability of the soil subject to remediation. The elevated concentrations of hydrocarbons present in groundwater beneath the Site and off-Site to the west suggest that the ozone requirements would be significant. Ozone sparging is a viable alternative for the treatment of groundwater once free product is removed. It is estimated a radius of influence of 20 feet will be sufficient for ozone sparging. At this time, it is assumed that 24 ozone sparge wells would be required to sufficiently reduce the dissolved phase petroleum hydrocarbon mass in groundwater. The cost to install 24,ozone sparge wells, install and operate an ozone injection system for two

years is estimated to range from $250,000 to $260,000. The large number of boreholes required in addition to the health and safety requirements for oxidant handling render this remedial option as less desirable than the remedial methods discussed in Sections 6.1 and 6.2.

The installation and operation of a HVDPE system has been discounted because sands with high permeability are present in the first occurring groundwater zone that will yield relatively high groundwater extraction rates. The use of HVDPE would not be cost-effective given the high groundwater yield. Additionally, the length of piping required for high vacuum extraction of groundwater from off-Site at the 5801/5807 West Adams Boulevard render HVDPE relatively ineffective due to vacuum loss.

6.1. SOIL REMEDIATION

The volume of vadose zone soils required to be treated should include soils containing greater than 100 mg/kg of TPHg, benzene greater than 1.9 mg/kg or ethylbenzene greater than 21 mg/kg (SWRCB, 2012). The volume of soil which contains concentrations of petroleum hydrocarbons in excess of the parameters listed above is estimated to be located in the capillary fringe zone at an approximate depth of 15 to 25 feet bgs.

Two remedial methods propose to be utilized at the Site: soil vapor extraction and soil excavation are discussed in detail for the remediation of petroleum hydrocarbon impacted soil.

6.1.1 Soil Vapor Extraction

Soil vapor extraction is planned to be utilized to primarily remediate free product and capillary fringe soils with high concentrations of petroleum hydrocarbons in groundwater. It is anticipated that soil vapor extraction will be an effective remedial method to further reduce the mass of petroleum hydrocarbons in soils in the vadose zone and capillary fringe beneath the Site. Capillary fringe soils beneath the Site consist primarily of sands and silts with some clay. Coarse grained soils such as sand generally provide optimal conditions for petroleum hydrocarbon removal through vapor extraction. It appears that the wells currently located on Site, in addition to the six off-Site groundwater wells proposed in FREY's additional assessment workplan dated August 23, 2019, should be sufficient for vapor extraction of the targeted soil zones. Soil vapor extraction can also reduce the mass of petroleum hydrocarbons near the potentiometric groundwater surface through 'stripping'. Stripping can be defined as the volatilization of hydrocarbons through the movement of air over the water surface. Hydrocarbon analytes which have relatively high Henry's Law constants such as benzene are amenable to stripping through vapor extraction. Previously investigations have shown that soils in the upper 15 feet of the Site area are fine grained clayey silts and silty clays are not targeted to be remediated using vapor extraction. The upper 15 feet of soil is not ideally suited for soil vapor extraction due to the low permeability of the fine-grained soils as they will be excavated and disposed of as discussed in Section 6.1.2.

FREY estimates that soil vapor extraction will be required for a minimum of approximately 6 months in order to further reduce concentrations of petroleum hydrocarbons in subsurface soils the levels stated in Section 6.1. The soil vapor extraction system is estimated to be needed to

operate for an additional year to one and half years, to supplement air sparging. The estimated monthly operating and maintenance costs for the vapor extraction system range from approximately $8,000 to $9,000 (for a thermal/catalytic oxidizer system).

The costs to install off-Site groundwater monitoring wells, piping connecting the off-Site remediation wells, provide electrical and propane service, and to permit, install and operate a vapor extraction unit with a thermal/catalytic oxidizer capable of 300 scfm for vapor extraction for two years, are estimated to range from $265,000 to $285,000.

6.1.2 Soil Excavation

It is FREY's understanding that the Site will be redeveloped with a multi-story, mixed use, residential over commercial building that will include subterranean parking. Excavation can be an effective remedial method for lower permeability soils, soils containing petroleum hydrocarbons that are not laterally extensive and are located at depths of less than 15 feet bgs. Soil excavation is the only remedial method which provides certainty that all petroleum hydrocarbons have been removed from soils in the area selected for remediation.

For purposes of this proposed scope of work, the excavation area encompasses the whole Site, comprising an approximate 150 feet by 105 feet parallelogram shaped area, which will be excavated to a maximum depth of 20 feet bgs. An estimated 9,590 cubic yards (14,500 tons) of clean soil will be loaded into approximately 630 end dump trucks; and, an estimated 1,370 cubic yards (2,055 tons) of petroleum hydrocarbon impacted soil will be loaded into approximately 90 end dump trucks. FREY estimates it will take 45 days to complete the excavation.

For cost estimating purposes the clean exported soil is assumed to be loaded into trucks and hauled to the County of Los Angeles Scholl Canyon landfill in Glendale, California for disposal. Currently, the trucking cost from the Site to Scholl Canyon is approximately $9 per ton. Scholl Canyon's disposal cost is approximately $12 per ton. Petroleum hydrocarbon impacted soil would be loaded into trucks and hauled to Soil Safe, a recycling facility located in Adelanto, California. Currently, the trucking cost from the Site to Soil Safe is approximately $24 per ton. Soil Safe's disposal cost is approximately $33 per ton.

The cost for transportation and disposal of the on-Site soils containing petroleum hydrocarbons to depths of 20 feet bgs as stated above is estimated to be $117,135. Off-Site soils with concentrations of petroleum hydrocarbons would remain untreated.

6.2 GROUNDWATER REMEDIATION

Groundwater containing free product and concentrations of benzene in excess of proposed clean up levels extends from the Site east to well MW-11. Free product has consistently been detected in groundwater monitoring wells MW-1, MW-2, MW-7, MW-8, MW-11, MW-13, RW-1, EX1 and EX2. The areal extent of groundwater containing concentrations in excess of proposed clean up levels is estimated to range from 35,000 square feet to 40,000 square feet.

The methods recommended for groundwater remediation are air sparging, vapor extraction, and groundwater pump and treat.

6.2.1 Air Sparging and Soil Vapor Extraction

It is anticipated that air sparging would be an effective remedial method to reduce the mass of petroleum hydrocarbons in groundwater. The soil lithology consists of coarser grained materials such as sand overlying finer grained materials such as clay and silt. The effectiveness of air sparging is a function of the permeability of the soil subject to remediation and the chemical composition of the contaminant. Air sparging is effective in coarse grained soils such as gravels and sands, less effective in silty soils, and may not be possible in clayey soils. Aromatic hydrocarbons (such as BTEX) are amenable to air sparging due to relatively high Henry's Law Constants while fuel oxygenates such as MTBE and TBA are not as susceptible to air sparging. An additional benefit of air sparging is the introduction of oxygen which generally results in the attenuation of aromatic hydrocarbons and, to a lessor extent, MTBE.

An air sparging test should be conducted to determine the radius of influence for each air sparging well. The air sparging test is useful for the proper design and placement of air sparging wells. For purposes of this document, the radius of influence for air sparging is estimated to be 35 feet. An air sparge system should run concurrently with a vapor extraction system in order to recover petroleum hydrocarbons volatilized from groundwater by the air sparge system. Assuming a radius of influence of 35 feet, it is estimated that 12 air sparging wells would need to be installed to significantly reduce the mass of contaminants in groundwater.

Additionally, the use of air sparging can induce the movement of highly soluble contaminants (such as MTBE and TBA) away from a sparging well. The use of groundwater extraction can be used to counter the potential effects of air sparging on groundwater movement.

The cost to conduct an air sparging test, install 12 air sparge wells, piping and install an air sparging system is estimated to range from $75,000 to $85,000 if conducted concurrently with installation of the vapor extraction system as discussed in Section 6.1.1. Monthly operation and maintenance costs are estimated to range from $1,200 to $1,400 assuming that the air sparge system is operated concurrently with the vapor extraction system. In summation, the cost to treat groundwater using air sparging for two years is estimated to range from $105,000 to $120,000.

6.2.2 Groundwater Pump and Treat

Groundwater pump and treat can be an effective remedial method to remove free product and reduce petroleum hydrocarbon constituents. Aromatic hydrocarbons such as benzene are less soluble in water and may bind to soil when organic carbon is present.

Based on the aquifer characteristics it is estimated that groundwater can be extracted from a single well at a sustained rate of 2 gallons per minute (gpm). The capture zone for a single pumping well is estimated to be approximately 70 feet.

For the purposes of this document, using the estimated capture zone distances, an estimated 9 groundwater extraction wells would be required to remove a sufficient volume of groundwater from the Site and off-Site to the west, to reduce petroleum hydrocarbon concentrations in groundwater to proposed clean up levels when conducted in conjunction with air sparing and vapor extraction. Wells MW-24 through MW-29, EX1, EX2 and RW-1 would be used for groundwater extraction.

A bermed, concrete pad to house remediation equipment would need to be constructed on the Site. All groundwater treatment options would require a holding tank to allow for better groundwater flow control through the system. In addition, all the groundwater treatment systems would require electricity to be installed to the remediation equipment compound and a piping connection to the sanitary sewer for treated groundwater discharge.

The groundwater treatment system would consist of two, 500-gallon holding tanks to separate free product, two carbon vessels, each containing 2,000 pounds of activated carbon in series, and associated pumps and gauges. Treating groundwater solely with carbon is the simplest remedial option. A system pumping groundwater solely through carbon could operate nearly 100 percent of the time with system down time limited to power outages and carbon change outs.

Each groundwater extraction well would be plumbed with a groundwater discharge line and electrical conduit. Off-Site groundwater extraction wells would be plumbed to the remedial compound constructed on Site through subsurface piping. On Site groundwater extraction wells would be plumbed to the remedial compound using above ground piping. The cost to permit and install the subsurface piping and remedial equipment as described above is estimated to range from approximately $60,000 to $80,000.

It is estimated that activated carbon (4,000 pounds) would need to be replaced approximately once every 120 days of groundwater pumping. It is estimated that groundwater pumping will require two years to complete. The cost to purchase and install two 2,000 carbon vessels and perform carbon change-outs over the course of two years and perform system operation and maintenance is estimated to range from $200,000 to $230,000. In summation, the cost to install and operate a groundwater pump and treat system treating groundwater with carbon vessels in series for two years is estimated to range from $280,000 to $310,000 when installed and operated concurrently with soil vapor extraction and air sparge systems.

7.0 OBJECTIVES

The objectives of this CAP are to remove free product and to reduce concentrations of petroleum hydrocarbons in soil and groundwater on- and off-Site to clean-up objectives.

8.0 SCOPE OF WORK

The scope of work presented below details: 1) installation of air sparge wells; 2) installation of off-Site remedial subsurface piping; 3) installation of a groundwater pump and treat system; 4) installation of a soil vapor extraction system; 5) installation of an air sparge system; 6) operation and maintenance of the remedial systems; 7) semi-annual groundwater monitoring and sampling; and, 8) reporting.

FREY submitted a workplan titled "Workplan for Additional Off-Site Soil and Groundwater Investigation" for the installation of six off-Site groundwater monitoring wells, MW-24 through MW-29, on the property to the west of the Site shown on Figure 3. The off-Site property is owned by the City of Los Angeles Department of Water and Power. These wells are proposed to be used for groundwater extraction and vapor extraction in addition to be utilized for groundwater monitoring.

Based on the subsurface lithology beneath the Site, FREY has estimated that a groundwater extraction well will have a vapor extraction radius of influence of 70 feet. Figure 4 shows groundwater extraction wells estimated radius of influence. Proposed off-Site groundwater monitoring wells MW-24 through MW-27 will be located within utility tower area. Proposed off-Site groundwater monitoring MW-28 and MW-29 will be located in a parking lot area currently supporting Caltrans temporary field office trailers.

8.1 PROPOSED AIR SPARGE WELLS

8.1.1 Well Locations

FREY proposes to install twelve (12) air sparge wells identified as AS-1 through AS-12. Proposed well locations are shown on Figure 3. Based on the subsurface lithology beneath the Site, FREY has estimated that an air sparge well in conjunction with groundwater pump and treat and soil vapor extraction will have a zone of influence of 35 feet. Figure 5 shows air sparge wells estimated radius of influence. Five proposed air sparge wells identified as AS-1 through AS-5 will be located off-Site to the west on the City of Los Angeles Department of Water and Power property across South Genesee Avenue. Proposed off-Site air sparge wells AS-1 and AS-5 will be located in a parking lot area currently supporting Caltrans temporary field office trailers. Proposed air sparge wells AS-2 through AS-4 will be located within the utility tower area. Seven proposed air sparge wells identified as AS-6 through AS-12 will be located on-Site.

8.1.2 Pre-Field Activities

FREY will contact the City of Los Angeles Department of Water and Power and obtain an access agreement to install proposed air sparge wells AS-1 through AS-5. FREY will obtain well installation permits from the Los Angeles County Department of Public Health (DPH) for the installation of 12 air sparge wells. FREY will visit the Site to mark the boring locations in white paint and obtain an underground service alert number. A geophysical survey will be conducted to identify potential utilities or obstructions which may interfere with groundwater monitoring well installation, remedial well installation or remedial system piping installation.

8.1.3 Field Activities

Drilling and Soil Sampling of Air Sparge Wells

Air sparge wells AS-1 through AS-12 will be hand excavated to approximately 5 feet bgs in order to avoid any subsurface obstructions and will be extended to final anticipated approximate depths of 45 bgs. Drilling will be conducted with a limited access CME 75 drill rig or standard truck mounted CME 75 drill rig, utilizing 8-inch hollow stem augers. The boring depths may vary depending upon field observed soil lithology.

Soil samples will be collected at approximate 5-foot depth intervals from 5 feet bgs to the bottom of each borehole. Soil samples and soil cuttings will be examined in order to characterize soil lithology and moisture, and to observe for the presence of petroleum hydrocarbons. A photoionization detector (PID) will be used to screen the soil samples for undifferentiated volatile organic compounds (UVOC). Soil samples which exhibit UVOC concentrations in excess of 100 parts per million (ppm) will be submitted for laboratory analysis and will be analyzed for total purgeable petroleum hydrocarbons and full suite volatile organic compounds in accordance with EPA Method No. 8260B.

Down hole drilling equipment will be cleaned between each boring using a non-phosphate detergent solution followed by a triple rinse using distilled water. The sampler will be dried with a towel prior to sampling. Field activities related to this investigation will be conducted under the supervision of a State of California Professional Geologist in accordance with accepted engineering practice and protocol. All field activities will be guided by the Health and Safety Plan in Appendix A.

Installation of Air Sparge Wells

Air sparge wells AS-1 through AS-12 will be constructed with 2-inch diameter, Schedule 40 PVC casing. Five feet of 0.020-inch slotted casing will be placed in the bottom of the boreholes and will extend from 40 to 45 feet bgs. Air sparge well screened intervals may be modified depending upon field observations of soil lithology.

Sand will be placed in the annular space between the screened casing and the borehole wall and will extend approximately 2 feet above the top of the screened casing interval. Surging and bailing will be conducted during the placement of the sand to ensure proper consolidation of the sand pack. A seal of bentonite pellets will be placed in the annular space above the sand to the approximate depth of first encountered groundwater. The remainder of the boring will be backfilled with neat cement to approximately 1-foot bgs. Wells will be completed with a traffic rated well box set in concrete.

Air Sparge Well Development

Wells AS-1 through AS-12 will be developed with a vacuum truck no sooner than 3 days after well completion. To the extent possible, purged groundwater will be monitored for pH,

temperature, conductivity and total dissolved solids. Wells AS-1 through AS-12 will be developed until groundwater parameters have stabilized or 30 gallons of groundwater have been removed from each well. Groundwater generated during well development activities will be recycled at Crosby and Overton in Long Beach, California. Additional procedures regarding air sparge well drilling, sampling, installation, and development activities are included in Appendix B.

8.1.4 Soil Disposal

Soil cuttings generated during drilling operations off-Site will be moved from the off-Site property and temporarily stored on-Site in a roll-off bin. Soil will be profiled, manifested, and transported to a State-licensed recycling facility for recycling.

Soil and groundwater generated during the installation and development of the air sparge wells are anticipated to be non-hazardous, but laboratory results will determine the classification. The EPA ID number that will be used for the disposal of hazardous waste for this project is CAR000297655. FREY Environmental, Inc. will sign the manifest as a consultant for the owner.

8.1.5 Air Sparge Well Installation Report

FREY will prepare a well installation report that will document and present the results of the well installation activities. Results will be evaluated and interpreted in context with the existing soil conditions and the hydrogeologic setting. The report will present boring logs, geologic cross sections, well installation permits, and data tables.

8.2 INSTALLATION OF REMEDIATION SYSTEM

FREY proposes a remedial approach for soil and groundwater remediation that will include soil vapor extraction, groundwater extraction and air sparging technologies. A schematic diagram of the remediation system is presented in Figure 7.

8.2.1 Remedial System Permitting

FREY proposes to install a SCAQMD permitted soil vapor extraction unit, City of Los Angles Bureau of Sanitation permitted groundwater pump-and-treatment system and an air sparging compressor. Requisite permits/releases will be obtained from the City of Los Angeles Department of Building and Safety, Planning, and Fire Departments, as necessary.

8.2.2 Vapor Extraction Unit

A Baker Furnace (Baker) thermal catalytic oxidizer with a 300 standard cubic feet per minute (scfm) positive displacement blower and liquid knockout pot is proposed to be used to extract petroleum hydrocarbon vapors from up to eighteen wells (VE-1 through VE-8, MW-11, MW-24 through MW-29, EX1, EX2, and RW-1). The Baker is capable of extracting soil vapor at flow rates up to 250 cfm and vacuums up to 100 in. H_2O. Extracted soil vapor will be treated with a 1,200,000 BTU natural gas or propane fired thermal/catalytical oxidizer. Sampling ports will be installed at the inlet (before and after the manual dilution valve) and on the exhaust stack to allow

for collection of influent and effluent vapor samples. The vapor extraction system specifications are as follows:

- Subsurface vapor transport piping (2-inch diameter) that connects each vapor extraction well to a manifold (3 or 4-inch diameter) in the treatment compound;
- A 300 scfm rated, 10-HP positive displacement blower and a thermal/catalytic oxidizer to extract and treat soil vapors;
- Vapor extraction system control panels and instrumentation;
- Auto dialer which automatically notifies the consultant when the system shuts down, and;
- Meters, gauges and switches in order to obtain required system operation data.

8.2.3 Groundwater Extraction System

It is estimated that groundwater will be pumped at an approximate rate of 2 gallons per minute (gpm) per well from as many as nine extraction wells (MW-24 through MW-29, EX1, EX2 and RW-1). It is proposed that 4-inch diameter, submersible electric pumps rated for approximately 1 to 5 gpm be used to extract groundwater from each extraction well. Extracted groundwater will be treated with liquid-phase granular activated carbon (GAC) prior to discharge to the sanitary sewer. The groundwater extraction system specifications are as follows:

- Eight dedicated 4-inch diameter, 1 to 5 gpm electrical submersible groundwater pumps and appropriate well head fittings;
- Subsurface groundwater transport piping (1-inch diameter) that connects each groundwater well to a manifold (2-inch diameter) in the treatment compound;
- Subsurface electrical conduit, junction boxes and seal-offs;
- Block secondary containment berm;
- Two, 500 gallon above ground poly storage tanks for the separation of free product, settling of suspended solids and equalization of extracted groundwater;
- 25 gpm transfer pump;
- Two, 2,000 lbs pressure vessels with liquid-phase GAC for treatment of extracted groundwater;
- Effluent discharge pipe connected to the sanitary sewer;
- Control panel with electrical submersible groundwater pump “Pump Tech” electrical load sensors;
- High-level tank and berm sensors integrated into an emergency shut-off switch; and,
- Meters, gauges and switches in order to obtain required system operation data.

A groundwater treatment equipment layout is presented in Figure 8.

8.2.4 Air Sparge System

An air sparge system will be installed that will supply approximately 2 to 4 scfm of injected air per well, at injection pressures up to approximately 22 pounds per square inch (psi). If required, the system will be operated in a manner to cycle between selected wells or banks of wells in order to maximize air sparging efficiency. A Becker KDT 3.80, oil less, rotary screw air compressor,

capable of delivering 48 scfm of air at pressures up to 22 psi will be used to inject ambient air into wells AS-1 through AS-12. The anticipated air sparge system specifications are as follows:

- Surface and subsurface air transport piping (0.5-inch diameter Schedule 40 PVC) that connects each sparge well to a manifold in the treatment compound;
- Air sparge compressor (minimum 5 HP);
- Pressure sensors as required to allow for automatic shutdown of the air sparge compressor should a system malfunction occur;
- Air sparge control panel and instrumentation; and,
- Meters, gauges and switches in order to obtain required system operation data.

8.2.5 Remedial Equipment Location and Utilities

The remediation system equipment will be located on-Site as shown on Figures 2 & 3. The Site is fenced so additional fencing around the remediation system equipment is not proposed. A single phase 240 volt, 175-amp, electrical subpanel feed from the existing service station main panel will be installed adjacent to the remediation equipment.

8.3 REMEDIAL SYSTEM PIPING

Underground piping will be placed in individual or a joint trench as warranted. The piping trench will be a maximum of 24-inches deep and width will vary between 15 and 24 inches. Remediation piping will be covered with 6-inches of fill sand, covered and compacted with native soil and resurface to match the existing surface. The remediation piping trench that will cross South Genesee Avenue will be backfilled with concrete sand slurry. A backhoe will be used to excavate and compact trenches. The wellheads will be covered with an 18 or 24-inch diameter traffic rated well box set in concrete. The remediation piping runs are shown on Figure 3.

8.3.1 Vapor Extraction Piping

8.3.1.1 Off-Site Vapor Extraction Piping

Vapor extraction transport piping will consist of one, 4-inch diameter SCH 40 PVC pipe which will run from the existing remedial compound at 5787 West Adams Boulevard under South Genesee Avenue to an off-Site vapor extraction piping manifold located at 5801 West Adams Boulevard. The vapor extraction manifold will combine nine individual vapor extraction lines from groundwater monitoring wells MW-11, and MW-24 through MW-29. From the manifold, individual 2-inch SCH 40 PVC piping will run to and be connected to individual well heads. A two-inch diameter ball valve and a sample port will be installed at the connection to each wellhead.

8.3.1.2 On-Site Vapor Extraction Piping

Twelve, 2-inch diameter SCH 40 PVC pipes from on-Site wells were manifolded by previous consultants at the existing remedial compound at 5787 West Adams Boulevard. The vapor extraction manifold combines on-Site soil vapor extraction wells VE-1 through VE-8 and groundwater monitoring wells MW-1, MW-2, MW-4 and MW-6.

8.3.2 Groundwater Extraction Piping

8.3.2.1 Off-Site Groundwater Extraction Piping

Groundwater transport piping will consist of one, 2-inch diameter SCH 40 PVC pipe which will run from the existing remedial compound at 5787 West Adams Boulevard under South Genesee Avenue to an off-Site groundwater extraction manifold located at 5801 West Adams Boulevard. The groundwater extraction manifold will combine nine individual groundwater transport lines from groundwater monitoring wells MW-24 through MW-29 that will be used for groundwater extraction. From the manifold, individual 1-inch SCH 40 PVC piping will be placed in a joint piping trench and connect to individual well heads. A 1-inch diameter ball valve, flow meter and sample port will be installed at the connection to each wellhead.

Two, 2-inch diameter SCH 40 PVC electrical conduits which will run from the remedial compound groundwater pump control panel to an off-Site control panel that will be installed at 5801 West Adams Boulevard. The control panel will power and control electric submersible pumps installed in wells MW-24 through MW-29. From the off-Site control panel, individual 3/4-inch diameter SCH 40 PVC conduits will be placed in a joint piping trench and run to each groundwater extraction well.

8.3.1.2 On-Site Groundwater Extraction Piping

Individual 1-inch diameter SCH 40 PVC groundwater transport pipes will be routed above ground from groundwater extraction wells EW1 and EX2 and groundwater recovery well RW-1 to the remedial compound at 5787 West Adams Boulevard. A manifold to be constructed in the equipment enclosure will connect the off-Site groundwater transport pipe. A 1-inch diameter ball valve, flow meter and sample port will be installed at the connection to each wellhead.

Individual 1/2-inch diameter metal EMT electrical conduits will be routed above ground from groundwater extraction wells EW1 and EX2 and groundwater recovery well RW-1 to the on-Site remedial compound. A control panel will be constructed in the enclosure with electrical submersible groundwater pump “Pump Tech” electrical load sensors; high-level tank and berm sensors integrated into an emergency shut-off switch.

8.3.3 Air Sparge Piping

8.3.3.1 Off-Site Air Sparge Piping

Air injection transport piping will consist of one, 2-inch diameter SCH 40 PVC pipe which will run from the on-Site remedial compound under South Genesee Avenue to an off-Site an air sparge well manifold located at 5801 West Adams Boulevard. From the manifold, individual 3/4-inch SCH 40 PVC piping will be placed in a joint piping trench and connect to off-Site wells AS1 through AS5. A 3/4-inch diameter ball valve and a pressure gauge will be installed on each individual 3/4-inch pipe above ground at the manifold before the intersection with the 2-inch diameter transport pipe.

8.3.3.2 On-Site Air Sparge Piping

Individual 1/2-inch diameter SCH 40 PVC air injection transport pipes will be routed above ground from air sparge wells AS-6 through AS-12 to the on-Site remedial compound. A 3/4-inch diameter ball valve and a pressure gauge will be installed on each individual 3/4-inch pipe above ground at a manifold to be constructed in the equipment enclosure.

8.4 REMEDIAL SYSTEM OPERATION AND MAINTENANCE

Remedial system start-up and operation and maintenance will be performed in accordance with SCAQMD, City of Los Angeles, and City of Los Angeles Bureau of Sanitation requirements.

Site visits will be conducted on a daily basis for the initial 7 days of system start-up, per requirements of the SCAQMD. Site visits will be conducted at a frequency of approximately twice a week after the initial start-up. The duration of system operation is estimated to be 12 to 24 months. Air sparging will not be implemented until free product is not present in wells.

During each Site visit the vapor extraction, groundwater extraction and air sparge systems will be adjusted to extract or inject from individual wells as needed. Wells may be closed and others opened to extraction or injection, as needed for remediation optimization. Data collected from the vapor extraction system during each Site visit will include influent soil vapor concentrations as measured using a Horiba organic vapor analyzer, well vacuums, system flowrate, gallons of groundwater extracted, system operating temperatures, utility usage, hours of system operation, stack emissions and notation of open/closed wells. Data collected from the groundwater extraction system during each Site visit will include gallons of groundwater extracted, pumping wells pump depths and pump on/off reset time intervals. During each Site visit, the AS system injection flow rate will be adjusted to each sparge well as necessary, and sparge wells may be opened or closed to maximize system efficiency. Dissolved oxygen readings and vacuums will periodically be collected from observation wells.

Maintenance will be conducted on the components of the remediation system according to manufacturer’s specifications, and per specific Site needs.

8.5 SAMPLE COLLECTION AND LABORATORY ANALYSES

8.5.1 Vapor Samples

Influent and effluent soil vapor samples will initially be collected once during the first week of operation per SCAQMD requirements, then once a month from the influent and effluent vapor streams to/from the thermal/catalytic oxidizer thereafter. Soil vapor samples from individual extraction wells are proposed to be collected once a quarter. However, the sampling of individual wells may be modified based upon system operation.

Soil vapor samples will be collected in Tedlar bags, dated, labeled and transported to a state certified laboratory for analyses. Soil vapor samples will be analyzed for TPH in accordance with EPA Method No. TO-3, and for BTEX and fuel oxygenates in accordance with EPA Method No. 8260B.

8.5.2 Groundwater Samples

Effluent water samples will be collected at least once a month to assess treatment efficiency of the groundwater treatment system as required by the discharge permit. Additional samples may be required at various time intervals from various sampling points in the remediation system to further assess system efficiency and/or troubleshoot the system. The frequency and number of groundwater influent and effluent samples may be revised upon completion of the final groundwater treatment system design. The analyses of collected water samples is anticipated to include, at a minimum, analyses for TPPH and volatile organic compounds including fuel oxygenates in accordance with EPA Method No. 8260B.

8.6 SEMI-ANNUAL GROUNDWATER MONITORING AND SAMPLING

Semi-annual groundwater monitoring and sampling will be conducted concurrently with the soil and groundwater remediation project. Selected groundwater monitoring wells will be monitored and sampled during the semi-annual sampling events.

Groundwater monitoring wells not connected to the remediation system will be measured for depth to water, purged of approximately three well volumes of water, and sampled. Groundwater monitoring wells connected to the groundwater treatment system will be sampled while the system is running from individual sample ports at each wellhead or from inside the well casing with dedicated one-quarter inch diameter plastic tubing after turning off the vacuum to a given well.

Collected groundwater samples will be analyzed for TPPH and volatile organic compounds including fuel oxygenates in accordance with EPA Method No. 8260B. Dissolved oxygen measurements will be collected from selected wells during each sampling event.

8.7 DATA EVALUATION AND REPORTING

8.7.1 Quarterly Remediation System Operation and Maintenance Reports

The results of soil and groundwater extraction and treatment system operation and maintenance activities conducted at the Site will be described in quarterly reports that will be submitted to the RWQCB. Each quarterly report will include the following system operation results:

- System and individual wellhead flow, pressure and vacuum measurements;
- Total influent and individual wellhead (UVOC) measurements;
- Tabulated laboratory results of collected influent and effluent vapor and water samples;
- Dissolved oxygen measurements in selected monitoring/observation wells;
- Observation well vacuums;
- Groundwater extraction well recovery data;
- Air sparge well air injection data; and,
- Hydrocarbon mass removal estimates.

It is estimated that soil and groundwater treatment system reporting will be required for a period of 12 to 24 months.

8.7.2 Semi-Annual Groundwater Sampling Reports

The results of semi-annual groundwater monitoring and sampling events will be submitted on a semi-annaul basis to the RWQCB. Semi-annual groundwater monitoring reports will include tabulated laboratory results and monitoring data, figures showing groundwater elevations and flow direction, and the distribution of TPPH and benzene in groundwater. It is estimated that a maximum of three years of groundwater monitoring and sampling will be required at the Site (including 12 months post remediation).

8.7.3 Quarterly Groundwater Discharge Reporting

The results of field measurements and observations, and the chemical analyses of effluent water samples will be reported in quarterly reports that will be submitted to the and City of Los Angeles Bureau of Sanitation as part of the anticipated discharge permit requirements.

9.0 SCHEDULE

FREY can begin permitting and installation of the remediation wells and installation of the remediation system following approval of this CAP by the RWQCB. Remediation system permitting is estimated to require one month to complete. Installation of wells, subsurface piping and utilities can be conducted following receipt of requisite permits, and is anticipated to require four to six weeks to complete. System installation and connection are anticipated to require one month to complete.

10.0 LIMITATIONS

The judgments described in this report are professional opinions based solely within the limits of the scope of work authorized, and pertain to conditions judged to be present or applicable at the time the work was performed. Future conditions may differ from those described herein, and this report is not intended for future evaluations of this Site unless an update is conducted by a consultant familiar with environmental assessments. This report was compiled partially on information supplied to FREY Environmental, Inc. from outside sources, other information that is in the public domain and a visual inspection of the property. FREY Environmental, Inc. makes no warranty as to the accuracy of statements made by others, which may be contained in this report, nor are any other warranties or guarantees, expressed or implied, included or intended by the report, except that it has been prepared in accordance with the current accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing similar services.

Site conditions may change with time as the result of natural alterations or man-made changes on this or adjacent properties. Future environmental investigations conducted at the Site may reveal Site conditions not indicated in the data reviewed by FREY Environmental, Inc. Additionally, changes in standards or regulations applicable to the Site may occur. The findings of this report may be partially or wholly invalidated by changes of which FREY Environmental, Inc. is not aware or has not had the opportunity to evaluate.

Environmental assessments provide an additional source of information regarding the environmental conditions of a particular property or facility. The report is a professional opinion and judgement to the Client, dependent upon FREY's knowledge and information obtained during the course of performance of the services.

Sincerely,
FREY Environmental, Inc.

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PG #7584

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TABLES

Table 1
Historical Soil Chemical Analytical Results
Former Ken's Automotive
5787 West Adams Boulevard
Los Angeles, California

Sample Designation	Date	Sample Depth (feet bgs)	TPHg [1] (mg/kg)	Benzene [3] (mg/kg)	Toluene [3] (mg/kg)	Ethyl-benzene [3] (mg/kg)	Total Xylenes [3] (mg/kg)	Naphthalene [3] (mg/kg)	MTBE [3] (mg/kg)	DIPE [3] (mg/kg)	ETBE [3] (mg/kg)	TAME [3] (mg/kg)	TBA [3] (mg/kg)	Ethanol [3] (mg/kg)
Aqua GeoScience Inc.														
B-1	7/23/1997	15	4.1	0.2	0.06	0.07	0.19	--	ND<0.05	--	--	--	--	--
	7/23/1997	18	10	0.25	0.03	0.12	0.43	--	ND<0.05	--	--	--	--	--
MW-1	7/23/1997	15	ND<0.50	0.01	0.02	0.01	0.08	--	ND<0.05	--	--	--	--	--
	7/23/1997	20	2.1	0.03	0.06	0.03	0.08	--	ND<0.05	--	--	--	--	--
MW-2	7/23/1997	10	1.5	0.01	ND	0.02	0.03	--	ND<0.05	--	--	--	--	--
	7/23/1997	15	3.9	0.09	0.03	0.08	0.16	--	ND<0.05	--	--	--	--	--
MW-3	7/23/1997	15	ND<0.50	0.01	ND	0.01	0.02	--	ND<0.05	--	--	--	--	--
	7/23/1997	20	100	0.72	0.53	0.85	1.73	--	ND<0.05	--	--	--	--	--
MW-4	7/23/1997	12	29	0.11	0.07	0.24	0.5	--	ND<0.05	--	--	--	--	--
	7/23/1997	18	6.3	0.07	0.03	0.09	0.18	--	ND<0.05	--	--	--	--	--
E2C Remediation, LLC														
MW-5	12/16/1998	20	5.9	0.49	0.04	0.25	0.053	--	ND<0.05	--	--	--	--	--
	12/16/1998	30	2.9	0.04	0.017	0.042	0.039	--	ND<0.05	--	--	--	--	--
MW-6	12/16/1998	20	98	1.1	0.39	1.4	1.3	--	ND<0.05	--	--	--	--	--
	12/16/1998	25	13	0.11	0.21	0.19	0.35	--	ND<0.05	--	--	--	--	--
MW-7	12/17/1998	20	20	2.1	0.19	0.4	0.4	--	ND<0.05	--	--	--	--	--
	12/17/1998	25	11	0.28	ND<0.005	0.31	0.18	--	ND<0.05	--	--	--	--	--
MW-8	12/18/1998	20	22	0.4	0.38	0.36	0.93	--	ND<0.05	--	--	--	--	--
	12/18/1998	25	73	5.6	2.9	1	2.2	--	ND<0.05	--	--	--	--	--
MW-9	12/18/1998	20	7	0.027	0.33	0.17	0.38	--	ND<0.05	--	--	--	--	--
	12/18/1998	25	620	7.4	8.6	11	23	--	ND<0.05	--	--	--	--	--
MW-10	12/17/1998	25	1.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	ND<0.05	--	--	--	--	--
RW-1	12/16/1998	10	170	8.9	1.8	1.3	0.34	--	ND<0.05	--	--	--	--	--
	12/16/1998	20	230	5.1	1.6	4	7.7	--	ND<0.05	--	--	--	--	--
	12/16/1998	25	190	4.2	6.5	3.3	6.4	--	ND<0.05	--	--	--	--	--

Table 1
Historical Soil Chemical Analytical Results
Former Ken's Automotive
5787 West Adams Boulevard
Los Angeles, California

Sample Designation	Date	Sample Depth (feet bgs)	TPHg [1] (mg/kg)	Benzene [3] (mg/kg)	Toluene [3] (mg/kg)	Ethyl-benzene [3] (mg/kg)	Total Xylenes [3] (mg/kg)	Naphthalene [3] (mg/kg)	MTBE [3] (mg/kg)	DIPE [3] (mg/kg)	ETBE [3] (mg/kg)	TAME [3] (mg/kg)	TBA [3] (mg/kg)	Ethanol [3] (mg/kg)
E2C Remediation, LLC														
MW-11	07/13/2000	11	ND<1	ND<0.005	ND<0.005	ND<0.010	ND<0.010	--	ND<0.05	--	--	--	--	--
	07/13/2000	21	0.517	0.05	ND<0.005	0.014	0.015	--	ND<0.05	--	--	--	--	--
	07/13/2000	26	19.3	0.452	0.142	0.16	0.198	--	ND<0.05	--	--	--	--	--
MW-12	07/13/2000	16	2.06	0.006	0.006	0.047	0.035	--	ND<0.05	--	--	--	--	--
	07/13/2000	21	ND<1	ND<0.005	ND<0.005	ND<0.010	ND<0.010	--	ND<0.05	--	--	--	--	--
	07/13/2000	26	ND<1	ND<0.005	ND<0.005	ND<0.010	ND<0.010	--	ND<0.05	--	--	--	--	--
MW-13	07/13/2000	11	ND<1	ND<0.005	ND<0.005	ND<0.010	ND<0.010	--	ND<0.05	--	--	--	--	--
	07/13/2000	16	ND<1	ND<0.005	ND<0.005	ND<0.010	ND<0.010	--	ND<0.05	--	--	--	--	--
	07/13/2000	21	1.42	0.124	0.068	0.026	0.077	--	ND<0.05	--	--	--	--	--
MW-14	07/13/2000	16	ND<1	ND<0.005	ND<0.005	ND<0.010	ND<0.010	--	ND<0.05	--	--	--	--	--
	07/13/2000	21	1.83	0.039	0.026	0.029	0.046	--	ND<0.05	--	--	--	--	--
	07/13/2000	26	ND<1	ND<0.005	ND<0.005	ND<0.010	ND<0.010	--	ND<0.05	--	--	--	--	--
MW-15	06/08/2001	15	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
	06/08/2001	20	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
	06/08/2001	25	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
	06/08/2001	30	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
MW-16	06/08/2001	21	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
	06/08/2001	25.5	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
	06/08/2001	30	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05

Table 1
Historical Soil Chemical Analytical Results
Former Ken's Automotive
5787 West Adams Boulevard
Los Angeles, California

Sample Designation	Date	Sample Depth (feet bgs)	TPHg [1] (mg/kg)	Benzene [3] (mg/kg)	Toluene [3] (mg/kg)	Ethyl-benzene [3] (mg/kg)	Total Xylenes [3] (mg/kg)	Naphthalene [3] (mg/kg)	MTBE [3] (mg/kg)	DIPE [3] (mg/kg)	ETBE [3] (mg/kg)	TAME [3] (mg/kg)	TBA [3] (mg/kg)	Ethanol [3] (mg/kg)
E2C Remediation, LLC														
MW-17	06/08/2001	20	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
	06/08/2001	25	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
MW-18	06/08/2001	20	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
	06/08/2001	25	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
	06/08/2001	30	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
MW-19	06/08/2001	--	--	--	--	--	--	--	--	--	--	--	--	--
MW-20	06/08/2001	20	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
	06/08/2001	25	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
	06/08/2001	30	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
MW-21	06/08/2001	--	--	--	--	--	--	--	--	--	--	--	--	--
MW-22	06/08/2001	20	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
	06/08/2001	25	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05
	06/08/2001	31	--	--	--	--	--	--	ND<0.05	ND<0.05	ND<0.05	ND<0.05	ND<0.250	ND<0.05

Table 1
Historical Soil Chemical Analytical Results
Former Ken's Automotive
5787 West Adams Boulevard
Los Angeles, California

Sample Designation	Date	Sample Depth (feet bgs)	TPHg [1] (mg/kg)	Benzene [3] (mg/kg)	Toluene [3] (mg/kg)	Ethyl-benzene [3] (mg/kg)	Total Xylenes [3] (mg/kg)	Naphthalene [3] (mg/kg)	MTBE [3] (mg/kg)	DIPE [3] (mg/kg)	ETBE [3] (mg/kg)	TAME [3] (mg/kg)	TBA [3] (mg/kg)	Ethanol [3] (mg/kg)
E2C Remediation, LLC														
VE1	12/21/2001	16	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	ND<0.05	--	--	--	--	--
	12/21/2001	18	ND<0.1	ND<0.005	0.05	ND<0.005	ND<0.005	--	ND<0.05	--	--	--	--	--
	12/21/2001	21	0.96	0.96	6.5	0.76	3.2	--	0.43	--	--	--	--	--
VE2	12/21/2001	15.5	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	ND<0.05	--	--	--	--	--
	12/21/2001	19	0.43	0.43	0.14	0.28	0.67	--	ND<0.05	--	--	--	--	--
VE3	12/21/2001	25	1.17	1.17	0.23	0.32	0.17	--	ND<0.05	--	--	--	--	--
	12/21/2001	30	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	ND<0.05	--	--	--	--	--
	12/21/2001	34	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	ND<0.05	--	--	--	--	--
VE4	12/21/2001	11	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	ND<0.05	--	--	--	--	--
	12/21/2001	16	ND<0.1	ND<0.005	ND<0.005	0.92	ND<0.005	--	ND<0.05	--	--	--	--	--
	12/21/2001	20	1.45	1.45	0.11	5.42	7.07	--	ND<0.05	--	--	--	--	--
VE5	12/21/2001	16	1.87	1.87	0.1	0.45	0.09	--	ND<0.05	--	--	--	--	--
	12/21/2001	21	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	ND<0.05	--	--	--	--	--
	12/21/2001	31	ND<0.1	ND<0.005	0.28	0.05	0.26	--	ND<0.05	--	--	--	--	--
VE6	12/21/2001	11	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	ND<0.05	--	--	--	--	--
	12/21/2001	16	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	ND<0.05	--	--	--	--	--
	12/21/2001	20	1.94	1.94	2	2.36	7.69	--	ND<0.05	--	--	--	--	--
VE7	12/21/2001	16	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	ND<0.05	--	--	--	--	--
	12/21/2001	20	2.25	2.25	0.12	13.14	14.98	--	ND<0.05	--	--	--	--	--
VE8	12/21/2001	11	ND<0.1	ND<0.005	0.01	0.36	0.25	--	ND<0.05	--	--	--	--	--
	12/21/2001	16	2.19	2.19	ND<0.005	16.3	3.74	--	ND<0.05	--	--	--	--	--
	12/21/2001	20	2.62	2.62	2.58	5.42	14.03	--	ND<0.05	--	--	--	--	--
MW-21	12/21/2001	16	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	--	--	--	--	--
	12/21/2001	21	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	--	--	--	--	--
	12/21/2001	26	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	--	--	--	--	--
	12/21/2001	35	ND<0.1	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	--	--	--	--	--
MW-23	12/21/2001	16	0.12	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	--	--	--	--	--
	12/21/2001	26	0.15	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	--	--	--	--	--
	12/21/2001	31	0.15	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	--	--	--	--	--
	12/21/2001	40	0.21	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	--	--	--	--	--

Table 1
Historical Soil Chemical Analytical Results
Former Ken's Automotive
5787 West Adams Boulevard
Los Angeles, California

Sample Designation	Date	Sample Depth (feet bgs)	TPHg [1] (mg/kg)	Benzene [3] (mg/kg)	Toluene [3] (mg/kg)	Ethyl-benzene [3] (mg/kg)	Total Xylenes [3] (mg/kg)	Naphthalene [3] (mg/kg)	MTBE [3] (mg/kg)	DIPE [3] (mg/kg)	ETBE [3] (mg/kg)	TAME [3] (mg/kg)	TBA [3] (mg/kg)	Ethanol [3] (mg/kg)
The Reynolds Group														
EX1	10/24/2011	5	ND<0.1	ND<0.001	ND<0.001	ND<0.001	ND<0.001	--	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.020	--
	10/24/2011	10	7.175	ND<0.001	ND<0.001	0.026	ND<0.001	--	0.006	0.003	ND<0.002	ND<0.002	0.075	--
	10/24/2011	15	2.631	ND<0.001	ND<0.001	0.005	0.005	--	1.257	0.182	ND<0.002	ND<0.002	0.754	--
	10/24/2011	20	56.82	3.085	3.979	2.046	9.366	--	1.101	0.129	ND<0.020	ND<0.020	0.298	--
	10/24/2011	25	2650.68	9.723	119.533	46.177	219.054	--	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<10.0	--
	10/24/2011	30	2200.11	9.939	100.939	39.489	39.489	--	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<10.0	--
EX2	10/24/2011	5	ND<.1		ND<0.001	ND<0.001	ND<0.001	--	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.020	--
	10/24/2011	10	0.654	0.002	0.005	0.002	0.011	--	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.020	--
	10/24/2011	15	29.27	1.281	0.008	2.27	0.156	--	ND<0.010	0.084	ND<0.010	ND<0.010	2.033	--
	10/24/2011	20	49.7	ND<0.005	ND<0.005	ND<0.005	ND<0.005	--	0.053	0.055	ND<0.010	ND<0.010	1.243	--
	10/24/2011	25	4722.55	30.023	199.313	80.522	341.31	--	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<10.0	--
	10/24/2011	30	3.605	0.037	0.078	0.028	0.15	--	0.002	0.008	ND<0.002	ND<0.002	ND<0.020	--

notes:

[1]	Total Recoverable Petroleum Hydrocarbon (TRPH) analyzed in general accordance with EPA Method No. 418.1
[2]	Total Purgeable Petroleum Hydrocarbon (TPPH) analyzed in general accordance with EPA Method No. 8260B.
[3]	Volatile organic compounds analyzed in general accordance with EPA Method No. 8260B
ND	Not detected above indicated laboratory detection limit
--	Not analyzed
mg/kg	Milligram per kilogram

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-1	84.90	15-35	08/22/1997	23.88	63.15	**2.66**	--	--	--	--	--	--	--	--	--	--	--
			05/21/1999	23.83	66.75	**7.10**	--	--	--	--	--	--	--	--	--	--	--
			08/12/1999	--	--	**4.29**	--	--	--	--	--	--	--	--	--	--	--
			11/02/1999	--	--	**6.00**	--	--	--	--	--	--	--	--	--	--	--
			02/09/2000	--	--	**3.75**	--	--	--	--	--	--	--	--	--	--	--
			05/23/2000	--	--	**4.00**	--	--	--	--	--	--	--	--	--	--	--
			07/25/2000	--	--	**5.38**	--	--	--	--	--	--	--	--	--	--	--
			10/09/2000	--	--	**3.50**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2001	19.55	66.14	**0.99**	--	--	--	--	--	--	--	--	--	--	--
			06/07/2001	--	--	**4.35**	--	--	--	--	--	--	--	--	--	--	--
			08/22/2001	18.83	66.10	**0.04**	--	--	--	--	--	--	--	--	--	--	--
			11/29/2001	21.73	66.06	**3.61**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2002	20.81	65.67	**1.97**	--	--	--	--	--	--	--	--	--	--	--
			05/02/2002	21.44	65.40	**2.42**	--	--	--	--	--	--	--	--	--	--	--
			08/05/2002	20.68	65.16	**1.17**	--	--	--	--	--	--	--	--	--	--	--
			11/20/2002	21.66	65.02	**2.23**	--	--	--	--	--	--	--	--	--	--	--
			03/31/2003	20.70	65.76	**1.95**	--	--	--	--	--	--	--	--	--	--	--
			06/19/2003	21.67	65.77	**3.17**	--	--	--	--	--	--	--	--	--	--	--
			09/04/2003	22.30	65.42	**3.52**	--	--	--	--	--	--	--	--	--	--	--
			11/26/2003	22.20	65.36	**3.32**	--	--	--	--	--	--	--	--	--	--	--
			03/03/2004	18.75	66.17	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			05/20/2004	17.84	67.65	**0.74**	--	--	--	--	--	--	--	--	--	--	--
			08/11/2004	19.32	65.68	**0.12**	--	--	--	--	--	--	--	--	--	--	--
			11/09/2004	19.23	65.67	0.00	190,000	5,100	11,000	520	4,600	ND<0.5	--	--	--	--	--
			03/14/2005	--	--	**0.28**	--	--	--	--	--	--	--	--	--	--	--
			06/10/2005	--	--	**1.50**	--	--	--	--	--	--	--	--	--	--	--
			08/30/2005	16.62	68.44	**0.20**	--	--	--	--	--	--	--	--	--	--	--
			12/01/2005	17.84	67.65	**0.74**	--	--	--	--	--	--	--	--	--	--	--
			03/15/2006	18.30	67.48	**1.10**	--	--	--	--	--	--	--	--	--	--	--
			06/23/2006	17.46	68.11	**0.84**	--	--	--	--	--	--	--	--	--	--	--
			09/25/2006	17.71	67.48	**0.36**	--	--	--	--	--	--	--	--	--	--	--
			12/13/2006	18.80	66.94	**1.05**	--	--	--	--	--	--	--	--	--	--	--
			03/20/2007	19.21	66.58	**1.11**	--	--	--	--	--	--	--	--	--	--	--
			06/21/2007	19.94	66.34	**1.72**	--	--	--	--	--	--	--	--	--	--	--
			10/02/2007	21.15	66.11	**2.95**	--	--	--	--	--	--	--	--	--	--	--
			12/14/2007	21.75	65.87	**3.40**	--	--	--	--	--	--	--	--	--	--	--
			03/24/2008	21.71	66.98	**4.74**	--	--	--	--	--	--	--	--	--	--	--
			06/20/2008	22.03	66.22	**4.19**	--	--	--	--	--	--	--	--	--	--	--
			09/02/2008	22.47	65.52	**3.86**	--	--	--	--	--	--	--	--	--	--	--
			11/24/2008	21.93	63.32	**0.44**	--	--	--	--	--	--	--	--	--	--	--
			03/11/2009	21.94	65.21	**2.81**	86,000	2,500	9,990	ND<0.5	9,960	2,110	1,778	ND<0.5	ND<0.5	275	--
			06/30/2009	21.67	65.26	**2.54**	--	--	--	--	--	--	--	--	--	--	--
			11/02/2009	21.26	63.64	0.00	--	--	--	--	--	--	--	--	--	--	--

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-1 (Cont.)	84.90	15-35	03/01/2010	21.82	63.08	**3.04**	--	--	--	--	--	--	--	--	--	--	--
			04/30/2010	19.90	65.00	**1.14**	--	--	--	--	--	--	--	--	--	--	--
			05/03/2010	19.89	65.01	**1.14**	--	--	--	--	--	--	--	--	--	--	--
			05/11/2010	20.52	64.38	**1.77**	--	--	--	--	--	--	--	--	--	--	--
			05/21/2010	20.52	64.38	**1.73**	--	--	--	--	--	--	--	--	--	--	--
			05/28/2010	20.73	64.17	**1.88**	--	--	--	--	--	--	--	--	--	--	--
			07/06/2010	21.21	63.69	**2.31**	--	--	--	--	--	--	--	--	--	--	--
			10/14/2010	19.90	65.00	**0.11**	--	--	--	--	--	--	--	--	--	--	--
			09/07/2011	19.35	65.55	**0.77**	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	22.46	62.46	**0.03**	--	--	--	--	--	--	--	--	--	--	--
			05/10/2019	21.35	63.57	**0.03**	76,000	14,000	4,800	1,500	6,800	ND<100	ND<1000	ND<200	ND<200	240	ND<1000

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-2	86.30	15-35	08/22/1997	20.66	65.64	0.00	68,000	5,500	2,800	1,900	4,500	ND	--	--	--	--	--
			05/21/1999	18.42	67.88	**Trace**	--	--	--	--	--	--	--	--	--	--	--
			08/12/1999	20.19	66.12	**0.01**	--	--	--	--	--	--	--	--	--	--	--
			11/02/1999	19.60	66.72	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			02/09/2000	19.90	66.40	**Trace**	45,000	619	145	136	206	ND	--	--	--	--	--
			05/23/2000	18.69	67.61	0.00	42,260	4,925	4,386	2,873	4,939	ND	--	--	--	--	--
			07/25/2000	19.25	67.05	0.00	42,520	4,391	4,043	2,634	4,601	ND	--	--	--	--	--
			10/09/2000	19.94	66.36	0.00	53,030	16,200	11,430	5,630	12,720	ND	--	--	--	--	--
			02/15/2001	18.36	67.94	0.00	28,600	6,910	4,940	3,210	5,870	210	--	--	--	--	--
			06/07/2001	18.36	67.94	0.00	85,330	6,220	5,400	2,930	5,520	ND<50	--	--	--	--	--
			08/22/2001	18.76	67.56	**0.03**	--	--	--	--	--	--	--	--	--	--	--
			11/29/2001	19.58	66.77	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2002	19.70	66.65	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			05/02/2002	19.86	66.46	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			08/06/2002	21.10	65.20	0.00	73,000	18,030	15,100	18,800	24,470	ND<40	--	--	--	--	--
			11/20/2002	21.98	64.32	0.00	34,190	18,540	21,740	18,450	19,500	ND<40	--	--	--	--	--
			Duplicate	--	--		35,000	16,750	18,730	19,520	16,200	ND<40	--	--	--	--	--
			03/31/2003	20.04	66.26	0.00	14,200	17,400	12,000	3,380	6,630	1,450	--	--	--	--	--
			06/19/2003	20.03	66.27	0.00	37,950	8,800	16,200	3,800	8,820	160	--	--	--	--	--
			Duplicate	--	--		37,300	8,700	15,400	3,700	8,990	150	--	--	--	--	--
			09/04/2003	20.70	65.60	0.00	1,464	11,460	14,350	4,130	8,955	210	--	--	--	--	--
			11/25/2003	20.87	65.43	0.00	59,440	22,317	12,287	2,373	13,848	728	--	--	--	--	--
			03/02/2004	20.87	65.43	0.00	114,913	3,719	2,881	ND<667	2,851	1,821	--	--	--	--	--
			05/20/2004	20.70	65.60	0.00	332,301	316	ND<0.5	ND<0.5	3,514	358	--	--	--	--	--
			08/11/2004	20.98	65.32	0.00	73,000	5,200	6,900	4,400	6,500	ND<0.5	--	--	--	--	--
			Duplicate	--	--		53,000	2,700	2,200	990	1,700	ND<0.5	--	--	--	--	--
			11/09/2004	20.96	65.34	0.00	70,000	5,100	3,200	896	2,200	ND<0.5	--	--	--	--	--
			03/14/2005	16.95	69.35	0.00	75,000	2,200	810	1,500	2,800	90	--	--	--	--	--
			06/10/2005	17.75	68.55	0.00	35,000	2,600	460	1,300	2,700	220	--	--	--	--	--
			08/30/2005	18.15	68.15	0.00	48,000	1,300	2,200	1,700	2,500	52	--	--	--	--	--
			12/01/2005	19.05	67.25	0.00	55,000	4,700	2,800	1,400	1,800	130	--	--	--	--	--
			03/15/2006	18.25	68.05	0.00	34,000	2,900	1,100	230	820	ND<0.5	--	--	--	--	--
			06/23/2006	18.65	67.65	0.00	34,000	2,000	1,900	110	1,600	100	--	--	--	--	--
			09/25/2006	19.50	66.80	0.00	43,000	2,100	1,800	210	2,000	48	--	--	--	--	--
			12/13/2006	19.77	66.53	0.00	91,000	5,800	3,800	970	3,600	27	--	--	--	--	--
			03/20/2007	20.25	66.05	0.00	62,000	2,600	3,400	800	2,500	21	--	--	--	--	--
			06/21/2007	20.40	65.90	0.00	260,000	2,900	23,000	5,300	38,000	41	--	--	--	--	--
			10/02/2007	21.07	65.70	**0.59**	--	--	--	--	--	--	--	--	--	--	--
			12/14/2007	21.48	65.27	**0.56**	--	--	--	--	--	--	--	--	--	--	--
			03/24/2008	20.19	66.48	**0.46**	--	--	--	--	--	--	--	--	--	--	--
			06/20/2008	20.43	66.80	**1.16**	--	--	--	--	--	--	--	--	--	--	--
			09/02/2008	20.97	66.48	**1.44**	--	--	--	--	--	--	--	--	--	--	--
			11/24/2008	24.00	63.17	**1.09**	--	--	--	--	--	--	--	--	--	--	--
			03/11/2009	22.61	64.88	**1.49**	64,100	7,850	8,030	507	5,430	85.2	585	ND<0.5	ND<0.5	687	--
			06/30/2009	22.39	64.92	**1.26**	--	--	--	--	--	--	--	--	--	--	--

TABLE 2
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FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-2 (Cont.)	86.30	15-35	03/01/2010	21.37	64.93	**0.24**	--	--	--	--	--	--	--	--	--	--	--
			04/30/2010	19.74	66.56	**0.94**	--	--	--	--	--	--	--	--	--	--	--
			05/03/2010	19.71	66.59	**0.91**	--	--	--	--	--	--	--	--	--	--	--
			05/11/2010	19.92	66.38	**1.23**	--	--	--	--	--	--	--	--	--	--	--
			05/21/2010	20.83	65.47	**1.82**	--	--	--	--	--	--	--	--	--	--	--
			05/28/2010	20.94	65.36	**1.85**	--	--	--	--	--	--	--	--	--	--	--
			07/06/2010	21.15	65.15	**2.21**	--	--	--	--	--	--	--	--	--	--	--
			10/14/2010	22.10	64.20	**0.52**	--	--	--	--	--	--	--	--	--	--	--
			02/14/2012	22.26	64.04	**1.78**	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	21.23	65.07	**0.33**	--	--	--	--	--	--	--	--	--	--	--
			03/06/2012	21.22	65.08	**0.33**	--	--	--	--	--	--	--	--	--	--	--
			03/15/2012	21.21	65.09	**0.31**	--	--	--	--	--	--	--	--	--	--	--
			03/23/2012	21.20	65.10	**0.29**	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	21.22	65.08	**0.33**	--	--	--	--	--	--	--	--	--	--	--
			04/02/2012	21.21	65.09	**0.32**	--	--	--	--	--	--	--	--	--	--	--
			04/10/2012	21.20	65.10	**0.30**	--	--	--	--	--	--	--	--	--	--	--
			04/20/2012	21.21	65.09	**0.32**	--	--	--	--	--	--	--	--	--	--	--
			04/27/2012	21.20	65.10	**0.30**	--	--	--	--	--	--	--	--	--	--	--
			05/03/2012	21.36	64.94	**0.56**	--	--	--	--	--	--	--	--	--	--	--
			05/09/2012	20.91	65.39	**0.05**	--	--	--	--	--	--	--	--	--	--	--
			05/17/2012	20.91	65.39	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	20.90	65.40	**0.05**	--	--	--	--	--	--	--	--	--	--	--
			05/31/2012	20.9	65.40	**0.04**	--	--	--	--	--	--	--	--	--	--	--
			06/08/2012	20.91	65.39	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			06/15/2012	20.9	65.40	**0.04**	--	--	--	--	--	--	--	--	--	--	--
			06/18/2012	20.91	65.39	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	20.90	65.40	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			07/05/2012	20.91	65.39	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			07/11/2012	20.93	65.37	**0.03**	--	--	--	--	--	--	--	--	--	--	--
			07/20/2012	20.95	65.35	**0.03**	--	--	--	--	--	--	--	--	--	--	--
			07/23/2012	21.1	65.20	**0.15**	--	--	--	--	--	--	--	--	--	--	--
			08/01/2012	21.36	64.94	**0.33**	--	--	--	--	--	--	--	--	--	--	--
			08/06/2012	21.18	65.12	**0.07**	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	24.61	61.95	**0.35**	--	--	--	--	--	--	--	--	--	--	--
			05/10/2019	23.24	63.10	**0.05**	39,000	3,500	2,000	700	2,480	27	480	ND<50	ND<50	140	740

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
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5787 West Adams Boulevard
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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-3	85.47	15-35	08/22/1997	20.05	65.42	0.00	140,000	9,100	11,000	2,600	8,000	ND	--	--	--	--	--
			05/21/1999	19.28	66.25	**0.07**	--	--	--	--	--	--	--	--	--	--	--
			08/12/1999	20.81	64.68	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			11/02/1999	19.66	65.83	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			02/09/2000	--	--	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			05/23/2000	19.46	66.02	**0.01**	46,140	3,644	4,308	2,640	4,786	ND	--	--	--	--	--
			07/25/2000	19.52	65.95	0.00	68,280	3,507	2,339	2,755	3,695	ND	--	--	--	--	--
			10/09/2000	18.78	66.69	0.00	37,900	12,680	5,950	5,080	9,140	ND	--	--	--	--	--
			02/15/2001	19.39	66.08	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/07/2001	19.39	66.08	0.00	--	--	--	--	--	--	--	--	--	--	--
			08/22/2001	19.38	66.11	**0.03**	--	--	--	--	--	--	--	--	--	--	--
			11/29/2001	19.58	65.92	**0.04**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2002	19.89	65.63	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			05/02/2002	20.15	65.35	**0.04**	--	--	--	--	--	--	--	--	--	--	--
			08/06/2002	20.37	65.11	**0.01**	21,750	2,290	560	ND<40	3,530	ND<40	--	--	--	--	--
			11/20/2002	20.68	64.79	0.00	19,580	7,690	1,840	6,000	5,540	ND<40	--	--	--	--	--
			03/31/2003	19.82	65.65	0.00	9,040	6,670	1,310	2,400	3,750	ND<0.5	--	--	--	--	--
			06/19/2003	19.90	65.57	0.00	13,300	8,750	2,200	31	6,300	4.8	--	--	--	--	--
			09/04/2003	20.23	65.24	0.00	540	6,662	600	255	3,840	ND<0.5	--	--	--	--	--
			11/25/2003	20.37	65.10	0.00	42,732	27,521	4,944	2,786	4,556	124.0	--	--	--	--	--
			03/02/2004	20.00	65.47	0.00	20,664	1,260	25	220	634	ND<0.5	--	--	--	--	--
			05/20/2004	20.30	65.17	0.00	204,596	684	ND<0.5	ND<0.5	536	ND<0.5	--	--	--	--	--
			08/11/2004	20.44	65.03	0.00	10,000	460	400	1,400	380	ND<0.5	--	--	--	--	--
			11/09/2004	20.42	65.05	0.00	15,000	4,200	120	34	320	16	--	--	--	--	--
			03/14/2005	16.35	69.12	0.00	30,000	2,800	250	72	480	150	--	--	--	--	--
			06/10/2005	18.20	67.27	0.00	32,000	3,800	500	1,500	1,500	73	--	--	--	--	--
			08/30/2005	17.96	67.51	0.00	32,000	2,800	460	1,600	1,300	50	--	--	--	--	--
			12/01/2005	17.90	67.57	0.00	1,800	120	11	46	110	7.1	--	--	--	--	--
			03/15/2006	18.60	66.87	0.00	240	ND<0.5	ND<0.5	ND<0.5	ND<0.5	3.7	--	--	--	--	--
			06/23/2006	18.85	66.62	0.00	1,500	ND<0.5	ND<0.5	ND<0.5	ND<0.5	3.7	--	--	--	--	--
			09/25/2006	18.75	66.72	0.00	3,100	330	16	85	84	20	--	--	--	--	--
			12/13/2006	19.08	66.39	0.00	15,000	780	20	100	86	20	--	--	--	--	--
			03/20/2007	19.37	66.10	0.00	18,000	950	39	300	520	50	--	--	--	--	--
			06/21/2007	19.62	65.85	0.00	21,000	750	54	180	1,300	13	--	--	--	--	--
			10/02/2007	19.92	65.55	0.00	29,000	1,500	59	890	970	25	--	--	--	--	--
			12/14/2007	20.04	65.43	0.00	44,000	2,500	61	1,100	930	110	--	--	--	--	--
			03/24/2008	19.24	66.23	0.00	5,900	537	6.64	12.4	56.7	19.8	--	--	--	--	--
			06/20/2008	19.65	65.82	0.00	6,470	660	2.17	165	14	90.5	--	--	--	--	--
			09/02/2008	20.30	65.17	0.00	16,300	509	7.25	ND<0.5	9.88	73.5	--	--	--	--	--
			11/24/2008	22.54	62.93	0.00	2,931	992	ND<10.0	ND<10.0	ND<10.0	66.1	113	ND<10.0	ND<10.0	47.8	--
			03/11/2009	20.79	64.68	0.00	7,280	730	39.1	254	239	95	225	ND<0.5	ND<0.5	58.5	--
			06/30/2009	20.81	64.66	0.00	1,380	4.13	ND<0.5	ND<0.5	ND<0.5	36.9	329	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	21.26	64.21	0.00	--	--	--	--	--	--	--	--	--	--	--

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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-3 (Cont.)	85.47	15-35	02/21/2012	20.78	64.69	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	20.77	64.70	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	20.79	64.68	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	20.78	64.69	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	24.15	61.32	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/10/2019	23.10	62.37	0.00	11,000	530	300	140	470	11	240	ND<8.0	ND<8.0	61	83

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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-4	85.86	15-35	08/22/1997	24.76	65.18	**5.10**	--	--	--	--	--	--	--	--	--	--	--
			05/21/1999	24.65	66.81	**7.00**	--	--	--	--	--	--	--	--	--	--	--
			08/12/1999	--	--	**5.20**	--	--	--	--	--	--	--	--	--	--	--
			11/02/1999	--	--	**6.25**	--	--	--	--	--	--	--	--	--	--	--
			02/09/2000	--	--	**4.75**	--	--	--	--	--	--	--	--	--	--	--
			05/23/2000	--	--	**5.58**	--	--	--	--	--	--	--	--	--	--	--
			07/25/2000	--	--	**5.71**	--	--	--	--	--	--	--	--	--	--	--
			10/09/2000	--	--	**0.33**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2001	20.24	66.18	**0.70**	--	--	--	--	--	--	--	--	--	--	--
			06/07/2001	--	--	**0.24**	--	--	--	--	--	--	--	--	--	--	--
			08/22/2001	19.89	66.20	**0.29**	--	--	--	--	--	--	--	--	--	--	--
			11/29/2001	20.23	65.94	**0.39**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2002	21.06	65.70	**1.13**	--	--	--	--	--	--	--	--	--	--	--
			05/02/2002	20.78	65.34	**0.33**	--	--	--	--	--	--	--	--	--	--	--
			08/06/2002	21.06	65.13	**0.41**	--	--	--	--	--	--	--	--	--	--	--
			11/20/2002	21.31	65.01	**0.58**	--	--	--	--	--	--	--	--	--	--	--
			03/31/2003	21.35	65.82	**1.64**	--	--	--	--	--	--	--	--	--	--	--
			06/19/2003	22.20	65.54	**2.35**	--	--	--	--	--	--	--	--	--	--	--
			09/04/2003	20.90	65.28	**0.40**	--	--	--	--	--	--	--	--	--	--	--
			11/25/2003	20.92	65.24	**0.37**	--	--	--	--	--	--	--	--	--	--	--
			03/03/2004	--	--	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/20/2004	20.50	65.36	0.00	197,406	361	ND<0.5	ND<0.5	2,431	ND<0.5	--	--	--	--	--
			08/11/2004	20.75	65.11	0.00	12,000	400	360	900	1,010	ND<0.5	--	--	--	--	--
			11/09/2004	20.54	65.32	0.00	13,000	470	780	620	810	21	--	--	--	--	--
			03/14/2005	17.30	68.56	0.00	120,000	6,400	7,700	2,100	2,200	19	--	--	--	--	--
			06/10/2005	17.75	68.11	0.00	23,000	1,400	140	670	590	19	--	--	--	--	--
			08/30/2005	18.11	67.75	0.00	30,000	1,600	210	650	640	15	--	--	--	--	--
			12/01/2005	17.82	68.04	0.00	14,000	800	240	230	190	10	--	--	--	--	--
			03/15/2006	18.20	67.66	0.00	7,000	52	7.7	2.3	5.7	ND<0.5	--	--	--	--	--
			06/23/2006	12.06	73.80	0.00	1,300	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/25/2006	19.25	66.61	0.00	5,000	58	4.3	ND<0.5	22	6.3	--	--	--	--	--
			12/13/2006	19.53	66.33	0.00	6,000	36	19	21	41	10	--	--	--	--	--
			03/20/2007	19.80	66.06	0.00	2,900	40	6.4	ND<0.5	9.3	15	--	--	--	--	--
			06/21/2007	20.07	65.79	0.00	1,000	18	30	5.5	18	19	--	--	--	--	--
			10/02/2007	20.38	65.48	0.00	5,700	210	29	6.1	34	47	--	--	--	--	--
			12/14/2007	20.55	65.31	0.00	4,900	220	14	6.3	11	17	--	--	--	--	--
			03/24/2008	19.68	66.18	0.00	133	10.1	ND<0.5	ND<0.5	ND<0.5	4.53	--	--	--	--	--
			06/20/2008	20.08	65.78	0.00	284	47.5	ND<0.5	ND<0.5	ND<0.5	18.6	--	--	--	--	--
			Duplicate	--	--	0.00	269	44	ND<0.5	ND<0.5	ND<0.5	18	--	--	--	--	--
			09/02/2008	20.78	65.08	0.00	304	75.3	6.33	ND<0.5	5.7	24	--	--	--	--	--
			11/24/2008	22.98	62.88	0.00	1,670	639	17.7	ND<0.5	11.1	9.26	18.1	ND<0.5	ND<0.5	19.1	--
			03/11/2009	21.27	64.59	0.00	9,400	2,780	471	75.7	156	80.6	153	ND<0.5	ND<0.5	106	--
			06/30/2009	21.31	64.55	0.00	2,680	1,920	223	ND<0.5	61.5	19.6	126	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	21.72	64.14	0.00	--	--	--	--	--	--	--	--	--	--	--

TABLE 2
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FORMER KEN'S AUTOMOTIVE
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Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-4 (Cont.)	85.86	15-35	02/21/2012	20.75	65.11	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	20.74	65.12	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	20.74	65.12	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	20.74	65.12	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	23.95	61.91	0.00	--	--	--	--	--	--	--	--	--	--	--
			5/10/2019	22.90	62.96	0.00	5,400	180	37	12	71	ND<2.0	77	ND<4.0	ND<4.0	17	30

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Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-5	86.36	15-35	05/21/1999	19.95	66.41	0.00	ND	ND	ND	ND	ND	ND	--	--	--	--	--
			08/12/1999	21.22	65.14	0.00	230	16	1.1	ND	1.6	ND	--	--	--	--	--
			11/02/1999	20.52	65.84	0.00	890	14	ND	ND	ND	ND	--	--	--	--	--
			02/09/2000	20.82	65.54	0.00	670	22	ND	ND	ND	ND	--	--	--	--	--
			05/23/2000	20.30	66.06	0.00	655	88	4.3	ND	3.3	ND	--	--	--	--	--
			07/25/2000	20.46	65.90	0.00	816	164	84	ND	29	ND	--	--	--	--	--
			Duplicate	--	--	0.00	838	170	87	ND	30	ND	--	--	--	--	--
			10/09/2000	20.65	65.71	0.00	160	25	1.2	ND	ND	ND	--	--	--	--	--
			Duplicate	--	--	0.00	150	23	0.97	ND	ND	ND	--	--	--	--	--
			02/15/2001	20.32	66.04	0.00	1,200	378	294	47	206	ND<0.5	--	--	--	--	--
			06/06/2001	19.90	66.46	0.00	2,746	239	114	20	71	ND<5	--	--	--	--	--
			08/22/2001	20.21	66.15	0.00	1,895	93	8	ND>1.0	7	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	1,310	79	19	9	26	ND<0.5	--	--	--	--	--
			11/29/2001	20.56	65.80	0.00	13,100	15	18	15	60	ND<0.5	--	--	--	--	--
			02/15/2002	20.75	65.61	0.00	240	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/01/2002	21.05	65.31	0.00	700	1.6	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/06/2002	22.78	63.58	0.00	560	4.9	2.9	ND<0.5	2.3	ND<0.5	--	--	--	--	--
			11/20/2002	21.42	64.94	0.00	500	31	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/31/2003	20.81	65.55	0.00	363	12.8	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/19/2003	20.82	65.54	0.00	526	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/04/2003	21.16	65.20	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/25/2003	21.25	65.11	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/01/2004	20.94	65.42	0.00	282	10	ND<0.5	30	ND<0.5	ND<0.5	--	--	--	--	--
			05/20/2004	21.15	65.21	0.00	566	3	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/11/2004	21.31	65.05	0.00	360	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/9/2004	21.30	65.06	0.00	270	61	ND<0.5	ND<0.5	ND<0.5	3.0	--	--	--	--	--
			03/14/2005	17.22	69.14	0.00	510	25	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/10/2005	18.58	67.78	0.00	500	11	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/30/2005	18.80	67.56	0.00	280	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/01/2005	19.33	67.03	0.00	190	3	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/15/2006	18.85	67.51	0.00	180	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/23/2006	19.20	67.16	0.00	150	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/25/2006	19.70	66.66	0.00	360	3.3	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/13/2006	19.97	66.39	0.00	300	3.1	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/20/2007	20.25	66.11	0.00	230	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/21/2007	20.53	65.83	0.00	320	2.6	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			10/02/2007	20.92	65.44	0.00	12,000	49	1,600	340	1,300	ND<0.5	--	--	--	--	--
			12/14/2007	21.03	65.33	0.00	2,900	9.1	5.1	ND<0.5	170	ND<0.5	--	--	--	--	--
			03/24/2008	20.12	66.24	0.00	281	7.29	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/20/2008	20.54	65.82	0.00	249	6.16	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/02/2008	21.10	65.26	0.00	65.2	14.2	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/24/2008	23.37	62.99	0.00	175	3.07	ND<0.5	ND<0.5	ND<0.5	0.986	7.26	ND<0.5	ND<0.5	8.05	--
			03/11/2009	21.67	64.69	0.00	444	11.0	ND<0.5	0.565	ND<0.5	ND<0.5	9.06	ND<0.5	ND<0.5	8.18	--
			06/30/2009	21.66	64.70	0.00	15,800	29	255	53.2	289	8.96	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	22.15	64.21	0.00	--	--	--	--	--	--	--	--	--	--	--

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MW-5 (Cont.)	86.36	15-35	02/21/2012	Unable to Locate Well			--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	Unable to Locate Well			--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	Unable to Locate Well			--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	Unable to Locate Well			--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	Well Obstructed (Inoperable Vehicle Over Well)			--	--	--	--	--	--	--	--	--	--	--
			05/09/2019	23.54	62.82	0.00	51	ND<0.50	ND<1.0	ND<1.0	ND<1.0	1.4	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<10

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MW-6	85.40	15-35	05/21/1999	18.97	66.43	0.00	13,000	2.8	15	33	98	ND	--	--	--	--	--
			08/12/1999	20.36	65.04	0.00	15,000	240	130	2.3	300	ND	--	--	--	--	--
			11/02/1999	19.54	65.86	0.00	12,000	69	79	129	126	ND	--	--	--	--	--
			02/09/2000	19.79	65.61	0.00	3,400	181	34	37	50	ND	--	--	--	--	--
			05/23/2000	--	--	**0.15**	--	--	--	--	--	--	--	--	--	--	--
			07/25/2000	--	--	**0.25**	--	--	--	--	--	--	--	--	--	--	--
			10/09/2000	19.90	65.70	**0.25**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2001	18.78	66.64	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			06/07/2001	19.20	66.58	**0.48**	--	--	--	--	--	--	--	--	--	--	--
			08/22/2001	19.92	66.24	**0.95**	--	--	--	--	--	--	--	--	--	--	--
			11/29/2001	20.78	66.02	**1.75**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2002	20.00	65.64	**0.30**	--	--	--	--	--	--	--	--	--	--	--
			05/02/2002	20.09	65.36	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			08/06/2002	20.23	65.19	**0.02**	14,000	180	ND<0.5	ND<0.5	920	ND<0.5	--	--	--	--	--
			11/20/2002	20.74	64.95	**0.36**	--	--	--	--	--	--	--	--	--	--	--
			03/31/2003	19.93	65.49	**0.03**	--	--	--	--	--	--	--	--	--	--	--
			06/19/2003	20.25	65.17	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			09/04/2003	23.40	62.00	0.00	245	320	50	255	530	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	225	410	65	438	881	ND<0.5	--	--	--	--	--
			11/25/2003	20.57	64.83	0.00	642	185	ND<0.5	9	201	ND<0.5	--	--	--	--	--
			03/02/2004	20.18	65.22	0.00	3,583	36	8	ND<0.5	74	ND<0.5	--	--	--	--	--
			05/20/2004	20.48	64.92	0.00	5,622	388	158	ND<0.5	1,063	117	--	--	--	--	--
			08/11/2004	20.62	64.78	0.00	4,400	440	120	270	200	ND<0.5	--	--	--	--	--
			11/9/2004	20.62	64.78	0.00	9,200	1,100	290	90	230	ND<0.5	--	--	--	--	--
			03/14/2005	16.50	68.90	0.00	4,900	400	110	ND<0.5	130	4.4	--	--	--	--	--
			06/10/2005	18.20	67.20	0.00	2,100	270	70	57	100	15.0	--	--	--	--	--
			08/30/2005	18.11	67.29	0.00	480	ND<0.5	ND<0.5	ND<0.5	ND<0.5	12	--	--	--	--	--
			12/01/2005	18.68	66.72	0.00	3,100	78	16	10	42	4	--	--	--	--	--
			03/15/2006	18.20	67.20	0.00	1,500	ND<0.5	ND<0.5	ND<0.5	14	2.1	--	--	--	--	--
			06/23/2006	18.50	66.90	0.00	1,600	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/25/2006	19.00	66.40	0.00	4,200	550	59	150	130	ND<0.5	--	--	--	--	--
			12/13/2006	19.28	66.12	0.00	6,700	160	5.6	28	34	4.9	--	--	--	--	--
			03/20/2007	19.56	65.84	0.00	2,400	110	ND<0.5	ND<0.5	3.7	4.9	--	--	--	--	--
			06/21/2007	19.85	65.55	0.00	2,700	140	28	48	35	4.4	--	--	--	--	--
			10/02/2007	20.16	65.24	0.00	18,000	780	260	560	790	ND<0.5	--	--	--	--	--
			12/14/2007	20.35	65.05	0.00	8,600	430	91	45	200	1.3	--	--	--	--	--
			03/24/2008	19.34	66.06	0.00	156	7.16	ND<0.5	ND<0.5	3.28	ND<0.5	--	--	--	--	--
			06/20/2008	19.80	65.60	0.00	196	19.5	ND<0.5	2.43	1.26	ND<0.5	--	--	--	--	--
			09/02/2008	20.49	64.91	0.00	918	125	17.4	ND<0.5	5.58	1.13	--	--	--	--	--
			11/24/2008	22.78	62.66	**0.05**	1,674	25.0	ND<0.5	ND<0.5	2.21	2.83	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			03/11/2009	21.67	63.73	0.00	1,840	79.5	10.1	0.606	31.5	ND<0.5	4.24	ND<0.5	ND<0.5	1.76	--
			06/30/2009	20.98	64.42	0.00	78	ND<0.5	ND<0.5	0.845	0.599	1.57	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	21.45	63.95	0.00	--	--	--	--	--	--	--	--	--	--	--

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-6 (Cont.)	85.40	15-35	02/21/2012		Well Obstructed		--	--	--	--	--	--	--	--	--	--	--
			03/29/2012		Well Obstructed		--	--	--	--	--	--	--	--	--	--	--
			05/23/2012		Well Obstructed		--	--	--	--	--	--	--	--	--	--	--
			06/29/2012		Well Obstructed		--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	23.97	61.44	**0.01**	--	--	--	--	--	--	--	--	--	--	--
			05/09/2019	22.90	62.50	**Trace**	13,000	1,200	35	190	130	19	ND<100	ND<20	ND<20	91	ND<100

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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-7	85.47	13-33	05/21/1999	18.85	66.62	0.00	14,000	21	37	43	140	ND	--	--	--	--	--
			08/12/1999	20.50	64.97	0.00	13,000	410	150	1.8	240	ND	--	--	--	--	--
			11/02/1999	19.74	65.73	0.00	35,900	145	125	164	195	ND	--	--	--	--	--
			02/09/2000	19.92	65.55	0.00	14,000	454	100	84	158	ND	--	--	--	--	--
			05/23/2000	19.48	65.99	0.00	2,216	343	294	161	261	ND	--	--	--	--	--
			07/25/2000	19.61	65.86	0.00	1,730	285	231	106	191	ND	--	--	--	--	--
			10/09/2000	19.78	65.69	0.00	2,120	472	308	211	386	ND	--	--	--	--	--
			02/15/2001	19.46	66.01	0.00	11,870	920	544	497	663	ND<2.0	--	--	--	--	--
			Duplicate	--	--	0.00	11,500	893	538	495	696	ND<5.0	--	--	--	--	--
			06/07/2001	19.06	66.41	0.00	13,560	692	568	374	610	ND<0.5	--	--	--	--	--
			08/22/2001	19.39	66.08	0.00	19,945	790	592	477	696	ND<0.5	--	--	--	--	--
			11/29/2001	19.85	65.62	0.00	49,420	3,440	1,965	785	1,770	ND<0.5	--	--	--	--	--
			02/14/2002	19.90	65.57	0.00	12,750	5,630	1,840	640	1,050	ND<40	--	--	--	--	--
			05/01/2002	20.15	65.32	0.00	12,000	2,970	1,940	650	1,290	ND<40	--	--	--	--	--
			08/06/2002	21.88	63.59	0.00	9,540	4,950	2,500	900	1,980	ND<0.5	--	--	--	--	--
			11/20/2002	20.53	64.94	0.00	12,770	5,160	2,210	850	2,080	ND<0.5	--	--	--	--	--
			03/31/2003	20.00	65.47	0.00	5,660	3,500	1,340	549	1,456	ND<0.5	--	--	--	--	--
			06/19/2003	19.96	65.51	0.00	21,300	10,167	7,253	835	7,680	ND<0.5	--	--	--	--	--
			09/04/2003	20.31	65.16	0.00	51	315	20	660	1,410	ND<0.5	--	--	--	--	--
			11/25/2003	20.35	65.12	0.00	5,676	2,433	800	452	826	ND<0.5	--	--	--	--	--
			03/02/2004	20.05	65.42	0.00	56,033	5.0	ND<0.5	2.0	1.0	ND<0.5	--	--	--	--	--
			05/20/2004	20.62	64.85	0.00	11,030	159	ND<0.5	ND<0.5	153	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	9,850	163	ND<0.5	ND<0.5	219	ND<0.5	--	--	--	--	--
			08/11/2004	20.41	65.06	0.00	6,900	1,100	500	440	330	ND<0.5	--	--	--	--	--
			11/9/2004	20.42	65.05	0.00	16,000	3,100	130	200	260	ND<0.5	--	--	--	--	--
			03/14/2005	16.55	68.92	0.00	140,000	4,300	2,800	2,500	4,000	ND<0.5	--	--	--	--	--
			06/10/2005	19.00	66.47	0.00	65,000	3,300	2,100	1,400	3,400	ND<0.5	--	--	--	--	--
			08/30/2005	18.06	67.54	**0.16**	--	--	--	--	--	--	--	--	--	--	--
			12/01/2005	17.10	68.37	0.00	61,000	2,900	1,100	1,300	2,800	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	61,000	2,900	1,100	1,300	2,800	ND<0.5	--	--	--	--	--
			03/15/2006	18.10	67.37	0.00	71,000	3,700	320	880	1,400	ND<0.5	--	--	--	--	--
			06/23/2006	18.35	67.12	0.00	50,000	1,100	160	470	920	ND<0.5	--	--	--	--	--
			09/25/2006	19.47	66.54	**0.67**	--	--	--	--	--	--	--	--	--	--	--
			12/13/2006	19.57	66.32	**0.52**	--	--	--	--	--	--	--	--	--	--	--
			03/20/2007	19.72	66.25	**0.62**	--	--	--	--	--	--	--	--	--	--	--
			06/21/2007	19.70	65.77	0.00	110,000	5,600	1,400	3,000	13,000	ND<0.5	--	--	--	--	--
			10/02/2007	20.47	65.38	**0.47**	--	--	--	--	--	--	--	--	--	--	--
			12/14/2007	20.37	65.40	**0.37**	--	--	--	--	--	--	--	--	--	--	--
			03/24/2008	19.54	66.21	**0.35**	--	--	--	--	--	--	--	--	--	--	--
			06/20/2008	19.98	66.07	**0.72**	--	--	--	--	--	--	--	--	--	--	--
			09/02/2008	20.86	65.27	**0.83**	--	--	--	--	--	--	--	--	--	--	--
			11/24/2008	23.01	62.84	**0.48**	--	--	--	--	--	--	--	--	--	--	--
			03/11/2009	20.95	64.52	**--**	2,020	22.4	7.52	ND<0.5	20.0	4.87	32.2	ND<0.5	ND<0.5	3.35	--
			06/30/2009	20.88	64.92	**0.41**	--	--	--	--	--	--	--	--	--	--	--
			11/02/2009	21.26	64.21	0.00	--	--	--	--	--	--	--	--	--	--	--

TABLE 2
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5787 West Adams Boulevard
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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-7 (Cont.)	85.47	13-33	02/21/2012	20.53	64.94	**0.20**	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	20.54	64.93	**0.23**	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	20.50	64.97	**0.18**	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	20.49	64.98	**0.18**	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	23.93	61.72	**0.24**	--	--	--	--	--	--	--	--	--	--	--
			05/09/2019	22.75	62.72	**Trace**	12,000	590	210	410	423	ND<5.0	ND<50	ND<10	ND<10	80	200

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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-8	84.50	15-35	05/21/1999	22.13	66.99	**5.78**	--	--	--	--	--	--	--	--	--	--	--
			08/12/1999	--	--	**6.23**	--	--	--	--	--	--	--	--	--	--	--
			11/02/1999	--	--	**4.67**	--	--	--	--	--	--	--	--	--	--	--
			02/09/2000	--	--	**3.25**	--	--	--	--	--	--	--	--	--	--	--
			05/23/2000	--	--	**4.50**	--	--	--	--	--	--	--	--	--	--	--
			07/25/2000	--	--	**4.25**	--	--	--	--	--	--	--	--	--	--	--
			10/09/2000	22.40	66.02	**4.90**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2001	21.87	66.38	**4.69**	--	--	--	--	--	--	--	--	--	--	--
			06/07/2001	21.57	66.75	**4.77**	--	--	--	--	--	--	--	--	--	--	--
			08/22/2001	21.52	66.31	**4.16**	--	--	--	--	--	--	--	--	--	--	--
			11/29/2001	21.83	65.93	**4.08**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2002	21.20	65.83	**3.16**	--	--	--	--	--	--	--	--	--	--	--
			05/02/2002	20.95	65.40	**2.31**	--	--	--	--	--	--	--	--	--	--	--
			08/05/2002	20.80	65.20	**1.88**	--	--	--	--	--	--	--	--	--	--	--
			11/20/2002	20.74	65.07	**1.64**	--	--	--	--	--	--	--	--	--	--	--
			03/31/2003	20.54	65.89	**2.41**	--	--	--	--	--	--	--	--	--	--	--
			06/19/2003	20.65	65.67	**2.28**	--	--	--	--	--	--	--	--	--	--	--
			09/04/2003	20.66	65.36	**1.90**	--	--	--	--	--	--	--	--	--	--	--
			11/26/2003	20.55	65.27	**1.65**	--	--	--	--	--	--	--	--	--	--	--
			03/02/2004	20.32	65.62	**1.80**	--	--	--	--	--	--	--	--	--	--	--
			05/20/2004	20.40	65.34	**1.55**	--	--	--	--	--	--	--	--	--	--	--
			08/11/2004	20.25	65.21	**1.20**	--	--	--	--	--	--	--	--	--	--	--
			11/9/2004	20.12	65.12	**0.92**	--	--	--	--	--	--	--	--	--	--	--
			03/14/2005	--	--	**3.62**	--	--	--	--	--	--	--	--	--	--	--
			06/10/2005	--	--	**5.40**	--	--	--	--	--	--	--	--	--	--	--
			08/30/2005	20.15	67.87	**4.40**	--	--	--	--	--	--	--	--	--	--	--
			12/01/2005	20.22	67.10	**3.52**	--	--	--	--	--	--	--	--	--	--	--
			03/15/2006	20.30	67.16	**3.70**	--	--	--	--	--	--	--	--	--	--	--
			06/23/2006	20.20	67.34	**3.80**	--	--	--	--	--	--	--	--	--	--	--
			09/25/2006	19.30	66.72	**1.90**	--	--	--	--	--	--	--	--	--	--	--
			12/13/2006	20.28	66.56	**2.93**	--	--	--	--	--	--	--	--	--	--	--
			03/20/2007	20.42	66.23	**2.69**	--	--	--	--	--	--	--	--	--	--	--
			06/21/2007	20.35	65.89	**2.17**	--	--	--	--	--	--	--	--	--	--	--
			10/02/2007	20.42	65.57	**1.86**	--	--	--	--	--	--	--	--	--	--	--
			12/14/2007	20.45	65.35	**1.63**	--	--	--	--	--	--	--	--	--	--	--
			03/24/2008	20.32	66.44	**2.83**	--	--	--	--	--	--	--	--	--	--	--
			06/20/2008	20.93	65.75	**2.72**	--	--	--	--	--	--	--	--	--	--	--
			09/02/2008	21.10	65.46	**2.58**	--	--	--	--	--	--	--	--	--	--	--
			11/24/2008	22.10	62.85	**0.56**	--	--	--	--	--	--	--	--	--	--	--
			03/11/2009	20.32	64.60	**0.52**	21,800	1,893	2,770	66.9	1,620	127	ND<2.5	ND<0.5	ND<0.5	128	--
			06/30/2009	20.20	64.67	**0.46**	--	--	--	--	--	--	--	--	--	--	--
			11/02/2009	20.29	64.21	**0.01**	--	--	--	--	--	--	--	--	--	--	--

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MW-8 (Cont.)	84.50	15-35	03/03/2010	21.14	63.36	**1.87**	--	--	--	--	--	--	--	--	--	--	--
			03/10/2010	20.14	64.36	**0.86**	--	--	--	--	--	--	--	--	--	--	--
			03/29/2010	20.20	64.30	**0.94**	--	--	--	--	--	--	--	--	--	--	--
			04/09/2010	20.19	64.31	**0.91**	--	--	--	--	--	--	--	--	--	--	--
			04/12/2010	20.08	64.42	**0.91**	--	--	--	--	--	--	--	--	--	--	--
			04/23/2010	20.10	64.40	**0.97**	--	--	--	--	--	--	--	--	--	--	--
			04/30/2010	19.35	65.15	**0.12**	--	--	--	--	--	--	--	--	--	--	--
			05/03/2010	19.34	65.16	**0.14**	--	--	--	--	--	--	--	--	--	--	--
			05/11/2010	20.14	64.36	**0.82**	--	--	--	--	--	--	--	--	--	--	--
			05/21/2010	20.19	64.31	**0.87**	--	--	--	--	--	--	--	--	--	--	--
			05/28/2010	20.24	64.26	**0.87**	--	--	--	--	--	--	--	--	--	--	--
			07/06/2010	20.14	64.36	**0.50**	--	--	--	--	--	--	--	--	--	--	--
			10/14/2010	20.13	64.37	**0.07**	--	--	--	--	--	--	--	--	--	--	--
			10/22/2010	20.05	64.45	**0.03**	--	--	--	--	--	--	--	--	--	--	--
			11/02/2010	20.16	64.34	**0.10**	--	--	--	--	--	--	--	--	--	--	--
			11/24/2010	20.15	64.35	**0.11**	--	--	--	--	--	--	--	--	--	--	--
			12/10/2010	20.16	64.34	**0.08**	--	--	--	--	--	--	--	--	--	--	--
			12/15/2010	20.17	64.33	**0.09**	--	--	--	--	--	--	--	--	--	--	--
			12/22/2010	20.17	64.33	**0.11**	--	--	--	--	--	--	--	--	--	--	--
			12/29/2010	20.18	64.32	**0.13**	--	--	--	--	--	--	--	--	--	--	--
			01/03/2011	20.18	64.32	**0.12**	--	--	--	--	--	--	--	--	--	--	--
			04/12/2011	18.04	66.46	**0.46**	--	--	--	--	--	--	--	--	--	--	--
			05/04/2011	18.03	66.47	**0.43**	--	--	--	--	--	--	--	--	--	--	--
			05/13/2011	18.05	66.45	**0.44**	--	--	--	--	--	--	--	--	--	--	--
			05/18/2011	18.06	66.44	**0.46**	--	--	--	--	--	--	--	--	--	--	--
			05/24/2011	18.05	66.45	**0.46**	--	--	--	--	--	--	--	--	--	--	--
			06/01/2011	19.24	65.26	**1.19**	--	--	--	--	--	--	--	--	--	--	--
			06/07/2011	19.26	65.24	**1.16**	--	--	--	--	--	--	--	--	--	--	--
			06/13/2011	19.24	65.26	**1.24**	--	--	--	--	--	--	--	--	--	--	--
			06/29/2011	20.21	64.29	**1.91**	--	--	--	--	--	--	--	--	--	--	--
			07/08/2011	20.22	64.28	**1.91**	--	--	--	--	--	--	--	--	--	--	--
			07/12/2011	20.24	64.26	**1.91**	--	--	--	--	--	--	--	--	--	--	--
			08/02/2011	20.24	64.26	**1.91**	--	--	--	--	--	--	--	--	--	--	--
			08/11/2011	20.16	64.34	**1.60**	--	--	--	--	--	--	--	--	--	--	--
			08/18/2011	20.14	64.36	**1.56**	--	--	--	--	--	--	--	--	--	--	--
			08/30/2011	20.13	64.37	**1.53**	--	--	--	--	--	--	--	--	--	--	--
			09/07/2011	20.13	64.37	**1.51**	--	--	--	--	--	--	--	--	--	--	--
			09/12/2011	20.15	64.35	**1.55**	--	--	--	--	--	--	--	--	--	--	--
			09/21/2011	20.14	64.36	**1.53**	--	--	--	--	--	--	--	--	--	--	--
			10/05/2011	20.15	64.35	**1.54**	--	--	--	--	--	--	--	--	--	--	--
			10/11/2011	20.15	64.35	**1.53**	--	--	--	--	--	--	--	--	--	--	--
			10/18/2011	20.15	64.35	**1.53**	--	--	--	--	--	--	--	--	--	--	--
			10/18/2011	20.15	64.35	**1.55**	--	--	--	--	--	--	--	--	--	--	--
			10/26/2011	20.16	64.34	**1.53**	--	--	--	--	--	--	--	--	--	--	--

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-8 (Cont.)	84.50	15-35	11/03/2011	20.16	64.34	**1.52**	--	--	--	--	--	--	--	--	--	--	--
			11/07/2011	20.15	64.34	**1.50**	--	--	--	--	--	--	--	--	--	--	--
			11/15/2011	20.15	64.35	**1.51**	--	--	--	--	--	--	--	--	--	--	--
			11/22/2011	20.15	64.35	**1.51**	--	--	--	--	--	--	--	--	--	--	--
			11/26/2011	20.16	64.35	**1.51**	--	--	--	--	--	--	--	--	--	--	--
			12/06/2011	20.17	64.34	**1.53**	--	--	--	--	--	--	--	--	--	--	--
			12/12/2011	20.17	64.33	**1.54**	--	--	--	--	--	--	--	--	--	--	--
			12/21/2011	20.30	64.33	**1.20**	--	--	--	--	--	--	--	--	--	--	--
			12/27/2011	20.24	64.20	**1.12**	--	--	--	--	--	--	--	--	--	--	--
			01/06/2012	20.29	64.26	**1.24**	--	--	--	--	--	--	--	--	--	--	--
			01/12/2012	20.29	64.21	**1.25**	--	--	--	--	--	--	--	--	--	--	--
			01/17/2012	20.30	64.21	**1.25**	--	--	--	--	--	--	--	--	--	--	--
			01/23/2012	20.31	64.20	**1.27**	--	--	--	--	--	--	--	--	--	--	--
			02/02/2012	20.30	64.19	**1.25**	--	--	--	--	--	--	--	--	--	--	--
			02/09/2012	20.30	64.20	**1.25**	--	--	--	--	--	--	--	--	--	--	--
			02/14/2012	20.30	64.20	**1.24**	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	20.26	64.24	**1.10**	--	--	--	--	--	--	--	--	--	--	--
			02/27/2012	20.26	64.24	**1.11**	--	--	--	--	--	--	--	--	--	--	--
			03/06/2012	20.27	64.23	**1.12**	--	--	--	--	--	--	--	--	--	--	--
			03/15/2012	20.26	64.24	**1.10**	--	--	--	--	--	--	--	--	--	--	--
			03/23/2012	20.26	64.24	**1.09**	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	20.24	64.26	**1.09**	--	--	--	--	--	--	--	--	--	--	--
			04/02/2012	20.34	64.16	**1.29**	--	--	--	--	--	--	--	--	--	--	--
			04/10/2012	20.34	64.16	**1.28**	--	--	--	--	--	--	--	--	--	--	--
			04/20/2012	20.32	64.18	**1.24**	--	--	--	--	--	--	--	--	--	--	--
			04/27/2012	20.31	64.19	**1.22**	--	--	--	--	--	--	--	--	--	--	--
			05/03/2012	20.33	64.17	**1.20**	--	--	--	--	--	--	--	--	--	--	--
			05/09/2012	20.31	64.19	**1.27**	--	--	--	--	--	--	--	--	--	--	--
			05/17/2012	20.28	64.22	**1.21**	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	20.28	64.22	**1.24**	--	--	--	--	--	--	--	--	--	--	--
			05/31/2012	20.31	64.19	**1.28**	--	--	--	--	--	--	--	--	--	--	--
			06/08/2012	20.28	64.22	**1.22**	--	--	--	--	--	--	--	--	--	--	--
			06/15/2012	20.27	64.23	**1.20**	--	--	--	--	--	--	--	--	--	--	--
			06/18/2012	20.27	64.23	**1.19**	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	20.28	64.22	**1.21**	--	--	--	--	--	--	--	--	--	--	--
			07/05/2012	20.27	64.23	**1.19**	--	--	--	--	--	--	--	--	--	--	--
			07/11/2012	20.28	64.22	**1.17**	--	--	--	--	--	--	--	--	--	--	--
			07/20/2012	20.29	64.21	**1.16**	--	--	--	--	--	--	--	--	--	--	--
			07/23/2012	20.31	64.19	**1.14**	--	--	--	--	--	--	--	--	--	--	--
			08/01/2012	20.33	64.17	**0.94**	--	--	--	--	--	--	--	--	--	--	--
			08/06/2012	20.26	64.24	**0.86**	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	23.39	61.68	**0.76**	--	--	--	--	--	--	--	--	--	--	--
			05/09/2019	21.72	62.78	0.00	67,000	5,500	5,600	310	6,200	ND<50	ND<500	ND<100	ND<100	140	ND<500

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
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Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-9	84.17	15-35	05/21/1999	22.97	66.73	**6.91**	--	--	--	--	--	--	--	--	--	--	--
			08/12/1999	--	--	**3.83**	--	--	--	--	--	--	--	--	--	--	--
			11/02/1999	--	--	**0.50**	--	--	--	--	--	--	--	--	--	--	--
			02/09/2000	--	--	**2.83**	--	--	--	--	--	--	--	--	--	--	--
			05/23/2000	--	--	**3.83**	--	--	--	--	--	--	--	--	--	--	--
			07/25/2000	--	--	**4.25**	--	--	--	--	--	--	--	--	--	--	--
			10/09/2000	21.48	65.85	**3.95**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2001	21.43	66.28	**4.43**	--	--	--	--	--	--	--	--	--	--	--
			06/15/2001	--	--	**5.00**	--	--	--	--	--	--	--	--	--	--	--
			08/22/2001	21.43	66.35	**4.51**	--	--	--	--	--	--	--	--	--	--	--
			11/29/2001	21.50	65.96	**4.11**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2002	21.04	65.72	**3.24**	--	--	--	--	--	--	--	--	--	--	--
			05/02/2002	21.10	65.41	**2.93**	--	--	--	--	--	--	--	--	--	--	--
			08/05/2002	21.00	65.20	**2.54**	--	--	--	--	--	--	--	--	--	--	--
			11/20/2002	19.25	64.96	**0.05**	--	--	--	--	--	--	--	--	--	--	--
			03/31/2003	20.00	65.63	**1.83**	--	--	--	--	--	--	--	--	--	--	--
			06/19/2003	20.95	65.66	**3.05**	--	--	--	--	--	--	--	--	--	--	--
			09/04/2003	19.20	65.26	**0.36**	--	--	--	--	--	--	--	--	--	--	--
			11/26/2003	19.34	65.04	**0.26**	--	--	--	--	--	--	--	--	--	--	--
			03/03/2004	18.83	65.44	**0.13**	--	--	--	--	--	--	--	--	--	--	--
			05/20/2004	19.17	65.26	**0.32**	--	--	--	--	--	--	--	--	--	--	--
			08/11/2004	19.21	65.10	**0.18**	--	--	--	--	--	--	--	--	--	--	--
			11/9/2004	19.12	65.05	0.00	220,000	15,000	21,000	2,200	4,400	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	220,000	15,000	22,000	2,300	4,400	ND<0.5	--	--	--	--	--
			03/14/2005	--	--	**0.21**	--	--	--	--	--	--	--	--	--	--	--
			06/10/2005	--	--	**0.90**	--	--	--	--	--	--	--	--	--	--	--
			08/30/2005	17.70	66.47	0.00	91,000	3,000	1,800	1,100	920	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	91,000	3,000	1,800	1,100	910	ND<0.5	--	--	--	--	--
			12/01/2005	17.15	67.02	0.00	150,000	5,200	3,600	1,800	2,500	ND<0.5	--	--	--	--	--
			03/15/2006	17.22	66.95	0.00	210,000	15,000	24,000	6,500	23,000	ND<0.5	--	--	--	--	--
			06/23/2006	17.10	67.07	0.00	200,000	16,000	31,000	3,900	13,000	ND<0.5	--	--	--	--	--
			09/25/2006	17.80	66.37	0.00	230,000	13,000	27,000	4,100	15,000	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	230,000	13,000	27,000	4,100	15,000	ND<0.5	--	--	--	--	--
			12/13/2006	18.10	66.07	0.00	220,000	21,000	21,000	3,100	16,000	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	220,000	21,000	21,000	3,100	16,000	ND<0.5	--	--	--	--	--
			03/20/2007	17.80	66.37	0.00	140,000	15,000	18,000	2,100	13,000	2.6	--	--	--	--	--
			Duplicate	--	--	0.00	140,000	15,000	18,000	2,100	13,000	2.6	--	--	--	--	--
			06/21/2007	18.45	65.72	0.00	180,000	18,000	25,000	2,600	21,000	ND<0.5	--	--	--	--	--
			10/02/2007	18.75	65.42	0.00	230,000	4,500	3,100	1,400	2,400	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	230,000	4,500	3,100	1,400	2,400	ND<0.5	--	--	--	--	--
			12/14/2007	18.86	65.31	0.00	130,000	4,200	2,300	1,400	2,600	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	130,000	4,200	2,300	1,400	2,600	ND<0.5	--	--	--	--	--
			03/24/2008	18.00	66.17	0.00	42,400	2,610	2,740	324	1,550	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	32,400	2,450	2,410	230	1,100	ND<0.5	--	--	--	--	--
			06/20/2008	18.38	65.79	0.00	45,600	4,370	2,780	759	454	ND<0.5	--	--	--	--	--
			09/02/2008	19.08	65.09	0.00	44,000	1,710	2,440	1,826	1,340	ND<0.5	--	--	--	--	--
			11/24/2008	21.59	62.68	**0.12**	53,179	3,662	3,774	543	827	ND<0.5	4.65	4.65	ND<0.5	23.2	--

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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-9 (Cont.)	84.17	15-35	03/11/2009	19.50	64.67	0.00	31,400	5,150	5,150	363	2,130	ND<0.5	ND<2.5	ND<0.5	ND<0.5	76.3	--
			06/30/2009	19.56	64.61	0.00	9,300	1,830	1,720	130	549	ND<0.5	37.5	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	20.00	64.17	0.00	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012		Well Obstructed		--	--	--	--	--	--	--	--	--	--	--
			03/29/2012		Well Obstructed		--	--	--	--	--	--	--	--	--	--	--
			05/23/2012		Well Obstructed		--	--	--	--	--	--	--	--	--	--	--
			06/29/2012		Well Obstructed		--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	22.57	61.68	**0.10**	--	--	--	--	--	--	--	--	--	--	--
			05/08/2019	21.30	62.87	0.00	6,200	200	110	190	650	ND<2.0	ND<20	ND<4.0	ND<4.0	ND<4.0	46
MW-10	84.49	15-35	05/21/1999	18.00	66.49	0.00	ND	ND	ND	ND	ND	ND	--	--	--	--	--
			08/12/1999	19.46	65.03	0.00	230	1.0	2.3	ND	5.6	ND	--	--	--	--	--
			11/02/1999	18.64	65.85	0.00	ND	ND	ND	ND	ND	ND	--	--	--	--	--
			02/09/2000	18.90	65.59	0.00	222	42.0	3.3	2.9	5.1	ND	--	--	--	--	--
			05/23/2000	18.42	66.07	0.00	ND	1.6	0.7	1.7	2.9	ND	--	--	--	--	--
			07/25/2000	18.55	65.94	0.00	91	14.0	27	4.8	12	ND	--	--	--	--	--
			10/09/2000	18.73	65.76	0.00	ND	ND	ND	ND	ND	ND	--	--	--	--	--
			02/15/2001	17.42	67.07	0.00	ND	ND	ND	ND	ND	ND<0.5	--	--	--	--	--
			06/06/2001	18.01	66.48	0.00	ND<50	ND<0.5	ND<1	ND<1	ND<1	ND<0.5	--	--	--	--	--
			08/22/2001	18.35	66.14	0.00	ND<50	3.0	4	5.5	8	ND<0.5	--	--	--	--	--
			11/29/2001	18.70	65.79	0.00	2,430	14.0	34	40	180	ND<0.5	--	--	--	--	--
			02/14/2002	18.88	65.61	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/01/2002	19.15	65.34	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/05/2002	20.85	63.64	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/20/2002	19.51	64.98	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/31/2003	18.91	65.58	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/19/2003	18.94	65.55	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/04/2003	19.25	65.24	0.00	ND<50	2.0	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/25/2003	19.37	65.12	0.00	263	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/02/2004	19.04	65.45	0.00	204	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/20/2004	19.30	65.19	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1.0	--	--	--	--	--
			08/11/2004	19.48	65.01	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/9/2004	19.44	65.05	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/14/2005	14.32	70.17	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/10/2005	16.30	68.19	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/30/2005	16.88	67.61	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/01/2005	17.48	67.01	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/15/2006	16.95	67.54	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/23/2006	17.40	67.09	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/25/2006	17.80	66.69	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/13/2006	18.10	66.39	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--

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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-10 (Cont.)	84.49	15-35	03/20/2007	18.37	66.12	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/21/2007	18.65	65.84	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			10/02/2007	18.91	65.58	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/14/2007	19.14	65.35	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/24/2008	18.29	66.20	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/20/2008	18.68	65.81	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/02/2008	19.34	65.15	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/24/2008	21.65	62.84	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			03/11/2009	19.81	64.68	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			06/30/2009	19.80	64.69	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	20.26	64.23	0.00	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	19.39	65.10	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	19.40	65.09	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	19.40	65.09	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	19.40	65.09	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	22.80	61.69	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/08/2019	21.67	62.82	0.00	3,100	170	11	12	40.7	2.5	75	ND<4.0	ND<4.0	49	ND<20

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-11	86.28	15-35	07/25/2000	20.47	65.81	0.00	3,612	366	428	250	427	ND	--	--	--	--	--
			10/09/2000	20.65	65.63	0.00	15,240	2,330	2,030	1,120	2,230	ND	--	--	--	--	--
			02/15/2001	20.20	66.08	0.00	23,970	5,850	5,240	3,080	5,780	ND<2.0	--	--	--	--	--
			06/07/2001	19.89	66.39	0.00	87,090	5,420	6,860	2,850	5,470	ND<250	--	--	--	--	--
			08/22/2001	20.22	66.06	0.00	90,000	5,482	5,160	2,792	4,738	ND<0.5	--	--	--	--	--
			11/29/2001	20.47	65.81	0.00	94,800	9,640	17,720	2,545	8,335	ND<0.5	--	--	--	--	--
			02/15/2002	20.81	65.47	0.00	32,250	5,400	1,270	1,520	2,530	ND<0.5	--	--	--	--	--
			05/02/2002	21.07	65.21	0.00	53,000	10,610	19,310	3,010	10,130	ND<40	--	--	--	--	--
			Duplicate			0.00	48,000	10,850	15,910	3,150	10,530	ND<40	--	--	--	--	--
			08/06/2002	22.71	63.57	0.00	55,250	11,290	17,580	4,840	7,470	ND<40	--	--	--	--	--
			11/20/2002	21.33	64.95	0.00	21,850	9,410	15,880	8,360	9,230	ND<40	--	--	--	--	--
			03/31/2003	20.68	65.60	0.00	8,050	9,610	11,900	1,680	5,750	ND<0.5	--	--	--	--	--
			06/19/2003	20.75	65.53	0.00	20,950	9,190	13,000	13.8	8,700	ND<0.5	--	--	--	--	--
			09/04/2003	21.11	65.17	0.00	500	8,800	7,235	46	7,540	ND<0.5	--	--	--	--	--
			11/25/2003	21.22	65.06	0.00	37,800	11,745	9,458	1,600	5,760	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	36,400	11,650	9,520	1,305	5,720	ND<0.5	--	--	--	--	--
			03/02/2004	20.87	65.41	0.00	126,497	8,506	14,193	868	3,167	ND<0.5	--	--	--	--	--
			05/20/2004	21.12	65.16	0.00	5,945	9,833	12,979	1,190	15,690	ND<0.5	--	--	--	--	--
			08/11/2004	21.28	65.00	0.00	48,000	8,200	9,400	4,300	3,900	ND<0.5	--	--	--	--	--
			11/9/2004	21.25	65.03	0.00	87,000	10,000	9,900	2,200	3,000	ND<0.5	--	--	--	--	--
			03/14/2005	17.43	68.85	0.00	160,000	5,500	11,000	2,100	3,300	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	160,000	5,500	11,000	2,100	3,300	ND<0.5	--	--	--	--	--
			06/10/2005	18.22	68.06	0.00	200,000	7,100	13,000	2,600	7,900	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	200,000	7,100	13,000	2,600	7,900	ND<0.5	--	--	--	--	--
			08/30/2005	18.92	67.50	**0.17**	150,000	5,400	13,000	2,100	5,900	ND<0.5	--	--	--	--	--
			12/01/2005	19.28	67.00	0.00	150,000	7,200	13,000	1,600	7,300	ND<0.5	--	--	--	--	--
			03/15/2006	19.00	67.28	0.00	150,000	7,100	11,000	2,700	10,000	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	150,000	7,100	11,000	2,700	10,000	ND<0.5	--	--	--	--	--
			06/23/2006	20.00	66.28	0.00	140,000	7,900	12,000	2,300	8,200	ND<0.5	--	--	--	--	--
			09/25/2006	20.15	66.13	0.00	170,000	3,700	6,600	2,900	7,000	ND<0.5	--	--	--	--	--
			12/13/2006	20.10	66.18	0.00	150,000	9,400	11,000	2,800	11,000	ND<0.5	--	--	--	--	--
			03/20/2007	19.32	66.96	0.00	120,000	5,200	4,000	2,400	6,900	ND<0.5	--	--	--	--	--
			06/21/2007	20.51	65.77	0.00	150,000	6,900	4,500	4,900	9,700	ND<0.5	--	--	--	--	--
			10/02/2007	21.22	65.40	**0.42**	--	--	--	--	--	--	--	--	--	--	--
			12/14/2007	21.43	65.22	**0.46**	--	--	--	--	--	--	--	--	--	--	--
			03/24/2008	20.19	67.15	**1.32**	--	--	--	--	--	--	--	--	--	--	--
			06/20/2008	20.19	66.83	**0.92**	--	--	--	--	--	--	--	--	--	--	--
			09/02/2008	21.29	66.00	**1.26**	--	--	--	--	--	--	--	--	--	--	--
			11/24/2008	25.65	63.04	**3.01**	--	--	--	--	--	--	--	--	--	--	--
			03/11/2009	21.92	64.81	**0.56**	7,180	208	428	22.2	832	107	ND<2.5	ND<0.5	ND<0.5	39.6	--
			06/30/2009	21.75	65.11	**0.72**	--	--	--	--	--	--	--	--	--	--	--
			11/02/2009	22.99	63.29	**1.18**	--	--	--	--	--	--	--	--	--	--	--

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FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-11 (Cont.)	86.28	15-35	03/03/2010	22.23	64.05	**1.30**	--	--	--	--	--	--	--	--	--	--	--
			03/10/2010	21.62	64.66	**0.48**	--	--	--	--	--	--	--	--	--	--	--
			03/29/2010	21.25	65.03	**0.10**	--	--	--	--	--	--	--	--	--	--	--
			04/09/2010	21.49	64.79	**0.31**	--	--	--	--	--	--	--	--	--	--	--
			04/12/2010	21.26	65.02	**0.12**	--	--	--	--	--	--	--	--	--	--	--
			04/23/2010	21.25	65.03	**0.13**	--	--	--	--	--	--	--	--	--	--	--
			04/20/2010	21.25	65.03	**0.04**	--	--	--	--	--	--	--	--	--	--	--
			05/03/2010	21.26	65.02	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			05/11/2010	21.48	64.80	**0.25**	--	--	--	--	--	--	--	--	--	--	--
			05/21/2010	21.63	64.65	**0.44**	--	--	--	--	--	--	--	--	--	--	--
			05/28/2010	21.76	64.52	**0.51**	--	--	--	--	--	--	--	--	--	--	--
			07/06/2010	21.86	64.42	**0.45**	--	--	--	--	--	--	--	--	--	--	--
			10/14/2010	22.67	63.61	**1.06**	--	--	--	--	--	--	--	--	--	--	--
			10/22/2010	22.52	63.76	**0.89**	--	--	--	--	--	--	--	--	--	--	--
			11/02/2010	22.72	63.56	**1.12**	--	--	--	--	--	--	--	--	--	--	--
			11/24/2010	22.68	63.60	**1.10**	--	--	--	--	--	--	--	--	--	--	--
			12/10/2010	22.71	63.57	**1.09**	--	--	--	--	--	--	--	--	--	--	--
			12/15/2010	22.72	63.56	**1.10**	--	--	--	--	--	--	--	--	--	--	--
			12/22/2010	22.73	63.55	**1.10**	--	--	--	--	--	--	--	--	--	--	--
			12/29/2010	22.75	63.53	**1.14**	--	--	--	--	--	--	--	--	--	--	--
			01/03/2011	22.74	63.54	**1.12**	--	--	--	--	--	--	--	--	--	--	--
			04/12/2011	20.10	66.18	**0.23**	--	--	--	--	--	--	--	--	--	--	--
			05/04/2011	20.10	66.18	**0.26**	--	--	--	--	--	--	--	--	--	--	--
			05/13/2011	20.12	66.16	**0.25**	--	--	--	--	--	--	--	--	--	--	--
			05/18/2011	20.12	66.16	**0.24**	--	--	--	--	--	--	--	--	--	--	--
			05/24/2011	20.12	66.16	**0.25**	--	--	--	--	--	--	--	--	--	--	--
			06/01/2011	19.18	67.10	**1.09**	--	--	--	--	--	--	--	--	--	--	--
			06/07/2011	19.20	67.08	**1.09**	--	--	--	--	--	--	--	--	--	--	--
			06/13/2011	19.20	67.08	**1.08**	--	--	--	--	--	--	--	--	--	--	--
			06/29/2011	20.88	65.40	**0.39**	--	--	--	--	--	--	--	--	--	--	--
			07/08/2011	20.90	65.38	**0.40**	--	--	--	--	--	--	--	--	--	--	--
			07/12/2011	20.92	65.36	**0.40**	--	--	--	--	--	--	--	--	--	--	--
			08/02/2011	20.92	65.36	**0.40**	--	--	--	--	--	--	--	--	--	--	--
			08/11/2011	20.91	65.37	**0.21**	--	--	--	--	--	--	--	--	--	--	--
			08/18/2011	20.92	65.36	**0.20**	--	--	--	--	--	--	--	--	--	--	--
			08/30/2011	20.91	65.37	**0.18**	--	--	--	--	--	--	--	--	--	--	--
			09/07/2011	20.93	65.35	**0.17**	--	--	--	--	--	--	--	--	--	--	--
			09/12/2011	20.90	65.38	**0.16**	--	--	--	--	--	--	--	--	--	--	--
			09/21/2011	20.90	65.38	**0.15**	--	--	--	--	--	--	--	--	--	--	--
			10/05/2011	20.89	65.39	**0.72**	--	--	--	--	--	--	--	--	--	--	--
			10/11/2011	20.89	65.39	**0.15**	--	--	--	--	--	--	--	--	--	--	--
			10/18/2011	20.17	66.11	**1.30**	--	--	--	--	--	--	--	--	--	--	--
			10/26/2011	20.89	65.39	**0.16**	--	--	--	--	--	--	--	--	--	--	--

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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-11 (Cont.)	86.28	15-35	11/03/2011	20.90	65.38	**0.18**	--	--	--	--	--	--	--	--	--	--	--
			11/07/2011	20.90	65.38	**0.19**	--	--	--	--	--	--	--	--	--	--	--
			11/15/2011	20.91	65.37	**0.19**	--	--	--	--	--	--	--	--	--	--	--
			11/22/2011	20.90	65.38	**0.19**	--	--	--	--	--	--	--	--	--	--	--
			11/26/2011	20.91	65.37	**0.21**	--	--	--	--	--	--	--	--	--	--	--
			12/06/2011	20.91	65.37	**0.20**	--	--	--	--	--	--	--	--	--	--	--
			12/12/2011	20.90	65.38	**0.20**	--	--	--	--	--	--	--	--	--	--	--
			12/21/2011	21.31	64.97	**0.19**	--	--	--	--	--	--	--	--	--	--	--
			12/27/2011	21.25	65.03	**0.07**	--	--	--	--	--	--	--	--	--	--	--
			01/06/2012	21.15	65.13	**0.05**	--	--	--	--	--	--	--	--	--	--	--
			01/12/2012	21.15	65.13	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			01/17/2012	21.16	65.12	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			01/23/2012	21.15	65.13	**0.03**	--	--	--	--	--	--	--	--	--	--	--
			02/02/2012	21.15	65.13	**0.04**	--	--	--	--	--	--	--	--	--	--	--
			02/09/2012	21.16	65.12	**0.06**	--	--	--	--	--	--	--	--	--	--	--
			02/14/2012	21.15	65.13	**0.04**	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	21.31	64.97	**0.12**	--	--	--	--	--	--	--	--	--	--	--
			02/27/2012	21.30	64.98	**0.10**	--	--	--	--	--	--	--	--	--	--	--
			03/06/2012	22.07	64.21	**3.77**	--	--	--	--	--	--	--	--	--	--	--
			03/15/2012	22.07	64.21	**3.78**	--	--	--	--	--	--	--	--	--	--	--
			03/23/2012	22.06	64.22	**3.76**	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	21.30	64.98	**0.09**	--	--	--	--	--	--	--	--	--	--	--
			04/02/2012	21.22	65.06	**0.10**	--	--	--	--	--	--	--	--	--	--	--
			04/10/2012	21.20	65.08	**0.07**	--	--	--	--	--	--	--	--	--	--	--
			04/20/2012	21.20	65.08	**0.05**	--	--	--	--	--	--	--	--	--	--	--
			04/27/2012	21.20	65.08	**0.04**	--	--	--	--	--	--	--	--	--	--	--
			05/03/2012	21.22	65.06	**0.05**	--	--	--	--	--	--	--	--	--	--	--
			05/09/2012	21.12	65.16	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			05/17/2012	21.11	65.17	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	21.12	65.16	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			05/31/2012	21.12	65.16	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			06/08/2012	21.10	65.18	**0.01**	--	--	--	--	--	--	--	--	--	--	--
			06/15/2012	21.10	65.18	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/18/2012	21.11	65.17	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	21.12	65.16	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			07/05/2012	21.12	65.16	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			07/11/2012	21.14	65.14	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			07/20/2012	21.19	65.09	**0.07**	--	--	--	--	--	--	--	--	--	--	--
			07/23/2012	21.21	65.07	**0.09**	--	--	--	--	--	--	--	--	--	--	--
			08/01/2012	21.42	64.86	**0.10**	--	--	--	--	--	--	--	--	--	--	--
			08/06/2012	21.40	64.88	**0.05**	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	26.59	61.71	**2.69**	--	--	--	--	--	--	--	--	--	--	--
			05/09/2019	25.50	63.26	**3.30**	110,000	6,000	4,600	3,300	14,100	50	ND<500	ND<100	ND<100	130	820

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-12	85.27	10-35	07/25/2000	19.51	65.76	0.00	ND	ND	ND	ND	ND	ND	--	--	--	--	--
			10/09/2000	19.70	65.57	0.00	ND	0.9	0.6	ND	ND	ND	--	--	--	--	--
			02/15/2001	18.35	66.92	0.00	ND<50	0.9	1.7	1.6	3.4	ND<0.5	--	--	--	--	--
			06/06/2001	18.98	66.29	0.00	ND<50	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<0.5	--	--	--	--	--
			08/22/2001	19.30	65.97	0.00	ND<50	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<0.5	--	--	--	--	--
			11/29/2001	19.62	65.65	0.00	1,260	11.0	27.9	37	105	ND<0.5	--	--	--	--	--
			02/14/2002	19.82	65.45	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/01/2002	20.10	65.17	0.00	50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1.4	--	--	--	--	--
			08/05/2002	21.72	63.55	0.00	80	ND<0.5	3.5	ND<0.5	3.1	ND<0.5	--	--	--	--	--
			11/20/2002	20.50	64.77	0.00	310	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/31/2003	19.91	65.36	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/19/2003	19.85	65.42	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/04/2003	20.17	65.10	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/25/2003	20.28	64.99	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/02/2004	19.95	65.32	0.00	138	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/20/2004	20.20	65.07	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/11/2004	21.40	63.87	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/9/2004	20.33	64.94	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/14/2005	16.30	68.97	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/10/2005	19.45	65.82	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/30/2005	17.85	67.42	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/01/2005	18.41	66.86	0.00	270	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/15/2006	18.00	67.27	0.00	140	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/23/2006	18.30	66.97	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/25/2006	18.75	66.52	0.00	160	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/13/2006	19.02	66.25	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	12	--	--	--	--	--
			03/20/2007	19.30	65.97	0.00	190	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/21/2007	19.57	65.70	0.00	240	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			10/02/2007	19.90	65.37	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/14/2007	20.05	65.22	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/24/2008	19.20	66.07	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/20/2008	19.65	65.62	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/02/2008	20.32	64.95	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/24/2008	22.71	62.56	0.00	145	ND<0.5	ND<0.5	0.671	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	2.85	--
			03/11/2009	20.70	64.57	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			06/30/2009	20.71	64.56	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	3.18	--
			11/02/2009	21.18	64.09	0.00	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	20.31	64.96	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	20.32	64.95	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	20.30	64.97	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	20.10	65.17	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	23.61	61.66	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/08/2019	22.52	62.75	0.00	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<10

TABLE 2
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Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-13	84.32	15-35	07/25/2000	--	--	**0.01**	--	--	--	--	--	--	--	--	--	--	--
			10/09/2000	18.15	66.31	**0.17**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2001	18.80	65.52	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/07/2001	19.06	65.34	**0.10**	--	--	--	--	--	--	--	--	--	--	--
			08/22/2001	19.34	65.28	**0.38**	--	--	--	--	--	--	--	--	--	--	--
			11/29/2001	19.44	64.96	**0.10**	--	--	--	--	--	--	--	--	--	--	--
			02/15/2002	19.69	64.77	**0.17**	--	--	--	--	--	--	--	--	--	--	--
			05/02/2002	22.32	64.72	**3.40**	--	--	--	--	--	--	--	--	--	--	--
			08/05/2002	22.50	65.28	**4.32**	--	--	--	--	--	--	--	--	--	--	--
			11/20/2002	22.81	65.09	**4.47**	--	--	--	--	--	--	--	--	--	--	--
			03/31/2003	--	--	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/19/2003	22.40	65.60	**4.60**	--	--	--	--	--	--	--	--	--	--	--
			09/04/2003	22.40	65.60	**4.60**	--	--	--	--	--	--	--	--	--	--	--
			11/26/2003	22.28	65.30	**4.08**	--	--	--	--	--	--	--	--	--	--	--
			03/02/2004	20.40	65.60	**2.10**	--	--	--	--	--	--	--	--	--	--	--
			05/20/2004	19.90	65.30	**1.10**	--	--	--	--	--	--	--	--	--	--	--
			08/11/2004	19.72	65.15	**0.69**	--	--	--	--	--	--	--	--	--	--	--
			11/9/2004	19.60	65.08	**0.45**	--	--	--	--	--	--	--	--	--	--	--
			03/14/2005	--	--	**2.68**	--	--	--	--	--	--	--	--	--	--	--
			06/10/2005	--	--	**5.60**	--	--	--	--	--	--	--	--	--	--	--
			08/30/2005	18.50	67.66	**2.30**	--	--	--	--	--	--	--	--	--	--	--
			12/01/2005	17.64	66.95	**0.34**	--	--	--	--	--	--	--	--	--	--	--
			03/15/2006	18.95	66.93	**1.95**	--	--	--	--	--	--	--	--	--	--	--
			06/23/2006	17.65	66.95	**0.35**	--	--	--	--	--	--	--	--	--	--	--
			09/25/2006	18.02	66.76	**0.57**	--	--	--	--	--	--	--	--	--	--	--
			12/13/2006	19.09	66.42	**1.49**	--	--	--	--	--	--	--	--	--	--	--
			03/20/2007	19.70	66.18	**1.95**	--	--	--	--	--	--	--	--	--	--	--
			06/21/2007	20.16	65.84	**2.10**	--	--	--	--	--	--	--	--	--	--	--
			10/02/2007	21.40	65.64	**3.40**	--	--	--	--	--	--	--	--	--	--	--
			12/14/2007	22.03	65.47	**3.98**	--	--	--	--	--	--	--	--	--	--	--
			03/24/2008	20.04	65.64	**1.70**	--	--	--	--	--	--	--	--	--	--	--
			06/20/2008	20.01	64.90	**0.74**	--	--	--	--	--	--	--	--	--	--	--
			09/02/2008	21.15	64.58	**1.76**	--	--	--	--	--	--	--	--	--	--	--
			11/24/2008	22.04	62.90	**0.77**	--	--	--	--	--	--	--	--	--	--	--
			03/11/2009	20.42	64.20	**0.37**	7,460	126	480	32.7	507	ND<0.5	ND<2.5	ND<0.5	ND<0.5	4.63	--
			06/30/2009	20.30	64.68	**0.82**	--	--	--	--	--	--	--	--	--	--	--
			11/02/2009	20.54	63.78	**0.55**	--	--	--	--	--	--	--	--	--	--	--
			10/26/2011	21.68	62.64	**3.58**	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	22.07	62.25	**3.78**	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	22.05	62.27	**3.78**	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	22.05	62.27	**3.78**	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	22.76	61.75	**0.25**	--	--	--	--	--	--	--	--	--	--	--
			05/08/2019	--	--	0.00	--	--	--	--	--	--	--	--	--	--	--

TABLE 2
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FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-14	83.92	15-35	07/25/2000	18.05	65.87	0.00	2,910	66	99	71	191	ND	--	--	--	--	--
			10/09/2000	18.36	65.56	0.00	85	21	15	4.6	11	ND	--	--	--	--	--
			02/15/2001	17.90	66.02	0.00	173	9.3	37	26	59	1.1	--	--	--	--	--
			06/07/2001	17.52	66.40	0.00	1,280	56	90	9.2	50	ND<5	--	--	--	--	--
			08/22/2001	17.82	66.10	0.00	920	23	11	15	33	ND<0.5	--	--	--	--	--
			11/29/2001	18.16	65.76	0.00	1,490	4.86	17.4	30	74	ND<0.5	--	--	--	--	--
			02/14/2001	18.38	65.54	0.00	380	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/01/2002	18.62	65.30	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/05/2002	20.28	63.64	0.00	60	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/20/2002	19.00	64.92	0.00	300	ND<0.5	ND<0.5	ND<0.5	ND<0.5	14	--	--	--	--	--
			03/31/2003	18.41	65.51	0.00	189	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/19/2003	18.41	65.51	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/04/2003	18.72	65.20	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/25/2003	18.84	65.08	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	4	--	--	--	--	--
			03/02/2004	18.50	65.42	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/20/2004	19.93	63.99	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/11/2004	19.28	64.64	0.00	230	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/9/2004	19.92	64.00	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/14/2005	14.85	69.07	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/10/2005	15.87	68.05	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/30/2005	16.40	67.52	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/01/2005	17.04	66.88	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/15/2006	16.52	67.40	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/23/2006	16.90	67.02	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/25/2006	17.33	66.59	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/13/2006	17.62	66.30	0.00	500	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/20/2007	17.80	66.12	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/21/2007	18.15	65.77	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			10/02/2007	18.50	65.42	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/14/2007	18.68	65.24	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/24/2008	17.77	66.15	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/20/2008	18.10	65.82	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/02/2008	18.86	65.06	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/24/2008	21.19	62.73	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1.16	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			03/11/2009	19.31	64.61	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			06/30/2009	19.28	64.64	0.00	ND<50	ND<0.5	0.699	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	19.75	64.17	0.00	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	18.90	65.02	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	18.92	65.00	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	18.91	65.01	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	18.91	65.01	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--
			05/08/2019	21.15	62.77	0.00	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<10

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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-15	84.65	15-35	06/07/2001	18.22	66.43	0.00	21,430	738	363	461	734	ND<5	--	--	--	--	--
			08/22/2001	19.53	65.12	0.00	30,555	822	733	580	889	ND<0.5	--	--	--	--	--
			11/29/2001	18.81	65.84	0.00	69,395	4,285	3,345	1,540	4,645	ND<0.5	--	--	--	--	--
			02/15/2002	19.12	65.53	0.00	22,500	5,310	2,090	1,040	2,860	ND<0.5	--	--	--	--	--
			05/02/2002	19.37	65.28	0.00	2,350	1,060	86	82	61	ND<20	--	--	--	--	--
			08/05/2002	19.60	65.05	0.00	13,750	3,350	1,630	1,050	2,660	ND<0.5	--	--	--	--	--
			11/20/2002	19.70	64.95	0.00	7,600	3,660	1,310	3	4,390	ND<0.5	--	--	--	--	--
			03/31/2003	17.96	66.69	0.00	2,740	912	131	75	3,810	ND<0.5	--	--	--	--	--
			06/19/2003	19.09	65.56	0.00	9,450	539	4.6	ND<0.5	6,290	ND<0.5	--	--	--	--	--
			09/04/2003	19.49	65.16	0.00	ND<50	36	ND<0.5	92	612	ND<0.5	--	--	--	--	--
			11/26/2003	19.55	65.10	0.00	3,500	2,021	164.0	14	1,650	ND<0.5	--	--	--	--	--
			03/02/2004	19.20	65.45	0.00	85,050	8,681	3,637	5,632	21,048	ND<0.5	--	--	--	--	--
			05/20/2004	19.41	65.24	0.00	133,735	921	ND<0.5	ND<0.5	2,270	ND<0.5	--	--	--	--	--
			08/11/2004	19.59	65.06	0.00	16,000	2,100	ND<0.5	1,400	800	ND<0.5	--	--	--	--	--
			11/9/2004	19.58	65.07	0.00	15,000	2,500	2,200	720	1,200	ND<0.5	--	--	--	--	--
			03/14/2005	15.74	68.91	0.00	120,000	1,400	3,300	5,200	4,800	ND<0.5	--	--	--	--	--
			06/10/2005	16.55	68.10	0.00	64,000	2,400	830	2,400	3,700	ND<0.5	--	--	--	--	--
			08/30/2005	17.13	67.52	0.00	71,000	2,300	1,400	3,900	4,000	ND<0.5	--	--	--	--	--
			12/01/2005	17.82	66.83	0.00	110,000	1,600	2,100	4,600	4,200	ND<0.5	--	--	--	--	--
			03/15/2006	17.21	67.44	0.00	48,000	1,200	2,100	1,400	1,100	ND<0.5	--	--	--	--	--
			06/23/2006	17.50	67.15	0.00	2,400	670	680	420	350	ND<0.5	--	--	--	--	--
			09/25/2006	17.98	66.67	0.00	4,700	500	710	420	190	ND<0.5	--	--	--	--	--
			12/13/2006	18.25	66.40	0.00	29,000	1,800	100	750	990	ND<0.5	--	--	--	--	--
			03/20/2007	18.55	66.10	0.00	26,000	1200	170	670	730	2.5	--	--	--	--	--
			06/21/2007	18.18	66.47	0.00	24,000	1600	53	220	280	ND<0.5	--	--	--	--	--
			10/02/2007	19.15	65.50	0.00	12,000	2,400	34	62	74	ND<0.5	--	--	--	--	--
			12/14/2007	19.32	65.33	0.00	24,000	2,000	61	290	450	ND<0.5	--	--	--	--	--
			03/24/2008	18.44	66.21	0.00	10,300	640	42.3	48.1	403	ND<0.5	--	--	--	--	--
			06/20/2008	18.81	65.84	0.00	16,900	1,370	47.9	563	54	ND<0.5	--	--	--	--	--
			09/02/2008	19.45	65.20	0.00	2,400	1,470	33.3	94.4	18.6	ND<0.5	--	--	--	--	--
			11/24/2008	21.62	63.03	0.00	4,009	1,065	19.9	37.7	13.0	1.00	4.82	ND<0.5	ND<0.5	9.95	--
			03/11/2009	19.96	64.69	0.00	10,400	1,060	68.5	ND<0.5	1,296	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			06/30/2009	19.99	64.66	0.00	941	34.6	6.1	ND<0.5	6.0	0.923	43.6	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	20.41	64.24	0.00	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	19.54	65.11	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	19.52	65.13	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	19.55	65.10	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	19.55	65.10	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	22.84	61.81	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/09/2019	21.80	62.85	0.00	15,000	350	28	390	68.2	ND<5.0	ND<50	ND<10	ND<10	ND<10	530

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-16	86.44	12.5-32.5	06/06/2001	22.16	64.28	0.00	81,060	3,600	5,320	2,970	5,180	ND<50	--	--	--	--	--
			08/22/2001	20.52	65.92	0.00	88,000	4,887	5,254	3,336	4,252	ND<0.5	--	--	--	--	--
			11/29/2001	20.82	65.62	0.00	78,385	3,515	11,345	2,710	5,750	ND<0.5	--	--	--	--	--
			02/15/2002	21.38	65.32	**0.33**	--	--	--	--	--	--	--	--	--	--	--
			05/02/2002	21.34	65.13	**0.04**	--	--	--	--	--	--	--	--	--	--	--
			08/05/2002	21.60	64.86	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			11/20/2002	21.73	64.71	0.00	21,970	3,660	6,430	3,060	4,420	ND<40	--	--	--	--	--
			03/31/2003	21.10	65.34	0.00	12,800	3,400	6,090	2,870	4,860	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	12,500	3,450	5,820	3,370	4,970	ND<0.5	--	--	--	--	--
			06/19/2003	20.21	66.23	0.00	20,400	6,100	ND<0.5	4,050	9,740	ND<0.5	--	--	--	--	--
			09/04/2003	22.22	64.22	0.00	1,600	6,400	9,200	4,111	8,795	ND<0.5	--	--	--	--	--
			11/26/2003	21.65	64.79	0.00	49,250	5,265	6,219	4,100	5,863	ND<0.5	--	--	--	--	--
			03/02/2004	21.10	65.34	0.00	87,514	3,983	ND<0.5	3,532	4,034	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	85,691	3,745	ND<0.5	3,621	4,107	ND<0.5	--	--	--	--	--
			05/20/2004	21.48	64.96	0.00	63,396	2,843	8,500	8,209	10,695	ND<0.5	--	--	--	--	--
			08/11/2004	21.60	64.84	0.00	45,000	4,100	4,100	6,400	2,400	ND<0.5	--	--	--	--	--
			11/9/2004	21.58	64.86	0.00	64,000	3,700	4,000	3,500	1,900	ND<0.5	--	--	--	--	--
			03/14/2005	17.70	68.74	0.00	70,000	3,200	3,900	2,600	2,600	ND<0.5	--	--	--	--	--
			06/10/2005	18.92	67.52	0.00	39,000	1,700	2,300	2,300	2,500	ND<0.5	--	--	--	--	--
			08/30/2005	19.15	67.29	0.00	37,000	4,600	710	1,000	5,200	ND<0.5	--	--	--	--	--
			12/01/2005	19.67	66.77	0.00	55,000	2,400	3,800	3,200	4,200	ND<0.5	--	--	--	--	--
			03/15/2006	19.28	67.16	0.00	68,000	2,000	1,500	2,600	1,600	ND<0.5	--	--	--	--	--
			06/23/2006	18.50	67.94	0.00	60,000	1,500	1,300	1,500	1,300	ND<0.5	--	--	--	--	--
			09/25/2006	20.02	66.42	0.00	77,000	2,100	1,500	1,600	1,500	ND<0.5	--	--	--	--	--
			12/13/2006	20.25	66.19	0.00	79,000	2,400	1,500	2,000	2,100	ND<0.5	--	--	--	--	--
			03/20/2007	20.57	65.87	0.00	61,000	1,600	1,200	2,700	2,300	ND<0.5	--	--	--	--	--
			06/21/2007	20.84	65.60	0.00	82,000	1,900	2,200	3,000	3,300	ND<0.5	--	--	--	--	--
			10/02/2007	21.15	65.29	0.00	45,000	1,900	1,600	1,300	1,400	ND<0.5	--	--	--	--	--
			12/14/2007	21.30	65.14	0.00	44,000	2,000	1,600	1,400	1,400	ND<0.5	--	--	--	--	--
			03/24/2008	20.37	66.07	0.00	34,900	1,030	597	1,070	943	ND<0.5	--	--	--	--	--
			06/20/2008	20.80	65.64	0.00	20,100	1,060	219	253	70.4	ND<0.5	--	--	--	--	--
			09/02/2008	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--
			11/24/2008	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--
			03/11/2009	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--
			06/30/2009	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--
			11/02/2009	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--
			05/08/2019	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--

TABLE 2
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FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-17	86.36	15-35	06/06/2001	19.96	66.40	0.00	ND<50	ND<0.5	ND<1	ND<1	ND<1	157	--	--	--	--	--
			08/22/2001	22.28	64.08	0.00	166	ND<0.5	ND<1.0	ND<1.0	ND<1.0	60	--	--	--	--	--
			11/29/2001	20.54	65.82	0.00	1,615	9.26	27	40	98	300	--	--	--	--	--
			02/14/2002	20.78	65.58	0.00	160	ND<0.5	ND<0.5	ND<0.5	ND<0.5	360	--	--	--	--	--
			05/01/2002	21.02	65.34	0.00	200	ND<0.5	ND<0.5	ND<0.5	ND<0.5	250	--	--	--	--	--
			08/05/2002	22.67	63.69	0.00	330	ND<0.5	3.6	0.6	3.2	1,210	--	--	--	--	--
			11/20/2002	21.38	64.98	0.00	580	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/31/2003	20.87	65.49	0.00	109	ND<0.5	ND<0.5	ND<0.5	ND<0.5	655.0	--	--	--	--	--
			06/19/2003	20.74	65.62	0.00	127	ND<0.5	ND<0.5	ND<0.5	ND<0.5	100.7	--	--	--	--	--
			09/04/2003	21.09	65.27	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	140	--	--	--	--	--
			11/25/2003	21.20	65.16	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1,134	--	--	--	--	--
			03/02/2004	20.89	65.47	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	22	--	--	--	--	--
			05/20/2004	21.11	65.25	0.00	367	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/11/2004	21.28	65.08	0.00	490	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1,400	--	--	--	--	--
			11/9/2004	21.27	65.09	0.00	580	47	ND<0.5	14	19	ND<0.5	--	--	--	--	--
			03/14/2005	17.20	69.16	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	110	--	--	--	--	--
			06/10/2005	18.50	67.86	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1,100	--	--	--	--	--
			08/30/2005	18.80	67.56	0.00	780	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1,100	--	--	--	--	--
			12/01/2005	19.40	66.96	0.00	1,200	ND<0.5	ND<0.5	ND<0.5	ND<0.5	620	--	--	--	--	--
			03/15/2006	18.86	67.50	0.00	1,100	ND<0.5	ND<0.5	ND<0.5	ND<0.5	440	--	--	--	--	--
			06/23/2006	19.20	67.16	0.00	1,300	ND<0.5	ND<0.5	ND<0.5	ND<0.5	880	--	--	--	--	--
			09/25/2006	19.77	66.59	0.00	1,700	ND<0.5	ND<0.5	ND<0.5	ND<0.5	510	--	--	--	--	--
			12/13/2006	20.00	66.36	0.00	1,800	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1,000	--	--	--	--	--
			03/20/2007	20.22	66.14	0.00	1,600	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1,700	--	--	--	--	--
			06/21/2007	20.53	65.83	0.00	990	ND<0.5	ND<0.5	ND<0.5	ND<0.5	540	--	--	--	--	--
			10/02/2007	20.85	65.51	0.00	1,000	ND<0.5	ND<0.5	ND<0.5	3.3	1,000	--	--	--	--	--
			12/14/2007	21.08	65.28	0.00	160*	ND<0.5	ND<0.5	ND<0.5	ND<0.5	700	--	--	--	--	--
			03/24/2008	20.09	66.27	0.00	326	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/20/2008	20.44	65.92	0.00	236	ND<0.5	ND<0.5	ND<0.5	ND<0.5	500	--	--	--	--	--
			09/02/2008	21.19	65.17	0.00	777	ND<0.5	ND<0.5	ND<0.5	ND<0.5	530	--	--	--	--	--
			11/24/2008	23.19	63.17	0.00	197*	ND<0.5	ND<0.5	ND<0.5	ND<0.5	2,296	344	ND<0.5	26.8	1.53	--
			03/11/2009	21.65	64.71	0.00	1,300	ND<0.5	ND<0.5	ND<0.5	ND<0.5	827	193	ND<0.5	8.19	0.858	--
			06/30/2009	21.63	64.73	0.00	990	ND<0.5	ND<0.5	ND<0.5	ND<0.5	810	44.6	ND<0.5	11	ND<0.5	--
			11/02/2009	22.08	64.28	0.00	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	21.27	65.09	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	21.26	65.10	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	21.26	65.10	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	21.26	65.10	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	24.57	61.79	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/08/2019	23.40	62.96	0.00	5,600	15	ND<20	ND<20	ND<20	2,700	ND<200	ND<40	ND<40	ND<40	ND<200

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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-18	85.06	15-35	06/07/2001	18.06	67.00	0.00	ND<50	ND<0.5	ND<1	ND<1	ND<1	ND<0.5	--	--	--	--	--
			08/22/2001	19.86	65.20	0.00	547	8.0	31	23	57	ND<0.5	--	--	--	--	--
			11/29/2001	19.28	65.78	0.00	1,115	15	35	35	125	ND<0.5	--	--	--	--	--
			02/14/2002	19.50	65.56	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/01/2002	19.77	65.29	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/05/2002	21.40	63.66	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/20/2002	20.09	64.97	0.00	190	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/31/2003	19.43	65.63	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/19/2003	19.41	65.65	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/04/2003	19.81	65.25	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/25/2003	19.92	65.14	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/02/2004	19.54	65.52	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/20/2004	19.81	65.25	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/11/2004	20.04	65.02	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/9/2004	20.00	65.06	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/14/2005	15.38	69.68	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/10/2005	17.00	68.06	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/30/2005	17.50	67.56	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/01/2005	18.10	66.96	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/15/2006	17.58	67.48	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/23/2006	18.00	67.06	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/25/2006	18.42	66.64	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/13/2006	18.40	66.66	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/20/2007	18.95	66.11	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/21/2007	19.26	65.80	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			10/02/2007	19.55	65.51	0.00	1,000	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/14/2007	19.78	65.28	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/24/2008	18.82	66.24	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/20/2008	19.14	65.92	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/02/2008	19.98	65.08	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/24/2008	22.29	62.77	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			03/11/2009	20.33	64.73	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			06/30/2009	20.33	64.73	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			Duplicate	--	--	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	20.84	64.22	0.00	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	20.00	65.06	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	20.02	65.04	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	20.00	65.06	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	20.00	65.06	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	23.33	61.73	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/08/2019	23.21	61.85	0.00	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<10

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-19	84.85	15-35	06/06/2001	18.54	66.31	0.00	ND<50	ND<0.5	ND<1	ND<1	ND<1	ND<0.5	--	--	--	--	--
			08/22/2001	18.98	65.87	0.00	ND<50	ND<0.5	ND<1	ND<1	ND<1	ND<0.5	--	--	--	--	--
			11/29/2001	19.19	65.66	0.00	1,235	9.52	14	6.87	105	ND<0.5	--	--	--	--	--
			02/14/2002	19.40	65.45	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/01/2002	19.62	65.23	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/05/2002	21.52	63.33	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/20/2002	20.10	64.75	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/31/2003	19.30	65.55	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/19/2003	19.40	65.45	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/04/2003	19.74	65.11	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/25/2003	19.85	65.00	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/02/2004	19.52	65.33	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/20/2004	19.71	65.14	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/11/2004	19.90	64.95	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/9/2004	19.88	64.97	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/14/2005	17.95	66.90	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/10/2005	16.75	68.10	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/30/2005	17.36	67.49	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/01/2005	17.95	66.90	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/15/2006	17.40	67.45	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/23/2006	17.85	67.00	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/25/2006	18.27	66.58	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/13/2006	18.56	66.29	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/20/2007	18.82	66.03	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/21/2007	19.12	65.73	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			10/02/2007	19.42	65.43	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/14/2007	19.93	64.92	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/24/2008	18.75	66.10	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/20/2008	19.14	65.71	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/02/2008	19.86	64.99	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/24/2008	22.27	62.58	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			03/11/2009	20.26	64.59	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			06/30/2009	20.28	64.57	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	20.75	64.10	0.00	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	19.87	64.98	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	19.85	65.00	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	19.88	64.97	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	19.88	64.97	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	23.22	61.63	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/08/2019	22.20	62.65	0.00	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0	4.00	ND<10	ND<2.0	ND<2.0	2.2	ND<10

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5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-20	85.59	15-35	06/06/2001	19.34	66.25	0.00	ND<50	ND<0.5	ND<1	ND<1	ND<1	ND<0.5	--	--	--	--	--
			08/22/2001	22.11	63.48	0.00	604	11	40	26	55	ND<0.5	--	--	--	--	--
			11/29/2001	20.18	65.41	0.00	915	4.58	14.4	25	65	ND<0.5	--	--	--	--	--
			02/14/2002	20.17	65.42	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/01/2002	20.50	65.09	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/05/2002	22.47	63.12	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/20/2002	21.49	64.10	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/31/2003	20.14	65.45	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/19/2003	20.15	65.44	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/04/2003	20.45	65.14	0.00	ND<50	2.0	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/25/2003	20.57	65.02	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/02/2004	20.24	65.35	0.00	197	ND<0.5	ND<0.5	ND<0.5	ND<0.5	2.0	--	--	--	--	--
			05/20/2004	20.49	65.10	0.00	ND<50	ND<0.5	1	ND<0.5	1	ND<0.5	--	--	--	--	--
			08/11/2004	20.64	64.95	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/9/2004	20.60	64.99	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	13	--	--	--	--	--
			03/14/2005	16.32	69.27	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/10/2005	17.50	68.09	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/30/2005	18.00	67.59	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/01/2005	18.78	66.81	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/15/2006	18.05	67.54	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/23/2006	18.42	67.17	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/25/2006	18.88	66.71	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/13/2006	19.17	66.42	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/20/2007	19.42	66.17	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/21/2007	19.70	65.89	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			10/02/2007	20.00	65.59	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/14/2007	20.20	65.39	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/24/2008	19.35	66.24	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/20/2008	19.72	65.87	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/02/2008	20.46	65.13	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/24/2008	22.75	62.84	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1.25	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			Duplicate	--	--	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1.23	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			03/11/2009	19.88	65.71	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			06/30/2009	20.89	64.70	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	0.727	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	21.36	64.23	0.00	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--
			05/08/2019	Unable to Locate Well (Paved Over)			--	--	--	--	--	--	--	--	--	--	--

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Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-21	85.61	15-35	02/15/2002	19.99	65.62	0.00	300	ND<0.5	3.2	ND<0.5	3.0	2.6	--	--	--	--	--
			05/01/2002	20.22	65.39	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/05/2002	21.91	63.70	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/20/2002	20.60	65.01	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/31/2003	19.81	65.80	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/19/2003	19.87	65.74	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/04/2003	20.15	65.46	0.00	60	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/25/2003	20.33	65.28	0.00	328	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/02/2004	19.00	66.61	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/20/2004	19.98	65.63	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/11/2004	20.31	65.30	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/9/2004	19.61	66.00	0.00	ND<50	55	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/14/2005	14.00	71.61	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/10/2005	16.00	69.61	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/30/2005	17.08	68.53	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/01/2005	17.65	67.96	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/15/2006	17.13	68.48	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/23/2006	16.55	69.06	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/25/2006	17.75	67.86	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/13/2006	17.65	67.96	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/20/2007	19.05	66.56	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/21/2007	19.47	66.14	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			10/02/2007	19.83	65.78	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/14/2007	19.75	65.86	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/24/2008	16.90	68.71	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/20/2008	18.74	66.87	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/02/2008	19.33	66.28	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/24/2008	22.02	63.59	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			03/11/2009	18.90	66.71	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			Duplicate	--	--	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			06/30/2009	20.63	64.98	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	21.11	64.50	0.00	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	18.82	66.79	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	18.80	66.81	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	18.84	66.77	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	18.84	66.77	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	19.81	65.80	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/09/2019	19.76	65.85	0.00	ND<50	0.87	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<10

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-22	86.39	15-35	06/06/2001	19.54	66.85	0.00	ND<50	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<0.5	--	--	--	--	--
			08/22/2001	20.10	66.29	0.00	ND<50	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<0.5	--	--	--	--	--
			11/29/2001	20.66	65.73	0.00	1,685	3.93	2.57	ND<0.5	220.0	ND<0.5	--	--	--	--	--
			02/14/2002	20.78	65.61	0.00	ND<50	ND<0.5	ND<1.0	ND<1.0	ND<1.0	ND<0.5	--	--	--	--	--
			05/01/2002	21.20	65.19	0.00	50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/05/2002	22.70	63.69	0.00	60	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/20/2002	21.61	64.78	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/31/2003	21.17	65.22	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/19/2003	20.80	65.59	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/04/2003	21.11	65.28	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/25/2003	21.25	65.14	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/02/2004	20.88	65.51	0.00	219	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			05/20/2004	21.15	65.24	0.00	71	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/11/2004	21.30	65.09	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/9/2004	21.23	65.16	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/14/2005	17.18	69.21	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/10/2005	18.00	68.39	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			08/30/2005	18.67	67.72	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/01/2005	19.16	67.23	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/15/2006	19.21	67.18	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/23/2006	19.10	67.29	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/25/2006	19.60	66.79	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/13/2006	19.77	66.62	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/20/2007	20.15	66.24	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/21/2007	20.50	65.89	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			10/02/2007	20.77	65.62	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/14/2007	21.02	65.37	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			03/24/2008	19.98	66.41	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/20/2008	20.48	65.91	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/02/2008	21.14	65.25	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			11/24/2008	23.32	63.07	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	2.51	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			03/11/2009	21.50	64.89	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			06/30/2009	21.71	64.68	0.00	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			11/02/2009	22.15	64.24	0.00	--	--	--	--	--	--	--	--	--	--	--
			02/21/2012	21.24	65.15	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/29/2012	21.26	65.13	0.00	--	--	--	--	--	--	--	--	--	--	--
			05/23/2012	21.25	65.14	0.00	--	--	--	--	--	--	--	--	--	--	--
			06/29/2012	21.24	65.15	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	24.84	61.55	Trace	--	--	--	--	--	--	--	--	--	--	--
			05/09/2019	23.50	62.89	0.00	72	1.3	1.1	1.7	2.4	ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<10

TABLE 2
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FORMER KEN'S AUTOMOTIVE
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Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
MW-23	87.52	15-35	02/15/2002	21.68	65.84	0.00	32,000	660	14	7.1	20	ND<0.5	--	--	--	--	--
			05/02/2002	21.83	65.69	0.00	820	110	32	ND<0.5	95	ND<0.5	--	--	--	--	--
			08/06/2002	23.50	64.02	0.00	900	300	9.5	0.9	7.1	ND<0.5	--	--	--	--	--
			11/20/2002	22.19	65.33	0.00	700	330	4.4	1.6	1.3	ND<0.5	--	--	--	--	--
			03/31/2003	21.62	65.90	0.00	259	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/19/2003	21.55	65.97	0.00	291	24.3	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/04/2003	21.85	65.67	0.00	ND<50	3.0	ND<0.5	1.0	1.0	ND<0.5	--	--	--	--	--
			11/25/2003	21.98	65.54	0.00	4,398	405	ND<0.5	ND<0.5	ND<0.5	4.0	--	--	--	--	--
			03/02/2004	21.59	65.93	0.00	508	ND<0.5	ND<0.5	72	ND<0.5	ND<0.5	--	--	--	--	--
			05/20/2004	21.46	66.06	0.00	243	ND<0.5	ND<0.5	ND<0.5	ND<0.5	6	--	--	--	--	--
			08/11/2004	22.01	65.51	0.00	1,500	210	4.4	37	1	ND<0.5	--	--	--	--	--
			11/9/2004	22.00	65.52	0.00	1,000	ND<0.5	ND<0.5	ND<0.5	ND<0.5	20	--	--	--	--	--
			03/14/2005	18.13	69.39	0.00	4,900	180	3.3	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/10/2005	19.50	68.02	0.00	1,400	140	3.5	ND<0.5	2	ND<0.5	--	--	--	--	--
			08/30/2005	19.87	67.65	0.00	3,600	350	3.5	ND<0.5	96	ND<0.5	--	--	--	--	--
			12/01/2005	20.10	67.42	0.00	2,200	140	3.9	9	4	2	--	--	--	--	--
			03/15/2006	19.95	67.57	0.00	1,900	95	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			06/23/2006	20.00	67.52	0.00	2,200	100	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			09/25/2006	20.48	67.04	0.00	3,700	180	7.5	2.5	4.2	10	--	--	--	--	--
			12/13/2006	20.75	66.77	0.00	3,400	180	2.2	2.9	ND<0.5	ND<0.5	--	--	--	--	--
			03/20/2007	21.05	67.04	0.00	910	110	ND<0.5	ND<0.5	ND<0.5	23	--	--	--	--	--
			06/21/2007	21.28	66.77	0.00	2,200	50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			10/02/2007	21.60	66.47	0.00	2,100	380	2.1	ND<0.5	ND<0.5	ND<0.5	--	--	--	--	--
			12/14/2007	21.77	66.24	0.00	2,100	140	0.7	ND<0.5	1.1	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			03/24/2008	20.90	65.92	0.00	1,660	148	2.76	1.7	ND<0.5	12.2	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			06/20/2008	21.27	65.75	0.00	1,210	121	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	--
			09/02/2008	Not Sampled - Well Paved Over			--	--	--	--	--	--	--	--	--	--	--
			11/24/2008	Not Sampled - Well Paved Over			--	--	--	--	--	--	--	--	--	--	--
			03/11/2009	Not Sampled - Well Paved Over			--	--	--	--	--	--	--	--	--	--	--
			06/30/2009	Not Sampled - Well Paved Over			--	--	--	--	--	--	--	--	--	--	--
			11/02/2009	Not Sampled - Well Paved Over			--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	Not Sampled - Well Paved Over			--	--	--	--	--	--	--	--	--	--	--
			05/08/2019	Not Sampled - Well Paved Over			--	--	--	--	--	--	--	--	--	--	--

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5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
RW-1	85.59	15-35	5/21/1999	19.18	66.43	**0.02**	--	--	--	--	--	--	--	--	--	--	--
			08/12/1999	20.83	64.77	**0.01**	--	--	--	--	--	--	--	--	--	--	--
			11/02/1999	19.60	66.00	**0.01**	--	--	--	--	--	--	--	--	--	--	--
			02/09/2000	20.04	65.55	0.00	31,000	445	141	132	183	ND	--	--	--	--	--
			05/23/2000	19.56	66.03	0.00	43,520	3,561	4,399	2,758	5,090	ND	--	--	--	--	--
			Duplicate	--	--	0.00	42,720	3,936	3,014	2,802	4,114	ND	--	--	--	--	--
			07/25/2000	19.68	65.91	0.00	32,500	2,816	3,736	2,310	4,250	ND	--	--	--	--	--
			10/09/2000	19.92	65.67	0.00	42,750	10,610	10,970	4,760	12,400	ND	--	--	--	--	--
			02/15/2001	19.53	66.06	0.00	18,280	4,740	4,420	2,750	5,480	11	--	--	--	--	--
			06/07/2001	19.12	66.47	0.00	61,630	3,520	4,080	2,020	5,540	ND<50	--	--	--	--	--
			Duplicate	--	--	0.00	59,030	3,550	4,180	2,040	4,650	ND<50	--	--	--	--	--
			08/22/2001	20.34	65.25	0.00	91,000	4,650	4,667	2,554	4,858	ND<0.5	--	--	--	--	--
			11/29/2001	19.86	65.73	0.00	79,285	3,440	4,985	1,640	5,135	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	73,995	3,140	5,840	1,850	3,140	ND<0.5	--	--	--	--	--
			02/15/2002	20.07	65.52	0.00	31,500	13,160	1,990	1,560	3,460	ND<0.5	--	--	--	--	--
			Duplicate	--	--	0.00	28,500	13,920	3,230	1,360	3,740	ND<50	--	--	--	--	--
			05/02/2002	20.33	65.26	0.00	25,500	2,750	4,400	1,040	5,180	ND<50	--	--	--	--	--
			08/06/2002	22.00	63.59	0.00	8,700	3,570	2,890	70	2,180	ND<50	--	--	--	--	--
			Duplicate	--	--	0.00	8,080	3,160	3,510	11	3,080	ND<50	--	--	--	--	--
			11/20/2002	20.67	64.92	0.00	21,030	5,180	6,750	1,520	4,680	ND<50	--	--	--	--	--
			03/31/2003	20.00	65.59	0.00	6,380	6,330	6,330	1,670	5,670	ND<50	--	--	--	--	--
			06/19/2003	20.09	65.50	0.00	18,000	5,420	6,270	1,460	6,680	ND<0.5	--	--	--	--	--
			09/04/2003	20.44	65.15	0.00	556	5,040	3,200	545	2,840	ND<0.5	--	--	--	--	--
			11/25/2003	20.50	65.09	0.00	17,308	5,344	3,478	1,286	3,617	ND<0.5	--	--	--	--	--
			03/02/2004	20.14	65.45	0.00	78,903	2,824	2,658	455	2,458	ND<0.5	--	--	--	--	--
			05/20/2004	20.48	65.11	0.00	180,574	1,045	247	ND<0.5	4,498	482	--	--	--	--	--
			08/11/2004	20.60	64.99	0.00	32,000	4,000	3,400	2,300	2,300	ND<0.5	--	--	--	--	--
			11/9/2004	20.55	65.04	0.00	85,000	2,900	3,500	3,100	1,500	ND<0.5	--	--	--	--	--
			03/14/2005	16.70	68.89	0.00	60,000	5,500	11,000	2,100	3,300	ND<0.5	--	--	--	--	--
			06/10/2005	17.50	68.09	0.00	60,000	2,800	2,200	870	2,300	54	--	--	--	--	--
			08/30/2005	17.03	68.56	0.00	5,600	2,500	1,900	420	2,100	65	--	--	--	--	--
			12/01/2005	18.60	66.99	0.00	46,000	5,100	1,600	2,900	1,800	29	--	--	--	--	--
			03/15/2006	17.08	68.51	0.00	58,000	3,200	870	4,300	1,500	18	--	--	--	--	--
			06/23/2006	18.45	67.14	0.00	61,000	3,200	870	4,300	1,500	18	--	--	--	--	--
			Duplicate	--	--	0.00	61,000	3,200	870	4,300	1,500	18	--	--	--	--	--
			09/25/2006	19.00	66.59	0.00	42,000	3,400	1,600	2,500	3,200	16	--	--	--	--	--
			12/13/2006	19.21	66.38	0.00	74,000	4,900	3,000	1,200	2,100	15	--	--	--	--	--
			03/20/2007	19.53	66.06	0.00	69,000	2,400	2,900	1,000	1,600	19	--	--	--	--	--
			06/21/2007	19.42	66.17	0.00	72,000	5,600	1,400	3,000	13,000	ND<0.5	--	--	--	--	--
			10/02/2007	20.00	65.59	0.00	44,000	4,700	1,500	1,000	1,200	8.1	--	--	--	--	--
			12/14/2007	20.34	65.25	0.00	120,000	6,200	1,300	19,000	2,400	7.0	--	--	--	--	--

TABLE 2
HISTORICAL GROUNDWATER LEVELS AND CHEMICAL ANALYTICAL RESULTS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well Designation	Well Elevation (feet-msl)	Screen Interval (ft-bgs)	Date Sampled [1]	Depth to Groundwater [1] (ft-btoc)	Groundwater Elevation [1] (ft-msl)	Free Product Thickness (feet)	TPHg/ TPPH [2] (ug/L)	Benzene [3] (ug/L)	Toluene [3} (ug/L)	Ethyl Benzene [3] (ug/L)	Total Xylenes [3] (ug/L)	MTBE [3] (ug/L)	TBA [3] (ug/L)	ETBE [3] (ug/L)	TAME [3] (ug/L)	DIPE [3] (ug/L)	Napthalene [3] (ug/L)
RW-1 (Cont.)	85.59	15-35	03/24/2008	19.49	66.10	0.00	22,000	1,490	554	267	814	9.89	--	--	--	--	--
			06/20/2008	19.88	65.71	0.00	26,200	1,690	569	435	660	ND<0.5	--	--	--	--	--
			09/02/2008	20.48	65.11	0.00	29,300	1,500	620	610	760	3.83	--	--	--	--	--
			11/24/2008	22.73	62.86	0.00	15,016	2,627	1,062	308	297	6.09	15.0	ND<0.5	ND<0.5	121	--
			03/11/2009	21.03	64.56	0.00	12,100	ND<0.5	408	109	592	ND<0.5	246	ND<0.5	ND<0.5	337	--
			06/30/2009	20.00	65.59	0.00	2,480	ND<0.5	734	782	1,070	6.71	81.7	ND<0.5	ND<0.5	ND<0.5	--
			05/09/2019	22.83	62.77	**0.01**	33,000	9,500	180	350	210	300	ND<1000	ND<200	ND<200	700	ND<1000
EX1	Not surveyed	15-30	03/29/2012	19.93	--	0.00	--	--	--	--	--	--	--	--	--	--	--
			03/15/2018	Well Obstructed (Inoperable Vehicle Over Well)			--	--	--	--	--	--	--	--	--	--	--
			05/09/2019	22.35	--	**0.01**	170,000	20,000	16,000	3,500	18,600	1,100	ND<1,000	ND<200	ND<200	720	ND<1000
EX2	Not surveyed	15-30	03/15/2018	24.44	--	**0.46**	--	--	--	--	--	--	--	--	--	--	--
			05/09/2019	22.75	--	**0.18**	110,000	8,900	12,000	2,800	14,000	ND<100	ND<1,000	ND<200	ND<200	ND<200	ND<1000

Notes:

[1]	Date sampled does not necessarily reflect date well was monitored. Depth measured from the top of well casing.
	On June 30, 2009, and all dates prior, groundwater elevations in wells with measurable free product were calculated using the equation: (well elevation - depth to water) + (product thickness x 0.80).
	From November 19, 2018, and after, groundwater elevations in wells with measurable free product were calculated using the equation: (well elevation - depth to water) + (product thickenss x 0.75).
[2]	Prior to 2019 analzyed for TPHg by EPA Method No. 8015M. Beginning 2019, analyzed for TPPH by EPA Method No. 8260B.
[3]	Analzyed by EPA Method No. 8260B.
feet-msl	Feet above mean sea level.
feet-bgs	Feet below ground surface
ft-btoc	Feet below the top of the well casing
ND<X	Not detected at or above the laboratory indicated concentration
--	Not applicable / not sampled / not surveyed
ug/L	Micrograms per liter
*	Grab sample collected prior to purging of well

TABLE 3
SUMMARY OF FREE PRODUCT MONITORING AND REMOVAL ACTIONS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Bouelvard
Los Angeles, California 90016

Well No.	Date Monitored	Depth to Groundwater [1] (feet-btoc)	Depth to Free Product [1] (feet-btoc)	Free Product Thickness (feet)	Total liquid Removed (gallons)	Free Product Removed (gallons)	Method of Free Product Removal [2]
MW-1	05/08/2019	21.35	21.32	0.03	0.25	0.05	HB
MW-2	05/08/2019	23.24	23.19	0.05	0.25	0.11	HB
MW-6	05/08/2019	22.90	22.90	Trace	--	0.00	HB
MW-7	05/08/2019	22.75	22.75	Trace	--	0.00	--
MW-8	05/08/2019	21.72	--	ND	--	0.00	--
MW-11	05/08/2019	25.50	22.20	3.30	4.5	2.16	HB
MW-13	05/08/2019	NM	-- Well Inaccessible: Requires soil removal and well box repair --				--
RW-1	05/08/2019	22.83	22.82	0.01	0.25	0.01	HB
EX1	05/08/2019	22.35	22.34	0.01	0.25	0.01	HB
EX2	05/08/2019	22.75	22.57	0.18	0.25	0.12	HB
				Reported Cumulative Quantity Removed from 2001 through 2009 [3]	**146,518**	Unknown	
				Reported Cumulative Quantity Removed from 2010 through 2018 [4]	**368.1**	**1,321.5**	
				Cumulative Quantity Removed During the First Half 2019	**5.75**	**2.46**	
				Cumulative Quantity Removed Since 2001 through Current	**146,891.85**	**1,323.96**	

Notes:

[1]	Depth to groundwater and free product measured from the top of well casing using a solinst interface probe.
[2]	Method of free product removal is indicated by the following: HB = Hand Bail and SK = Free Product Skimmer.
[3]	Quantity removed as reported in *"Second Quarter 2009 groundwater Monitoring Report and Remediation Status"* report by E2C Remediation dated 9/4/2009.
[4]	Quantity removed as reported in *"Ken's Automotive Case Status Report First Half 2018"* report by The Reynolds Group dated 4/13/18.
NM	Not measured
ND	None detected
--	Not reported or not applicable
Trace	<0.01 feet

TABLE 4
WELL CONSTRUCTION DETAILS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well No.	Installation Date	Well Diameter (inches)	Bottom of Boring (feet-bgs)	Screen Interval (feet-bgs)
Groundwater Monitoring Wells				
MW-1	07/23/1997	2	35	15-35
MW-2	07/22/1997	2	35	15-35
MW-3	07/23/1997	2	35	15-35
MW-4	07/23/1997	2	35	15-35
MW-5	12/16/1998	2	35	15-35
MW-6	12/16/1998	2	35	15-35
MW-7	12/17/1998	2	33	13-33
MW-8	12/18/1998	2	35	15-35
MW-9	12/18/1998	2	35	15-35
MW-10	12/17/1998	2	35	15-35
MW-11	07/13/2000	2	35	15-35
MW-12	07/13/2000	2	35	10-35
MW-13	07/14/2000	2	35	15-35
MW-14	07/14/2000	2	35	15-35
MW-15	05/23/2001	2	35	15-35
MW-16	05/23/2001	2	32.5	12.5-32.5
MW-17	05/24/2001	2	35	15-35
MW-18	05/22/2001	2	34.8	14.8-34.8
MW-19	05/24/2001	2	35	15-35
MW-20	05/22/2001	2	35	15-35
MW-21	05/22/2001	2	35	15-35
MW-22	05/23/2001	2	35	15-35
MW-23	05/23/2001	2	35	15-35

TABLE 4
WELL CONSTRUCTION DETAILS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well No.	Installation Date	Well Diameter (inches)	Bottom of Boring (feet-bgs)	Screen Interval (feet-bgs)
Groundwater Monitoring Wells				
MW-24	**PROPOSED**	4	40	10-40
MW-25	**PROPOSED**	4	40	10-40
MW-26	**PROPOSED**	4	40	10-40
MW-27	**PROPOSED**	4	40	10-40
MW-28	**PROPOSED**	4	40	10-40
MW-29	**PROPOSED**	4	40	10-40
Recovery Well				
RW-1	12/16/1998	4	35	15-35
Free Product Recovery Wells				
EX1	10/24/2011	6	30	15-30
EX2	10/24/2011	6	30	15-30
Vapor Extraction Wells				
VE-1	--	2	20	15-20
VE-2	--	2	20	15-20
VE-3	--	2	35	15-35
VE-4	--	2	20	15-20
VE-5	--	2	35	15-35
VE-6	--	2	20	15-20
VE-7	--	2	20	15-20
VE-8	--	2	20	15-20

TABLE 4
WELL CONSTRUCTION DETAILS
FORMER KEN'S AUTOMOTIVE
5787 West Adams Boulevard
Los Angeles, California 90016

Well No.	Installation Date	Well Diameter (inches)	Bottom of Boring (feet-bgs)	Screen Interval (feet-bgs)
Air Sparge Wells				
AS-1	**PROPOSED**	2	45	40-45
AS-2	**PROPOSED**	2	45	40-45
AS-3	**PROPOSED**	2	45	40-45
AS-4	**PROPOSED**	2	45	40-45
AS-5	**PROPOSED**	2	45	40-45
AS-6	**PROPOSED**	2	45	40-45
AS-7	**PROPOSED**	2	45	40-45
AS-8	**PROPOSED**	2	45	40-45
AS-9	**PROPOSED**	2	45	40-45
AS-10	**PROPOSED**	2	45	40-45
AS-11	**PROPOSED**	2	45	40-45
AS-12	**PROPOSED**	2	45	40-45

Note:
bgs = below ground surface
-- = Not available

FIGURES

NOTE:

1. Base map from USGS 7.5 minute Los Angeles (dated 2018) California topographic quadrangle

0 1/2 1

APPROXIMATE SCALE IN MILES

SITE LOCATION MAP

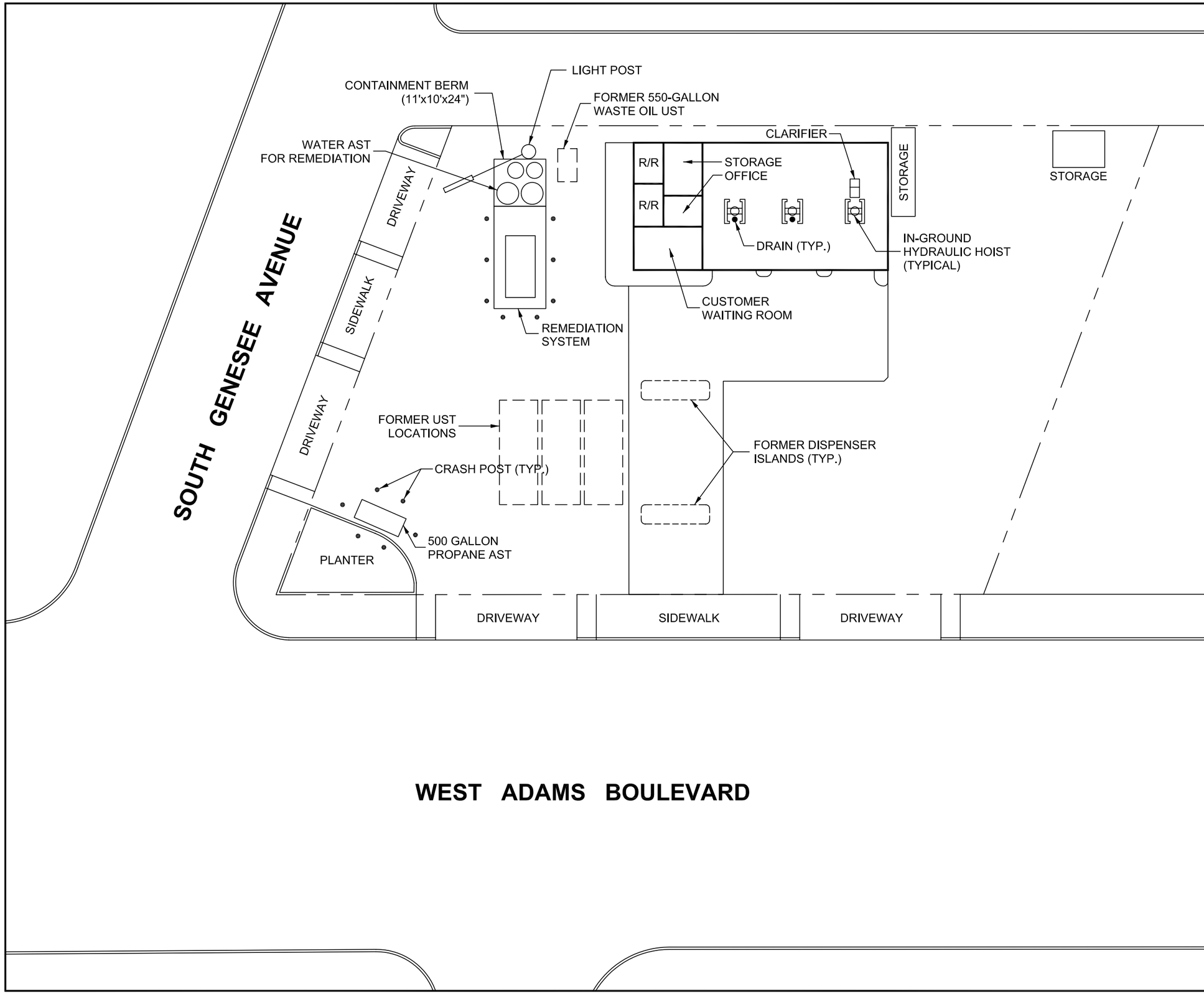
FORMER KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
ZEFF	942-04	08/2019

FILE NAME: 942-04-SL.DWG

FIGURE 1



LEGEND

NOTES:

1. All locations and dimensions are approximate.
2. Site Sketch from Google Earth Aerial Photo.

0 20 40

APPROXIMATE SCALE IN FEET

SITE SKETCH

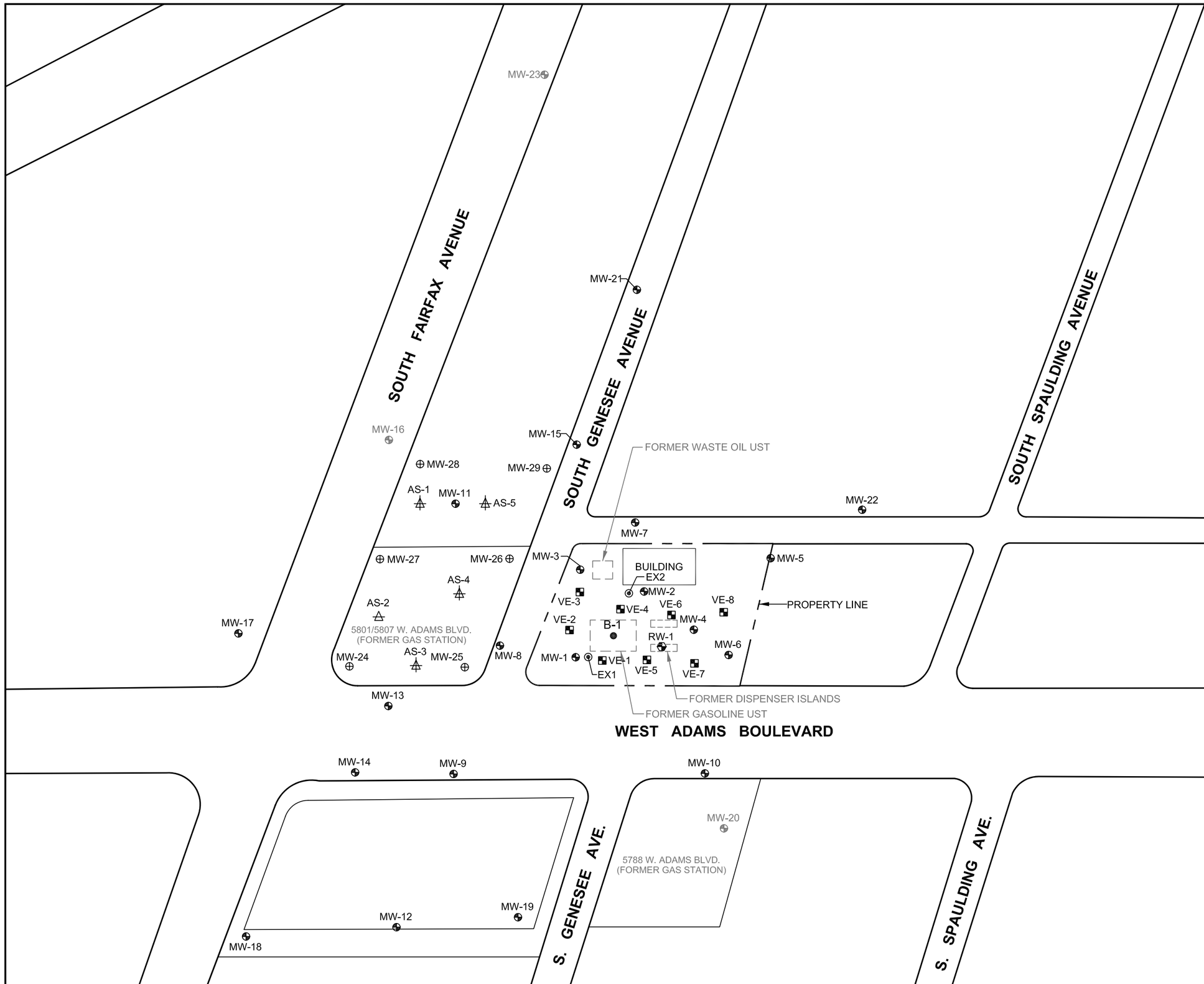
FORMER KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
ZEFF	942-04	08/2019

FILE NAME: 942-04-ST2.DWG

FIGURE 2



LEGEND

B-1	SOIL BORING LOCATION
MW-1	GROUNDWATER MONITORING WELL LOCATION
MW-16	WELL LOCATION - PAVED OVER
RW-1	RECOVERY WELL LOCATION
EX1	FREE PRODUCT RECOVERY WELL LOCATION
VE-1	VAPOR EXTRACTION WELL LOCATION
MW-24	PROPOSED GROUNDWATER MONITORING WELL LOCATION
AS-1	PROPOSED AIR SPARGE WELL LOCATION

NOTES:

1. All locations and dimensions are approximate.
2. Site Sketch from The Reynolds Group, Dated: March 2019.

0 70 140

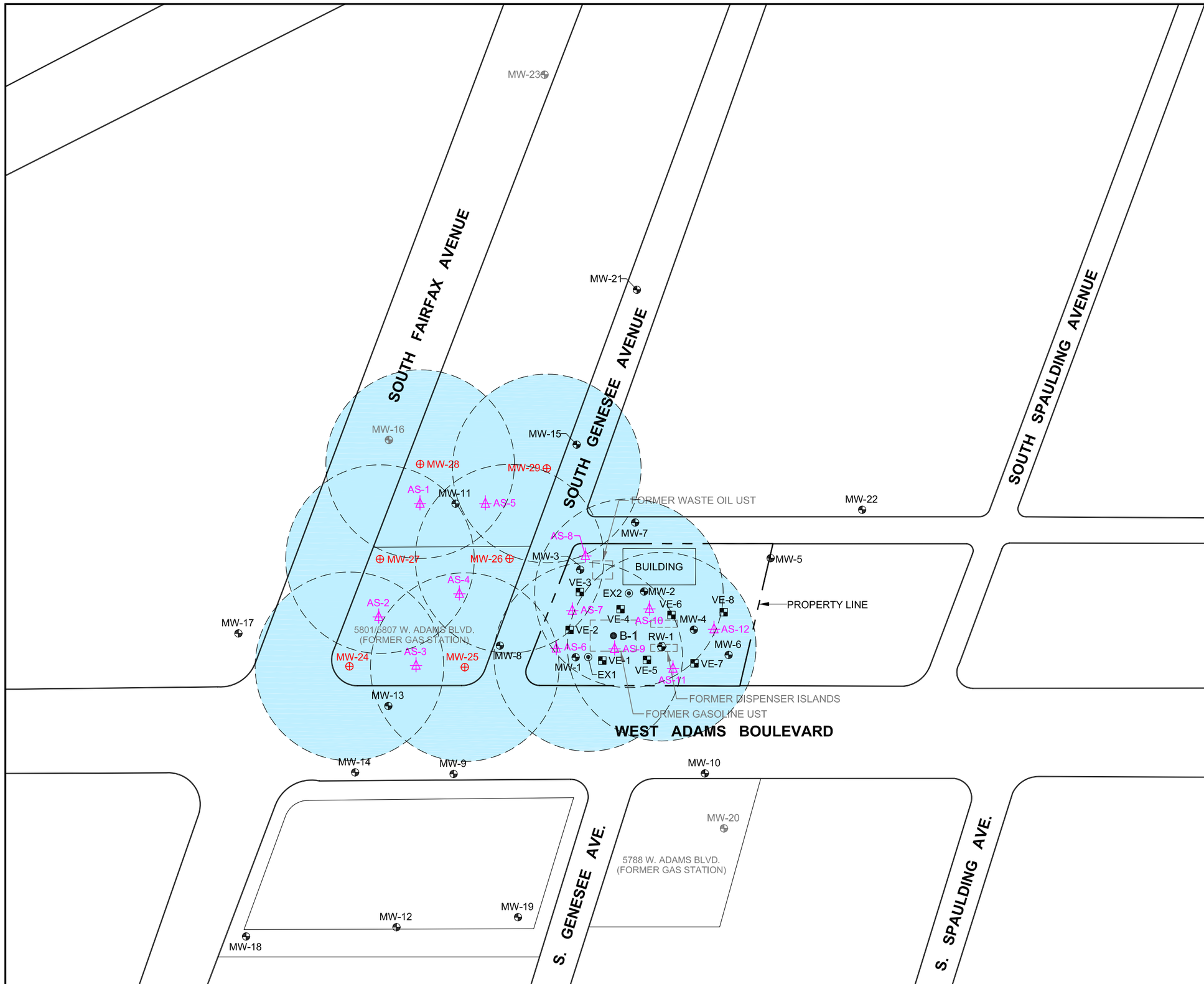
APPROXIMATE SCALE IN FEET

SITE SKETCH SHOWING PROPOSED REMEDIATION WELLS

FORMER KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
ZEFF	942-04	09/2019
FILE NAME: 942-04-RPEL.DWG		**FIGURE 3**



LEGEND

B-1	SOIL BORING LOCATION
MW-1	GROUNDWATER MONITORING WELL LOCATION
MW-16	WELL LOCATION - PAVED OVER
RW-1	RECOVERY WELL LOCATION
EX1	FREE PRODUCT RECOVERY WELL LOCATION
VE-1	VAPOR EXTRACTION WELL LOCATION
MW-24	PROPOSED GROUNDWATER MONITORING WELL LOCATION
AS-1	PROPOSED AIR SPARGE WELL LOCATION
	GROUNDWATER EXTRACTION ESTIMATED 70' RADIUS OF INFLUENCE

NOTES:

1. All locations and dimensions are approximate.
2. Site Sketch from The Reynolds Group, Dated: March 2019.

0 70 140

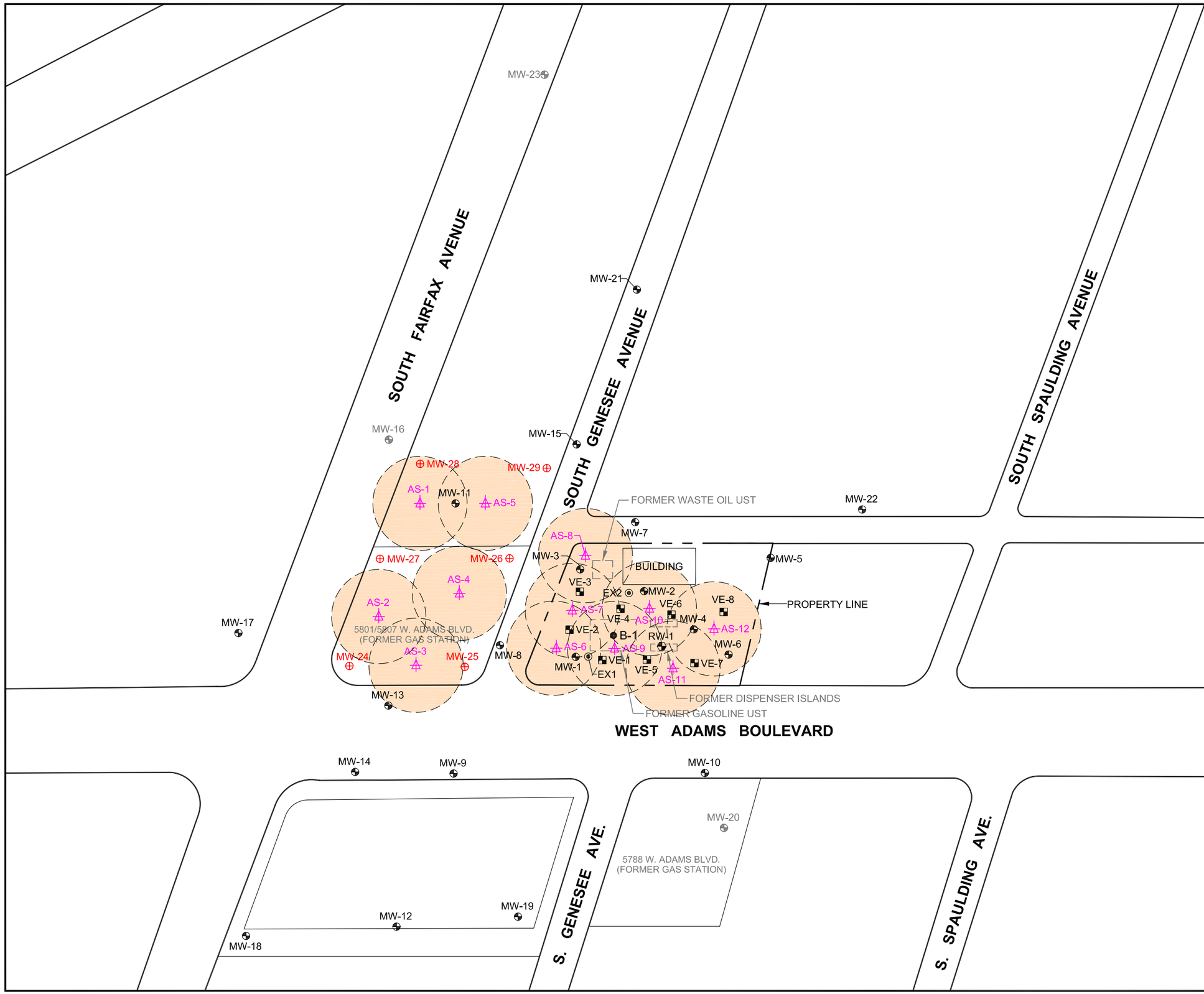
APPROXIMATE SCALE IN FEET

SITE SKETCH SHOWING GROUNDWATER EXTRACTION WELLS ESTIMATED RADIUS OF INFLUENCE

FORMER KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
ZEFF	942-04	08/2019
FILE NAME: 942-04-ROI.DWG		**FIGURE 4**



LEGEND

B-1	SOIL BORING LOCATION
MW-1	GROUNDWATER MONITORING WELL LOCATION
MW-16	WELL LOCATION - PAVED OVER
RW-1	RECOVERY WELL LOCATION
EX1	FREE PRODUCT RECOVERY WELL LOCATION
VE-1	VAPOR EXTRACTION WELL LOCATION
MW-24	PROPOSED GROUNDWATER MONITORING WELL LOCATION
AS-1	PROPOSED AIR SPARGE WELL LOCATION
	GROUNDWATER EXTRACTION ESTIMATED 35' RADIUS OF INFLUENCE

NOTES:

1. All locations and dimensions are approximate.
2. Site Sketch from The Reynolds Group, Dated: March 2019.

0 70 140

APPROXIMATE SCALE IN FEET

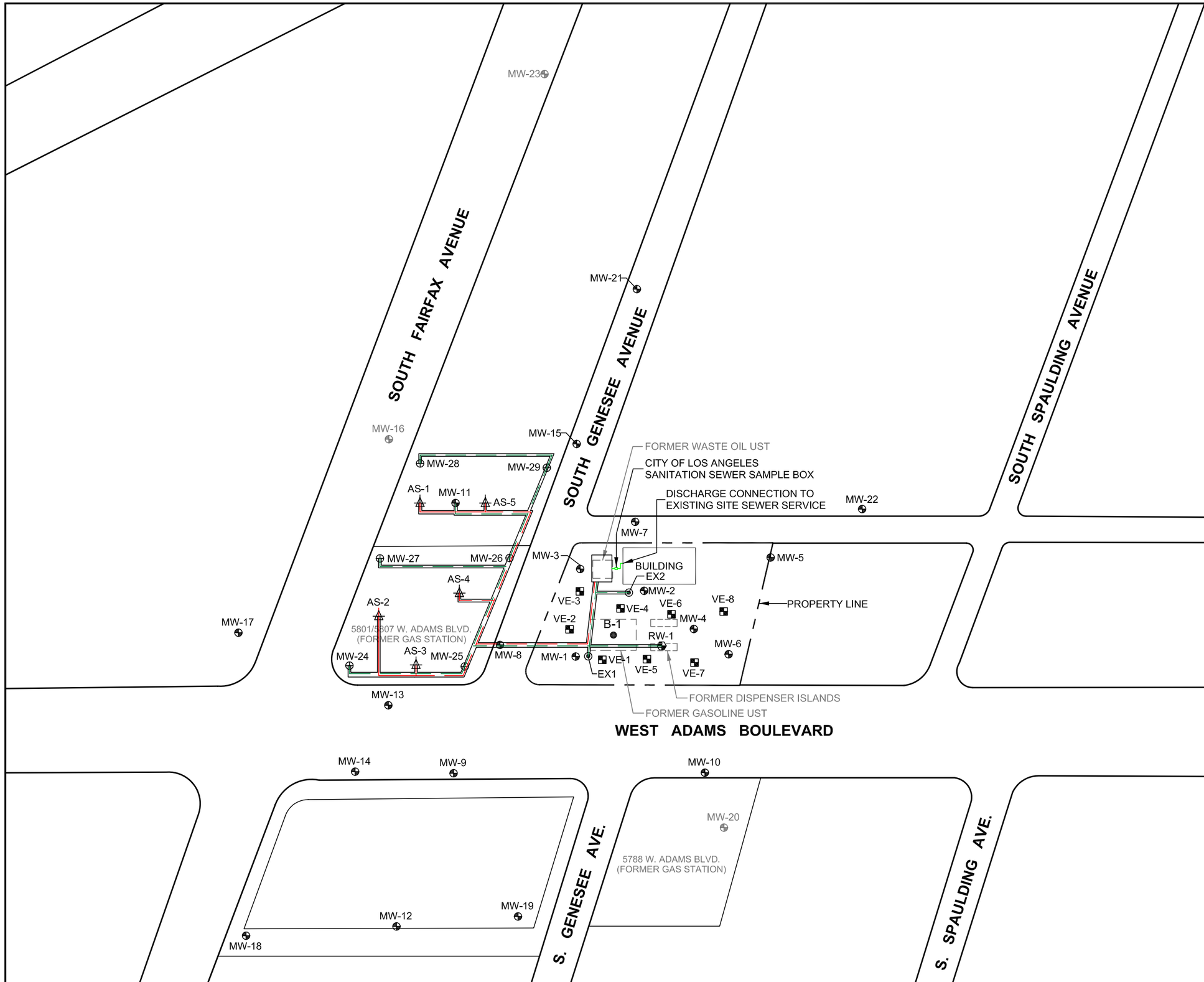
NORTH

SITE SKETCH SHOWING AIR SPARGE WELLS ESTIMATED RADIUS OF INFLUENCE

FORMER KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
ZEFF	942-04	08/2019
FILE NAME: 942-04-ROI.DWG		**FIGURE 5**



LEGEND

B-1	SOIL BORING LOCATION
MW-1	GROUNDWATER MONITORING WELL LOCATION
MW-16	WELL LOCATION - PAVED OVER
RW-1	RECOVERY WELL LOCATION
EX1	FREE PRODUCT RECOVERY WELL LOCATION
VE-1	VAPOR EXTRACTION WELL LOCATION
MW-24	PROPOSED GROUNDWATER MONITORING WELL LOCATION
AS-1	PROPOSED AIR SPARGE WELL LOCATION
	AIR SPARGE PIPING
	VAPOR EXTRACTION AND GROUNDWATER TRANSPORT PIPING
	UNDERGROUND TRENCH
	SEWER LINE

NOTES:

1. All locations and dimensions are approximate.
2. Site Sketch from The Reynolds Group, Dated: March 2019.

0 70 140

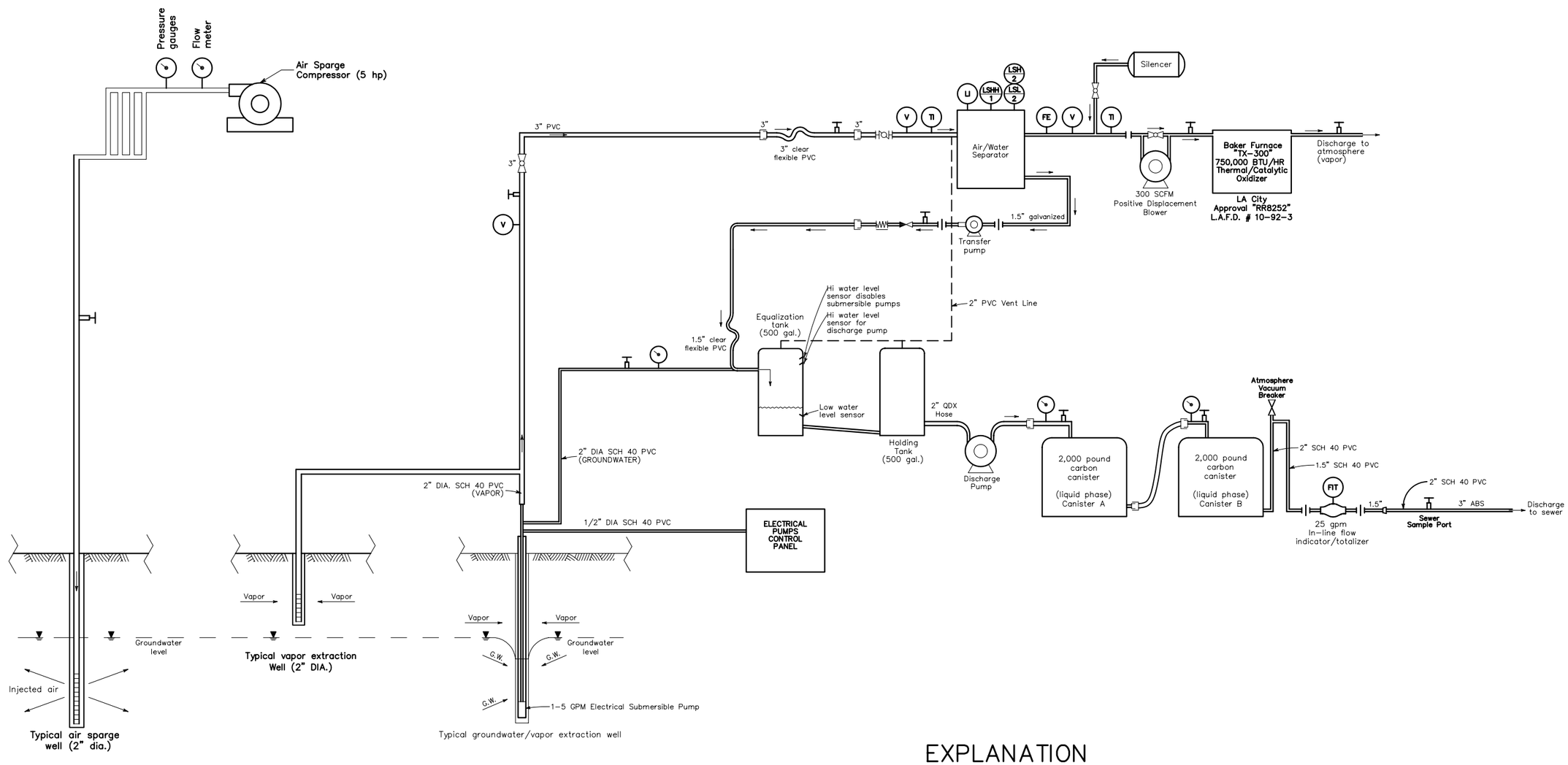
APPROXIMATE SCALE IN FEET

SITE SKETCH SHOWING PROPOSED REMEDIATION WELLS AND REMEDIATION PIPING

FORMER KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
ZEFF	942-04	09/2019
FILE NAME: 942-04-RPEL.DWG		**FIGURE 6**



EXPLANATION

CONTROL SYMBOLS

- LSHH 1 — LEVEL SWITCH HIGH HIGH: turns off liquid ring pump (all systems off) manual reset
- LSH 2 — LEL SWITCH HIGH: turns on transfer pump
- LSL 2 — LEL SWITCH LOW: turns off transfer pump
- PS 3 — PRESSURE SWITCH HIGH: turns off transfer pump (all GW systems) manual reset
- PS 4 — PRESSURE SWITCH HIGH: turns off transfer pump (all GW systems) Manual reset
- LEL 5 — LEL SWITCH/ALARM: turns off transfer pump (all GW systems) manual reset
- LSHH 6 — LEVEL SWITCH HIGH HIGH: turns off transfer pump (all GW systems) manual reset

FITTING SYMBOLS

- UNION
- FLANGED JOINT
- ALUMINUM CAM LOCK

VALVE SYMBOLS

- GATE (throttled)
- BRASS BALL (normally open)
- BRASS BALL (normally closed)
- SAMPLE PORT
- BUTTERFLY (normally open)
- 1.5" BRASS SPRING CHECK VALVE
- PR — 1.5" DIAL PRESSURE RELIEF VALVE

GAUGE SYMBOLS

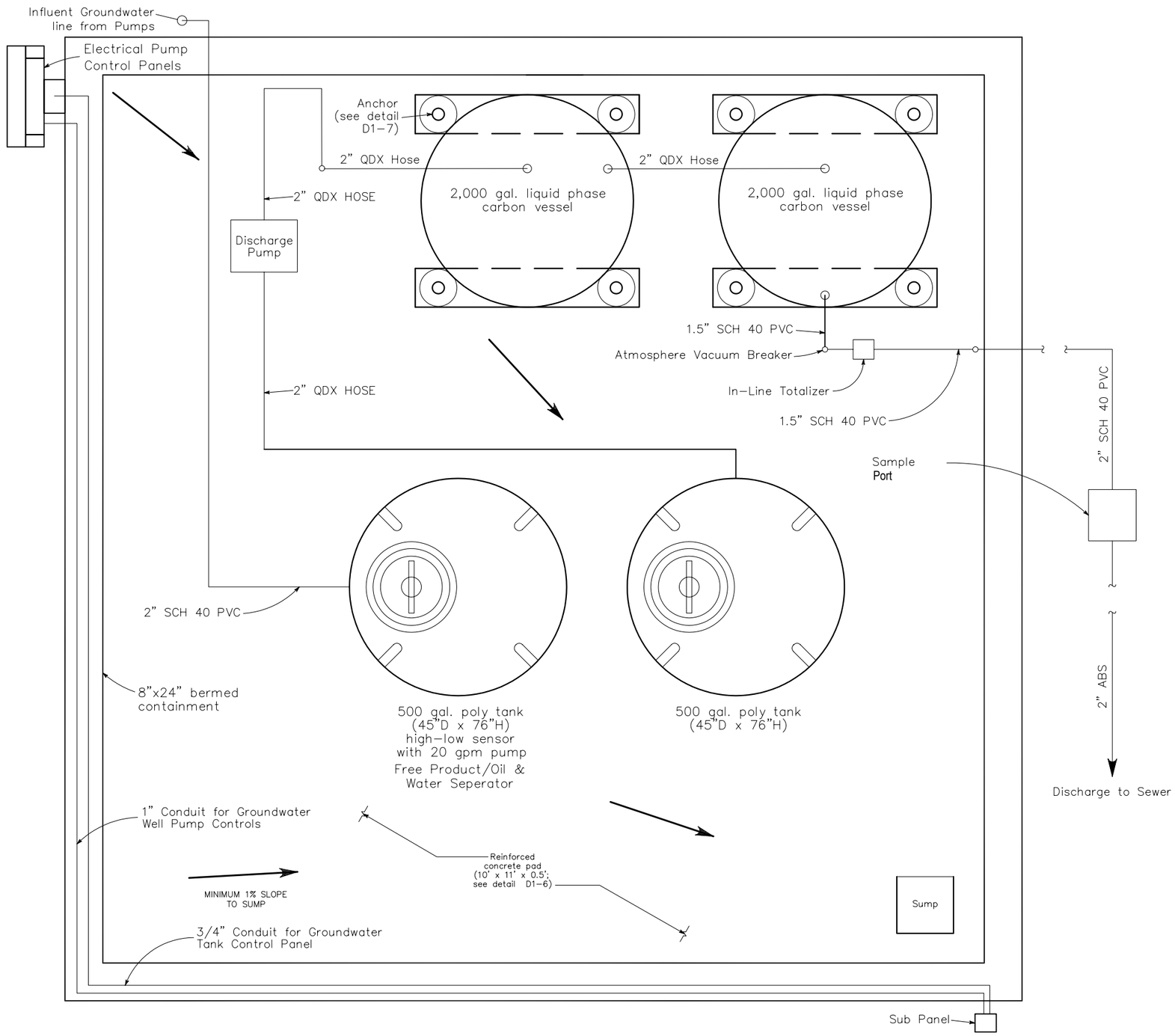
- PRESSURE GAUGE
- TI — TEMPERATURE INDICATOR
- V — 0-30" HG LIQUID FILLED VACUUM GAUGE
- FE — FLOW ELEMENT
- LI — LEVEL INDICATOR

SCHEMATIC DIAGRAM OF REMEDIATION SYSTEM

FORMER KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
ZEFF	942-04	07/2019
FILE NAME: 942-04-D5.DWG		**FIGURE 7**



REMEDIATION SYSTEM EQUIPMENT LAYOUT

FORMER KEN'S AUTOMOTIVE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
ZEFF	942-04	08/2019

FILE NAME: 942-04-D3.DWG

FIGURE 8

APPENDIX A

HEALTH AND SAFETY PLAN

HEALTH AND SAFETY PLAN

FORMER KEN'S AUTOMOBILE
5787 WEST ADAMS BOULEVARD
LOS ANGELES, CALIFORNIA
PROJECT NO. 942-04

FREY ENVIRONMENTAL, INC.
2817 A Lafayette Avenue
Newport Beach, CA 92663

September 2019

Reviewed by:

FREY Project Manager	Date
FREY Field Engineer	Date
FREY Field Technician	Date
Visitor	Date
Visitor	Date

1.0 INTRODUCTION

FREY Environmental, Inc. (FREY), has been retained by *5775 W. Adams, LLC* to conduct remedail activities at 5787 West Adams Boulevard in Los Angeles, California (Site).

This document presents the health and safety procedures that are intended to guide field activities at the Site. The provisions of this plan apply to employees of FREY and its subcontractors. Regulatory agencies are expected to observe the safety rules and regulations established by their respective organizations in addition to the requirements of this document.

2.0 PROJECT SAFETY PERSONNEL

2.1 SAFETY PERSONNEL

FREY has been responsible for the preparation of this health and safety plan, and is to monitor compliance of its personnel, those of its subcontractors and visitors to the site, with its provisions. FREY personnel responsible for the distribution of this health and safety plan and for the compliance audit are the Site Safety Officer and/or Project Manager.

The Project Safety Officer is responsible for delivering the plan and any addenda to the Project Manager and for advising the Project Manager and Site Safety Officer on health and safety provisions of this plan, suspend work or modify work practices for safety reasons, and to dismiss individuals whose conduct on site endangers the health and safety of others.

The Project Manager is responsible for distributing the plan to all FREY field personnel and to an authorized representative of each firm contracted to assist with on-site work. The Project Manager is also responsible for implementing the provisions of this plan and its addenda. Implementation will include training of field personnel involved with the project, provision for the appropriate safety equipment, and that the required health and safety documents are submitted to the Project Safety Officer.

The Site Safety Officer is responsible for assisting the Project Manager with on-site implementation of this site safety plan. His responsibilities include: 1) maintaining safety equipment supplies, 2) performing air quality measurements as required or needed, 3) directing decontamination operations and emergency response operations, 4) setting up work zone markers and signs if such zones are specified in the site safety plan, and; 5) reporting all accidents, incidents, and infractions of safety rules and requirements to the Project Manager and the Project Safety Officer.

The Site Safety Officer has the authority to suspend work any time he determines that the provisions of the site safety plan are inadequate to provide a working environment conducive to worker safety and he is to inform the Project Manager of individuals whose on-site presence jeopardizes their health and safety or the health and safety of others.

3.0 WORK DESCRIPTION

- Drill and install on-Site and off-Site air sparge wells.
- Install remedial piping in the public right-of-way and off-Site.
- Install remedial equipment on-Site.
- Operate and maintain remediation equipment.
- Conduct semi-annual groundwater monitoring.

4.0 HAZARD ASSESSMENT

According to available information, the major chemical compounds of concern most likely to be encountered during the work appear to be petroleum hydrocarbons (gasoline). The overall hazard to FREY personnel and associated subcontractors is estimated to be low. The following is a brief description of the potential hazards associated with these compounds:

4.1 HAZARDOUS CHEMICAL COMPOUNDS

4.1.1 GASOLINE/Petroleum Hydrocarbons

			RECOMMENDED EXPOSURE LIMIT	
MATERIAL	CAS #	TYPE	AMOUNT	AGENCY
Gasoline	B/END	Inhalation	300ppm	ACGIH

Gasoline is a complex blend of petroleum hydrocarbons primarily composed of paraffins, napthenes, aromatics and olefins. It is a colorless to red liquid with a petroleum odor. It is a flammable liquid with a high volatility and its vapors are heavier than air.

Under conditions where exposure may occur, mild eye, nose, and throat irritation, headache, nausea, drowsiness and dizziness may possibly occur. In open areas, ventilation is usually adequate to prevent prolonged breathing of high gasoline vapor concentrations. Gasoline containing benzene, toluene and xylene may be potentially carcinogenic in laboratory animals. A hazard assessment of these compounds follows the gasoline assessment.

Gasoline has a flash point of -45°C. The flammability limits are 1.4 - 7.6%. Extreme caution must be taken to prevent sources of ignition from coming into contact with gasoline vapors. A 25 foot no smoking zone must be maintained during work hours.

Petroleum hydrocarbons are complex blends of petroleum hydrocarbons including aliphatic and aromatic compounds. The following is a brief description of hazards associated with common aromatic petroleum distillates and four common chlorinated solvents.

4.1.2 AROMATIC PETROLEUM DISTILLATES

RECOMMENDED EXPOSURE LIMITS
Threshold Limit Values (TLV)

MATERIAL	CAS 3	TYPE	AMOUNT	AGENCY
BENZENE	71-43-2	Inh	10 ppm	ACGIH
TOLUENE	108-88-3	Inh	100 ppm	ACGIH
XYLENE	1330-20-7	Inh	100 ppm	ACGIH
ETHYLBENZENE	100-41-4	Inh	100 ppm	ACGIH

These aromatic petroleum distillates are a significant portion of gasoline and are colorless liquids with strong petroleum hydrocarbon-like odors. They are flammable, moderately volatile, their vapors are heavier than air and they have low solubility in water.

Exposure to the aromatic petroleum distillates in excess of their recommended exposure limits can cause mild eye, nose and throat irritation and can produce a narcotic effect on the central nervous system. Symptoms of exposure at these concentrations include headache, nausea, drowsiness, dizziness and loss of coordination.

Prolonged exposure at these concentrations can result in unconsciousness and coma. Although not toxic by skin absorption, these materials are absorbed through the skin and skin exposure may contribute to other routes of exposure. They all defat the skin.

There is some evidence to indicate that repeated and prolonged exposure may result in a condition known as "solvent syndrome" characterized by reversible central nervous system damage. There is also some evidence to indicate that toluene may sensitize the heart, predisposing exposure victims to cardiac arrhythmia. Gasoline containing benzene, toluene and xylene may be potentially carcinogenic in laboratory animals. Benzene is a known human carcinogen and has been shown to cause leukemia, blood disorders and chromosome damage in humans and adverse birth effects in laboratory animals.

4.2 INHALATION HAZARD

The major toxicity concern is benzene toxicity. Benzene has a Threshold Limit Value (TLV) of 10 ppm, which is defined as the average exposure for a period of 8 hours per day, 5 days per week that is believed will not cause harm to worker health. However, the OSHA limit has recently been lowered to 1 ppm. The reason for lowering the limit is data showing an association between benzene exposure and leukemia.

Vapor concentrations expected to encountered during soil boring activities is not expected to exceed recommended exposure limits, based on available site information. However, respiratory protection must be used if the TLV values are reached.

4.3 DERMAL EXPOSURE HAZARD

Contact of sufficient duration to cause significant absorption of toxic components is highly unlikely. Repeated daily or prolonged contact with excavated objects or soils may be expected to defat the skin and perhaps, over a long period of time, lead to irritation and dermatitis. For this reason, direct contact with highly contaminated objects or soils should be avoided when possible by wearing gloves. However, if prolonged skin contact does occur, the exposed areas shall be washed with soap and water and rinsed thoroughly.

4.4 EXPLOSION HAZARD

Elevated vapor concentrations may be present (though unlikely) which could be sources for explosion. Caution must be taken to prevent sources of ignition such as cigarettes, open flames and non-explosion proof electrical motors from operating within the restricted zone (Section 5.2). Typical Lower Explosive Limits (LELs) for petroleum hydrocarbons expected to be encountered are between 0.7 percent (7,000 ppm) and 2.0 (20,000 ppm).

4.5 OTHER HAZARDS

Sufficient attention must be paid to other possible hazards on the site including but not limited to:

- improper use of hand tools,
- heavy equipment operation,
- tripping on objects,
- dehydration or sun stroke of the personnel, and
- lack of oxygen through blockage of face masks.

5.0 GENERAL HEALTH AND SAFETY REQUIREMENTS

5.1 SAFETY ORIENTATION MEETING

All field personnel should attend a safety orientation meeting before commencing the field work. The meeting will be scheduled and conducted by the project manager or the site safety officer. The meeting will include presentation of the health and safety plan.

5.2 WORK ZONE

A restricted zone will be maintained to a distance of 25 feet from the work activity area if significant soil contamination is detected in the field. Protective clothing and equipment, as described in subsection 5.3 are to be worn by all personnel working within the restricted zone.

5.3 PROTECTIVE EQUIPMENT AND CLOTHING

5.3.1 EQUIPMENT REQUIRED FOR FIELD PERSONNEL

- Full length trousers and shirt
- Steel toe safety shoes or boots
- Reflective safety vest
- Hearing and eye protection
- Hard hat when near drilling equipment

5.3.2 EQUIPMENT REQUIRED TO BE AVAILABLE ON SITE

- Two respirators (half-mask with organic vapor cartridges)
- Disposable Coveralls
- Gloves
- First-aid kit
- Fire extinguisher
- A vehicle must be kept on site when personnel are working for the transport of <u>slightly</u> injured personnel to the hospital. Severely injured personnel <u>MUST ONLY</u> be transported by paramedics.

All spent personal protective equipment, such as gloves, coveralls, and respirator cartridges will be place in a plastic bag, sealed and disposed of it in the trash.

5.3.3 RESPIRATOR USAGE

The Project Safety Officer and/or the Project Manager is responsible for deciding if respirators should be used. Usage would be based on OVM measurements. The TLV concentrations as noted in section 4.1 should be used as the critical concentration. If concentrations of organic vapors in the ambient air (as measured by the OVM) exceed the TLVs, the field personnel must move out of the area. If the concentration remains at or above the TLV for more than 5 minutes, the Project Safety Officer and/or the Project Manager should be contacted and a decision made regarding whether to proceed with the work wearing respirators and extending the restricted work zone.

Cartridges for the respirators must be replaced daily or when break-through occurs, whichever occurs first.

6.0 ORGANIC VAPOR MONITORING

The organic vapor concentrations (as measured by the OVM) in the breathing zone of the individual working closest to the vapor source will be monitored as needed. Respirators must be worn if the concentrations are equal to or greater than the TLVs for the chemicals exposed.

7.0 EMERGENCY RESPONSE PROCEDURES

7.1 PHYSICAL INJURY

In the event of an accident resulting in physical injury, apply first aid. Severely injured personnel are to be transported only by paramedics and/or by ambulance personnel. At the hospital, a physician's attention is mandatory regardless of how serious the injury appears.

The Project Manager is to be notified by the Site Safety Officer, as soon after the injury as practical, regarding the nature of the accident. A written report is also to be prepared and submitted by the Site Safety Officer.

7.2 FIRE, EXPLOSION, AND PROPERTY DAMAGE

In the event of a fire or explosion, notify the Fire department immediately by dialing 911.

7.3 HOSPITAL ADDRESS AND ROUTE

Southern California Hospital at Culver City
3828 Delmas Terrace
Culver City, CA 90232
(See attached Map)
(310) 836-7000

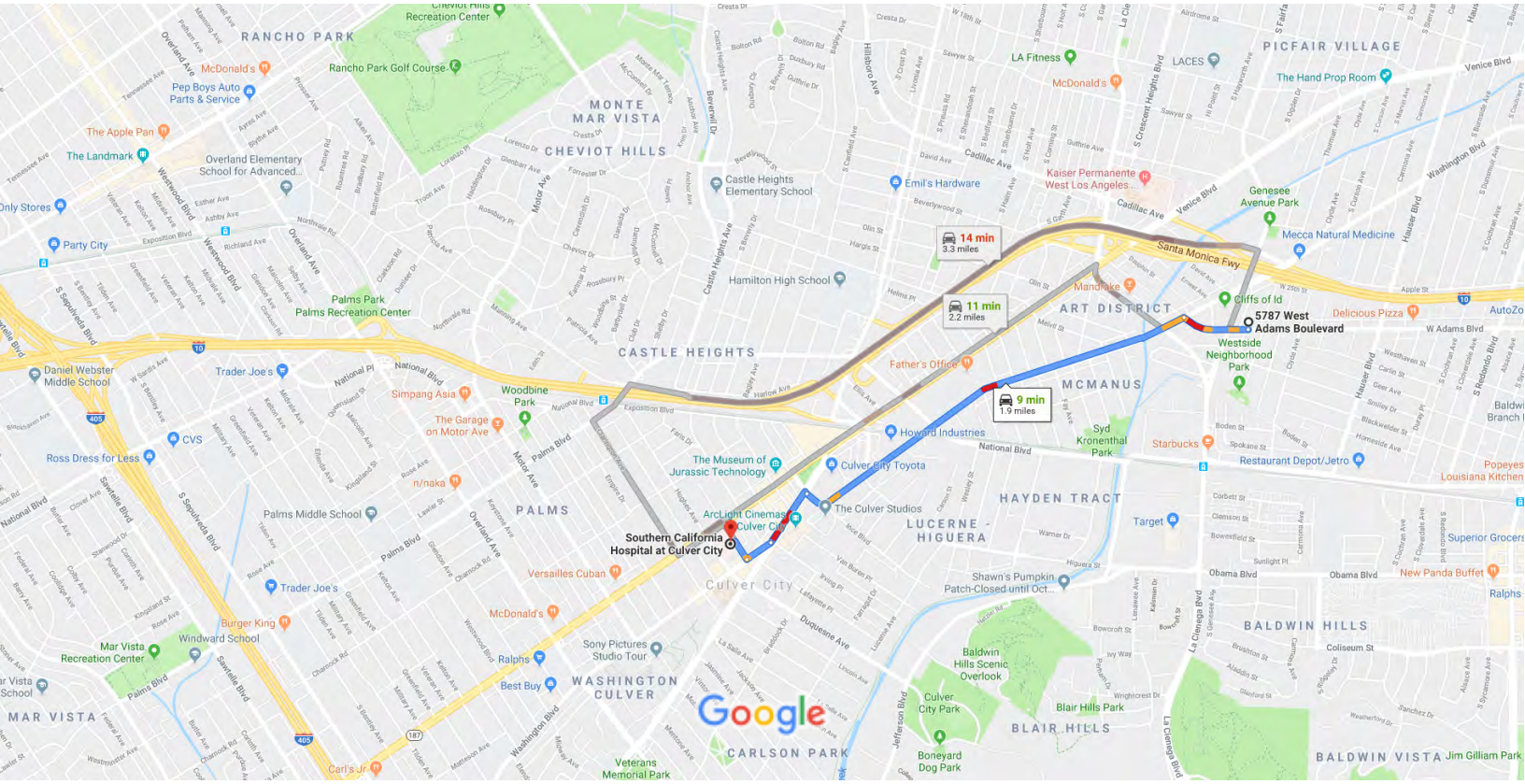
8.0 PROJECT PERSONNEL

Project Manager	Kent Tucker
Field Personnel	John Song Jeff Nelson Chris Melendez Rodrigo Lopes Vitelio Rameriz Jose Lopez

Google Maps

5787 West Adams Boulevard, Los Angeles, CA to Southern California Hospital at Culver City

Drive 1.9 miles, 9 min



Map data ©2019 Google 1000 ft

5787 W Adams Blvd

Los Angeles, CA 90016

1. Head west on W Adams Blvd toward S Genesee Ave

   0.2 mi

2. Use the left 2 lanes to turn left onto Washington Blvd

   1.3 mi

3. Use the left 2 lanes to turn left onto Culver Blvd

   0.2 mi

4. Use the right lane to turn slightly right onto Washington Blvd

   476 ft

5. Turn right onto Delmas Terrace

   Destination will be on the left

   348 ft

Southern California Hospital at Culver City

3828 Delmas Terrace, Culver City, CA 90232

APPENDIX B

FIELD PROCEDURES

APPENDIX B
FIELD PROCEDURES

B.1 PROCEDURES FOR DRILLING AND SOIL SAMPLING COLLECTION

1. All boring locations will be cleared using hand tools to excavate down to approximately 5 feet bgs in order to avoid any subsurface obstructions prior to the use of any mechanized equipment. If an obstruction is encountered, the boring will be relocated. The abandoned borehole will be backfilled, compacted and resurface to match the surrounding surface.
2. Borings AS-1 through AS-12 and will be extended to final depths of 45 bgs with a limited access CME-75 or standard CME-75 truck mounted drilling rig equipped with 8-inch diameter hollow stem augers. The borings will be drilled by a C-57 licensed drilling company subcontracted to FREY.
3. Soil descriptions, sample type and depth, and related drilling information will be recorded on a boring log under the supervision of a State Certified Engineering Geologist and/or State-Registered Geologist from FREY.
4. Soil samples will be collected using a split barrel modified California sampler.
5. The sampler will be cleaned between sample intervals using a brush and tap water rinse followed by a brush and TSP solution (non-phosphate), a tap water rinse, and deionized water rinse. The sampler will be dried by air or with a towel prior to sampling.
6. The sampler will be driven into the soil using a 140-pound hammer dropped approximately 30-inches. The number of blows (blow count) required to advance the sampler 12-inches will be recorded on the boring log for each 6-inch increment.
7. Following retrieval of the sampler, soil samples will be collected from the sampler in one 80 milli-liter plastic jar and three, EPA 5035B approved 40 milli-liter vials with preservatives of methanol and sodium bisulfate as follows:
    - A disposable 5-gram sampler will be pushed into the sample core.
    - The 5-gram soil sample will be extruded into one of the 40-mL vials. This process will be repeated until all three vials contain a 5-gram soil sample.
    - An additional soil sample will be collected from the sampler in the 80 milli-liter plastic jar.
    - Each vial or jar will be labeled with the sample number, sample depth, date/time, and project number.
9. The remaining soil in the split barrel modified California sampler will be used to describe the soil and used for field head space analysis.
10. The samples required to be submitted for laboratory analysis will be placed in an ice chest cooled with ice.
11. The samples required to be submitted to a laboratory for analyses will be delivered to the laboratory following collection. Sample handling, transport, and delivery to the laboratory was documented using Chain of Custody procedures, including the use of Chain of Custody forms.

B.2 HEAD SPACE ANALYSIS

1. Soils will be extruded directly into a ziplock bag, immediately sealed, and will be allowed to equilibrate for approximately 15 minutes.
2. The sample will then be connected to a RKI GX-6000 photo ionization detector/organic vapor analyzer (PID/OVA) and the concentration will be recorded in ppm.

B.3 AIR SPARGE WELL INSTALLATION PROCEDURES

1. AS-1 through AS-12 will be constructed of 2-inch diameter flush-jointed, threaded PVC. Slot openings will be 0.02 inch.
2. The wells will be screened between feet bgs 40 to 45 feet bgs. Blank casing will be placed from the top of the screen to just below the ground surface.
3. The well casing of the air sparge wells will be constructed inside the 8-inch HSAs.
4. The annulus around the screened interval of the wells will be backfilled with a screened-washed sand. Sand backfill material will be placed to a depth of approximately 1 foot above the screened section of the well.
5. Bentonite pellets will be placed immediately above the sand pack and extend to approximately 20 feet. The annulus above the bentonite seal will backfilled with neat cement to near the ground surface.
6. A traffic-rated well box will be placed above the well casing and set in concrete. The well boxes will be raised slightly above the ground surface to minimize surface water infiltration.

B.4 WELL DEVELOPMENT PROCEDURES

1. The wells will be developed by surging and pumping with a vacuum truck.
2. Temperature, PH, conductivity, and total dissolved solids (TDS) will be measured during well development.
3. Well purging will be continued until the temperature, pH, conductivity, and TDS readings remain approximately stable.
4. Water recovered from the wells will be recycled at Crosby & Overton in Long Beach, California.

Appendix C-3:

LARWQCB Correspondence

December 26, 2019

Mr. Max Zeff
5775 West Adams, LLC
2436 Penmar Avenue, Unit B
Venice, CA 90291

UNDERGROUND STORAGE TANK PROGRAM – INVESTIGATION, REMEDIATION, AND MONITORING REQUIREMENTS

KEN'S AUTOMOTIVE (FORMER)
5787 WEST ADAMS BOULEVARD, LOS ANGELES
CASE NO. 900160252; GLOBAL ID. NO. T0603700575

Dear Mr. Zeff:

The California Regional Water Quality Control Board, Los Angeles Region (Los Angeles Regional Water Board) is the public agency with primary responsibility for the protection of surface water and groundwater quality for all beneficial uses within Los Angeles and Ventura Counties. As such, the Los Angeles Regional Water Board is the lead regulatory agency for overseeing corrective actions (assessment and/or monitoring activities) and cleanup of releases from leaking underground storage tank systems.

Pursuant to Health and Safety Code Section 25296.10, 5775 West Adams, LLC (5775 Adams) is required to take corrective action (i.e., Preliminary Site Assessment, Soil and Water Investigation, Corrective Action Plan Implementation, and Verification Monitoring) to ensure protection of human health, safety, and the environment. Corrective action requirements are set forth in California Code of Regulations (CCR), Title 23, Chapter 16, Sections 2720 through 2727.

Los Angeles Regional Water Board staff have reviewed the "Second Quarter 2019 Groundwater Monitoring And Sampling, Free Product Removal Activities, And Corrective Action Site Status Update," dated June 18, 2019; the "Workplan For Additional Off-Site Soil And Groundwater Investigation," dated August 23, 2019; and the "Feasibility Study And Corrective Action Plan," dated October 9, 2019. The preceding reports were submitted by Frey Environmental Incorporated, (Frey) on behalf of 5775 Adams. Los

Angeles Regional Water Board staff have also reviewed the information contained in the case file and GeoTracker.

Reference is made to the Joint Execution Team (JET) meeting that was held on October 29, 2019. Attendees included Mr. Max Zeff (the landowner and Responsible Party, RP), Frey staff (the RP's consultant), State Water Resources Control Board Cleanup Fund staff, and Los Angeles Regional Water Board staff. The referenced workplan, corrective action plan, and future redevelopment and timeline were discussed.

Continuous Groundwater Monitoring: (CCR, Title 23, Chapter 16, §2724 & §2727)

In May 2019, wells MW1 through MW12, MW14, MW15, MW17 through MW19, MW21, MW22, RW1, EX1, and EX2 were gauged and selected wells were sampled. MW13 is damaged and MW16, MW20, and MW23 are paved over. Depth to groundwater ranged between 19.76 feet and 25.5 feet below ground surface (bgs) with groundwater flowing south at 0.097 feet/foot gradient. Maximum concentrations were 170,000 micrograms per liter (µg/L) of total purgeable petroleum hydrocarbon (TPPH) (EX1), 20,000 µg/L of benzene (EX1), 3,500 µg/L of ethylbenzene (EX1), 820 µg/L of naphthalene (MW12), 2,700 µg/L of methyl tertiary butyl ether (MTBE) (MW17), and 480 µg/L of tertiary butyl alcohol (TBA) (MW2). Free product was reported in MW1 (0.03 foot), MW2 (0.05 foot), MW6 (trace), MW7 (trace), MW11 (3.30 feet), RW1 (0.01 foot), EX1 (0.01 foot), and EX2 (0.18 foot). Wells MW1, MW2, MW6, EX1, EX2, and RW1 are located onsite; MW7, MW11, MW12, and MW17 are offsite.

Frey proposes to repair MW13 and to locate, evaluate, and re-establish MW16, MW20, and MW23.

1. 5775 Adams is authorized to repair MW13 and re-establish MW16, MW20, and MW23.

2. 5775 Adams is required to continue the Groundwater Monitoring and Reporting Program and is required to submit the 2019 Second Semiannual Groundwater Monitoring Report (July - December) by **January 15, 2020**.

Site Characterization: (CCR, Title 23, Chapter 16, §2725)

Frey proposes to install six, four-inch diameter wells (MW24 through MW29) to 40 feet bgs, screened between 10 feet and 40 feet bgs, in the offsite locations identified in Figure 3 of the workplan. The offsite property, owned by the City of Los Angeles Department of Water and Power (LADWP), is located at 5801/5807 West Adams Boulevard, Los Angeles. Frey proposes to screen soil samples with a photoionization detector (PID) and proposes to analyze samples with a PID reading of 100 parts per million (ppm) or greater for TPPH and the full suite of volatile organic compounds (VOCs), including naphthalene, per Environmental Protection Agency (EPA) Method 8260B.

1. 5775 Adams is authorized to install the offsite groundwater monitoring wells as proposed and with the following requirements.

2. 5775 Adams is required to drill at least four soil borings on the LADWP property such that the proposed locations are representative of past site operations. Soil and grab-groundwater sampling is required at each location. 5775 Adams is required to submit a site map with the additional locations and obtain Los Angeles Regional Water Board concurrence prior to the start of fieldwork.

3. Soil must be logged, sampled, and analyzed at a minimum of five-foot intervals beginning at five feet bgs to the total depth investigated, at changes in lithology, and at areas of obvious contamination. The professional in responsible charge shall review each boring log and assume responsibility for accuracy and completeness.

4. Soil and groundwater samples must be analyzed by Cal-LUFT GC/FID or Cal-LUFT GC/MS Method for total petroleum hydrocarbon as gasoline (TPH_G) and total petroleum hydrocarbon as diesel (TPH_D), if diesel was used at the site, and by EPA Method 8260B for benzene, toluene, ethylbenzene, total xylenes (BTEX), naphthalene, and fuel oxygenate compounds including MTBE, di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), and TBA. Ethanol is also required and must be analyzed by either method above.

5. Soil and groundwater samples must also be analyzed for organic lead.

6. The analytical detection limits must conform to the Los Angeles Regional Water Board General Laboratory Testing Requirements (9/06) http://www.waterboards.ca.gov/losangeles/publications_forms/forms/ust/lab_forms/labreq9-06.pdf.

7. All respective analytical methods must be certified by the California Environmental Laboratory Accreditation Program (ELAP). All analytical data must be reported by a California-certified laboratory.

8. The construction, development, and destruction of groundwater monitoring wells must comply with requirements prescribed in the California Well Standards (Bulletin 74-90), published by the California Department of Water Resources. https://water.ca.gov/LegacyFiles/pubs/groundwater/water_well_standards__bulletin_74-90_/ca_well_standards_bulletin74-90_1991.pdf.

9. Wells must be surveyed by a California licensed land surveyor to a benchmark of known elevation above mean sea level (amsl).

10. 5775 Adams is required to submit a Groundwater Monitoring Well Installation Report by **March 30, 2020**. The report must contain, at a minimum, a scaled site map depicting all site features and sampling locations (soil and groundwater); a summary table of all samples collected to date (soil and groundwater); groundwater monitoring well installation procedures; as-built well construction details; current soil data; boring logs; and geological cross-sections. Based on the data, additional assessment may be required.

Site Remediation: (CCR, Title 23, Chapter 16, §2726)

Remediation activities have included soil vapor extraction (SVE) and free product recovery. To date, at least 214,000 pounds of vapor phase petroleum hydrocarbons and 135,570 gallons of free product / groundwater mixture have been recovered.

To remediate the contamination associated with the site, Frey evaluated multiple remediation methodologies including soil excavation, soil vapor extraction (SVE), air-sparging/soil vapor extraction (AS/SVE), and groundwater pump and treat (GWPT).

Frey proposes to implement SVE using existing onsite wells VE1 through VE8, MW1, EX1, EX2, and RW1 and proposed offsite wells MW24 through MW29. The extraction system is capable of extraction flow rates up to 250 cubic feet per minute (cfm). Extracted vapors will be treated with a thermal/catalytical oxidizer.

Frey also proposes to implement GWPT using existing onsite wells EX1, EX2, and RW1 and proposed offsite wells MW24 through MW29. The estimated extraction pumping rate per well is 2 gallons per minute (gpm). Extracted groundwater will be treated with a liquid-phase granular activated carbon (GAC) system and discharged to the sewer.

Once free product is no longer present, Frey proposes to implement AS in conjunction with SVE and GWPT. Frey proposes to install twelve air-sparge wells (AS1 through AS12) in the locations identified in Figure 3 of the corrective action plan. AS1 through AS5 are proposed offsite in the LADWP property and AS6 through AS12 onsite. Each two-inch diameter well will be installed to 45 feet bgs, screened between 40 feet and 45 feet bgs. The air-sparge system will deliver 2 to 4 standard cubic feet per minute (scfm) of air per well. The estimated radius of influence (ROI) is 35 feet. Frey proposes to screen soil samples during the installation of the AS wells with a PID meter and proposes to analyze soil samples with a PID reading of 100 ppm or greater.

Since several remediation wells are located offsite in the LADWP property, Frey proposes trenching and placing subsurface piping from the offsite and onsite remediation wells to the onsite treatment compound.

1. 5775 Adams is authorized to restart and implement onsite GWPT using existing wells EX1, EX2, and RW1.

2. 5775 Adams is required to obtain a Waste Discharge Requirement (WDR) permit from the Los Angeles Regional Water Board prior to implementing fieldwork. A WDR permit application must be submitted to Dr. Eric Wu of the Groundwater Permitting Program.

3. 5775 Adams is authorized to restart and implement onsite SVE using existing wells VE1 through VE8. Once wells MW1, EX1, EX2, and RW1 are sufficiently dewatered, SVE operations must be expanded to include MW1, EX1, EX2, and RW1.

4. 5775 Adams is not authorized to implement offsite remediation at the LADWP property. Once assessment at the LADWP property is completed, the need to expand the remediation system will be evaluated.

5. 5775 Adams is required to implement free product recovery via weekly hand bailing at those wells not affected by the onsite remediation. Based on free product reoccurrence, the removal method and frequency can be modified. Any changes to the removal method and frequency must be proposed to and approved by the Los Angeles Regional Water Board. Removal efforts must continue until free product is no longer reported.

6. 5775 Adams is required to submit a Corrective Action Report by **March 30, 2020**. The report must discuss the restart of the GWPT and SVE systems, include and discuss the remediation data since the restart, the effectiveness of the remediation systems, and include and discuss the free product recovery data.

Regulatory Requirement for Electronic Submission of Laboratory Data to the State GeoTracker Internet Database:

On September 30, 2004, the State Water Resources Control Board (State Board) adopted the resolution to revise regulations in Chapter 30, Division 3 of Title 23 of CCR, which requires persons to ensure electronic submission of laboratory analytical data (i.e., soil or water chemical analysis) and locational data (i.e., location and elevation of groundwater monitoring wells) via the Internet to the State Board's GeoTracker database. The regulations and other background information are available at http://geotracker.waterboards.ca.gov.

In accordance with the regulations, 5775 Adams must upload the following information to the State Board's GeoTracker database: the report (in PDF format), laboratory analytical data (in electronic data format [EDF]), monitoring event information in GEO_WELL format, an updated site map (GEO_MAP) showing the new monitoring well locations, boring logs in PDF (GEO_BORE) to be used to link to well locations, monitoring well latitude and longitude (GEO_XY) survey data, and monitoring well elevation data (GEO_Z). Hard copy paper reports, which have already been electronically uploaded to GeoTracker, are no longer required to be submitted to the Los Angeles Regional Water Board.

General Requirements:

1. The contractor who conducts the environmental work as required in this Directive shall, at all times, comply with all applicable State laws, rules, regulations, and local ordinances specifically including, but not limited to, environmental, procurement, and safety laws, rules, regulations, and ordinances. The contractor shall obtain the services of a Professional Geologist or Engineer, Civil (PG/PE-Civil) to comply with the applicable requirements of the Business and Professions Code, sections 6700 et seq. and/or 7800 et seq. implementing regulations for engineering or geological analysis and interpretation for this case. All documents prepared by the contractor that reflect or rely upon engineering or geological interpretations by the contractor shall be signed and stamped by the PG/PE-Civil indicating her/his responsibility for them, as required by the Business and Professions Code.

2. All necessary permits must be obtained prior to the start of fieldwork.

3. The Los Angeles Regional Water Board must be notified at least ten (10) business days (by email) prior to the start of fieldwork so that we may schedule a staff member to be present.

4. Effective November 1, 2011, the Los Angeles Regional Water Board implemented a Paperless Office system. For all parties who upload electronic documents to the GeoTracker Database, it is no longer necessary to email a copy of these documents to losangeles@waterboards.ca.gov or submit hard copies to our office.

Enforcement:

5775 Adams is required to submit the 2019 Second Semiannual Groundwater Monitoring Report by **January 15, 2020**, the Groundwater Monitoring Well Installation Report by **March 30, 2020**, and the Corrective Action Report by **March 30, 2020**. Failure to submit the required reports by the due dates specified may result in an enforcement action by the Los Angeles Regional Water Board.

If you have any questions concerning this matter, please contact me at (213) 576-6714 or at daniel.pirotton@waterboards.ca.gov, or Dr. Weixing Tong at (213) 576-6715 or weixing.tong@waterboards.ca.gov.

Sincerely,

Dave Bjostad for

DANIEL P. PIROTTON
Water Resource Control Engineer
Underground Storage Tank Program / Los Angeles Coastal Unit

cc: Brian Partington, Water Replenishment District of Southern California
Royce Long, City of Los Angeles CUPA
Eloy Luna, City of Los Angeles Fire Department
Kent Tucker, Frey Environmental

Appendix D:

Noise Modeling

NOISE RECEPTOR & MONITORING LOCATION MAP

5773 Adams Boulevard Project

Imagery via Google

1. Adams Blvd. Noise Report

Summary

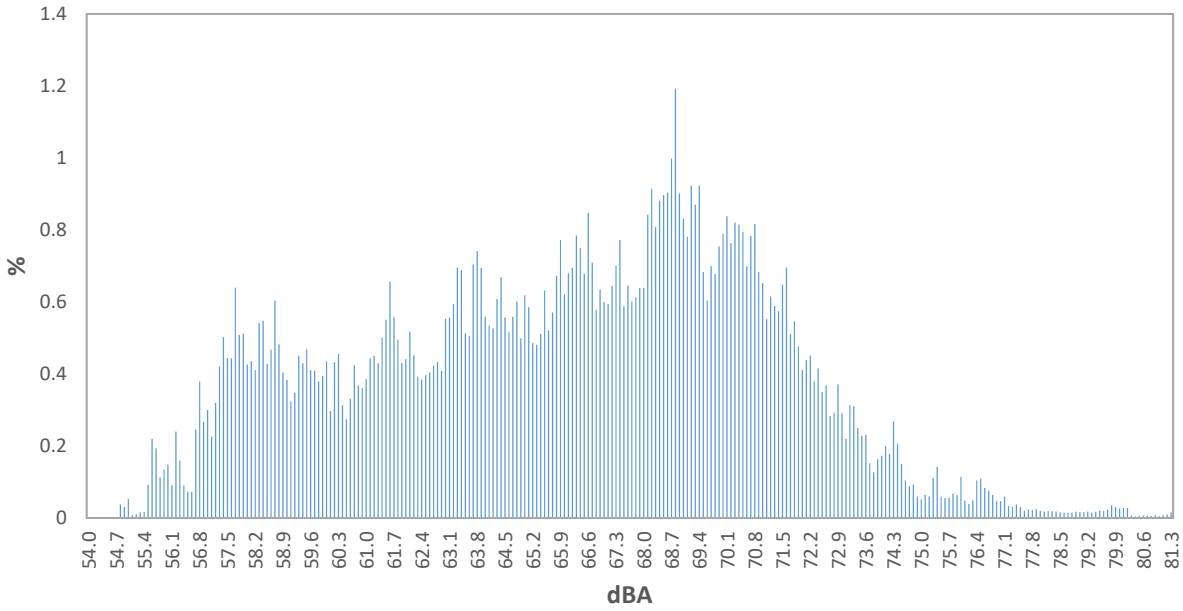
Date	Monday, December 2, 2019
Start Time	2:38pm
End Time	2:53pm
File Name	831_Data.034
Device Model	Larson Davis Model 831
Weighting	A
Response	Slow

Results

Description	Value	Description	Value
L_{eq}	68.6dB	L_{10}	71.9dB
L_{max}	81.3dB	L_{50}	68.8dB
L_{min}	54.8dB	L_{90}	58.6dB

LAS > 65.0 dBA (Exceedance Count/Duration): 36, 610s
LAS > 85.0 dBA (Exceedance Count/Duration): 0, 0s

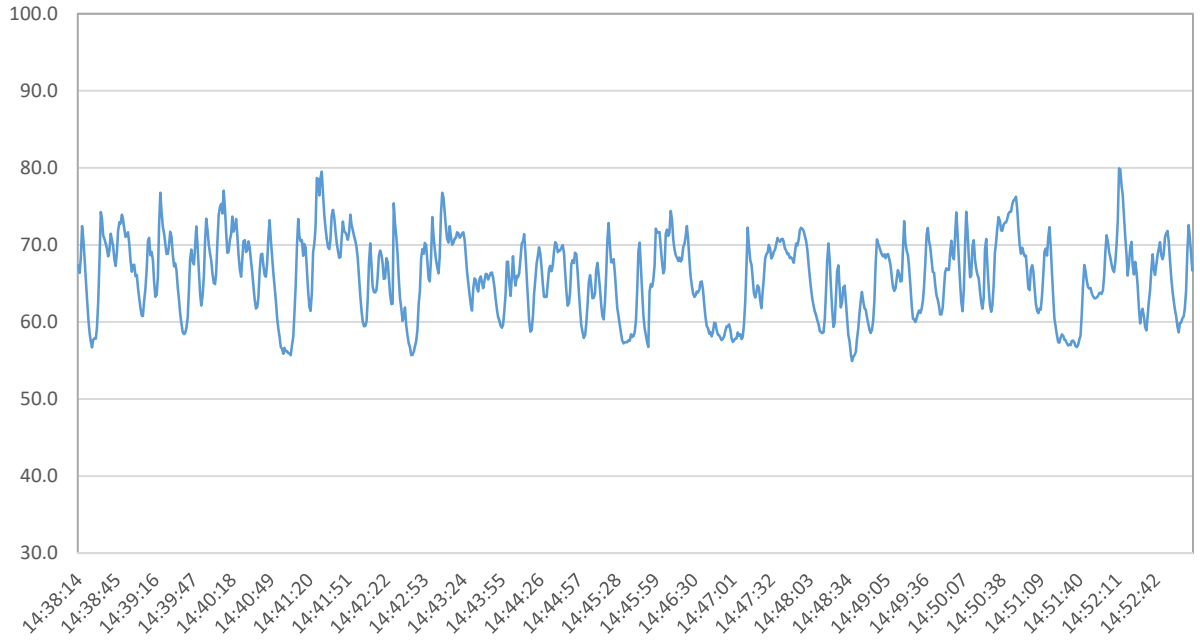
Statistics Chart



Statistics Table

dB	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
54.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.03	0.1
55.0	0.05	0.01	0.01	0.02	0.02	0.09	0.22	0.19	0.11	0.13	0.9
56.0	0.15	0.09	0.24	0.16	0.09	0.07	0.07	0.25	0.38	0.27	1.77
57.0	0.30	0.23	0.32	0.42	0.50	0.44	0.44	0.64	0.51	0.51	4.32
58.0	0.43	0.44	0.41	0.54	0.55	0.43	0.47	0.60	0.48	0.40	4.75
59.0	0.38	0.32	0.35	0.45	0.43	0.47	0.41	0.41	0.38	0.39	4.00
60.0	0.44	0.30	0.43	0.46	0.31	0.27	0.33	0.42	0.37	0.36	3.69
61.0	0.39	0.44	0.45	0.43	0.50	0.55	0.66	0.56	0.50	0.43	4.90
62.0	0.44	0.52	0.45	0.39	0.38	0.40	0.40	0.42	0.43	0.41	4.25
63.0	0.55	0.56	0.59	0.70	0.69	0.51	0.51	0.70	0.74	0.69	6.25
64.0	0.56	0.53	0.53	0.61	0.67	0.56	0.52	0.56	0.60	0.50	5.63
65.0	0.62	0.59	0.49	0.48	0.51	0.63	0.52	0.57	0.67	0.77	5.85
66.0	0.62	0.68	0.70	0.78	0.75	0.68	0.85	0.71	0.58	0.63	6.98
67.0	0.60	0.59	0.64	0.70	0.77	0.59	0.65	0.60	0.61	0.64	6.40
68.0	0.64	0.84	0.91	0.81	0.88	0.90	0.90	1.00	1.19	0.90	8.98
69.0	0.83	0.78	0.92	0.87	0.92	0.68	0.60	0.70	0.68	0.75	7.75
70.0	0.79	0.84	0.76	0.82	0.81	0.79	0.70	0.78	0.82	0.68	7.80
71.0	0.65	0.55	0.61	0.59	0.57	0.65	0.70	0.51	0.55	0.48	5.86
72.0	0.41	0.44	0.45	0.38	0.42	0.35	0.37	0.28	0.29	0.37	3.76
73.0	0.29	0.22	0.31	0.31	0.25	0.23	0.23	0.15	0.13	0.16	2.29
74.0	0.17	0.20	0.18	0.27	0.21	0.15	0.10	0.09	0.09	0.06	1.52
75.0	0.05	0.06	0.06	0.11	0.14	0.06	0.06	0.06	0.07	0.06	0.73
76.0	0.11	0.05	0.04	0.05	0.10	0.11	0.08	0.08	0.06	0.05	0.73
77.0	0.05	0.06	0.03	0.03	0.04	0.03	0.02	0.02	0.02	0.02	0.33
78.0	0.02	0.02	0.02	0.02	0.02	0.02	0.01	0.01	0.01	0.02	0.17
79.0	0.02	0.02	0.02	0.01	0.02	0.02	0.02	0.02	0.04	0.03	0.21
80.0	0.03	0.03	0.03	0.01	0.00	0.01	0.01	0.01	0.01	0.01	0.13
81.0	0.01	0.01	0.01	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.04

Logged Data Chart



2. Genesee Ave. Noise Report

Summary

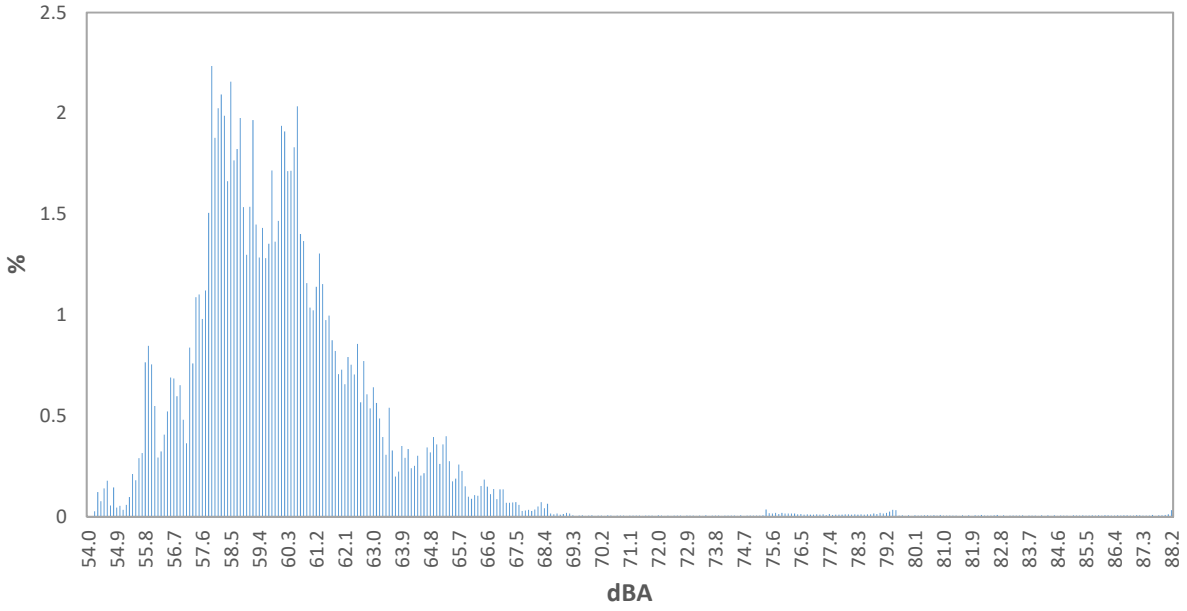
Date	Monday, December 2, 2019
Start Time	2:55pm
End Time	3:05pm
File Name	831_Data.035
Device Model	Larson Davis Model 831
Weighting	A
Response	Slow

Results

Description	Value	Description	Value
L_{eq}	65.1dB	L_{10}	63.7dB
L_{max}	88.2dB	L_{50}	59.7dB
L_{min}	54.2dB	L_{90}	57.2dB

LAS > 65.0 dBA (Exceedance Count/Duration):	9, 59.3s
LAS > 85.0 dBA (Exceedance Count/Duration):	1, 1.9s

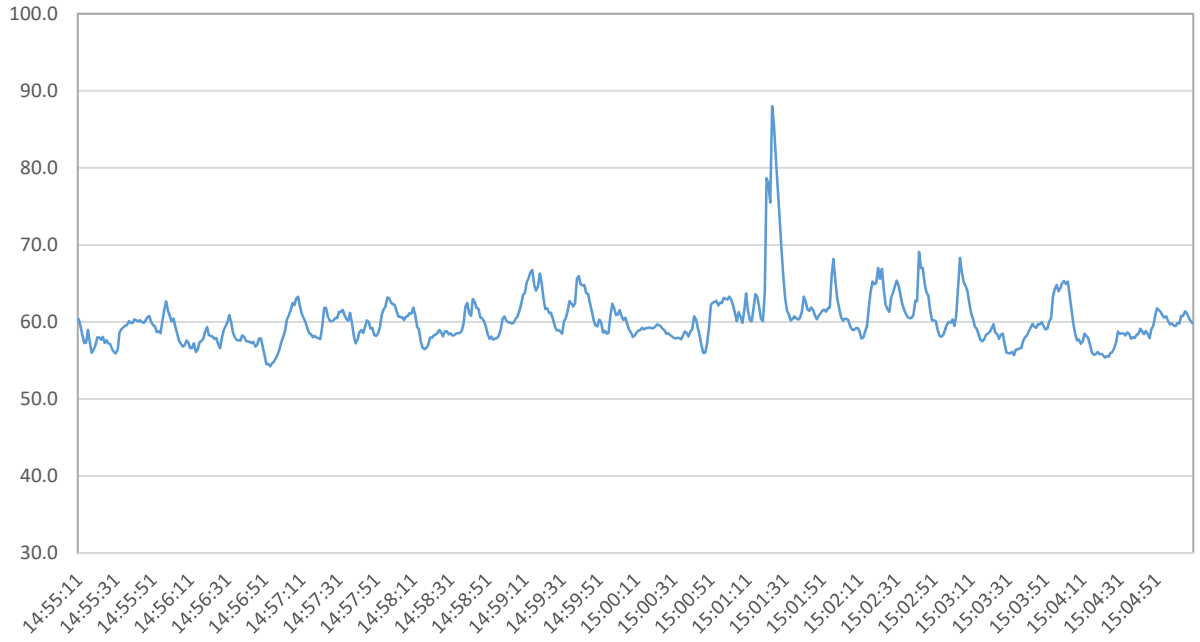
Statistics Chart



Statistics Table

dB	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
54.0	0.00	0.00	0.03	0.12	0.08	0.14	0.18	0.05	0.14	0.04	0.8
55.0	0.05	0.03	0.06	0.10	0.21	0.18	0.29	0.31	0.76	0.85	2.8
56.0	0.75	0.55	0.29	0.32	0.41	0.52	0.69	0.69	0.60	0.65	5.47
57.0	0.48	0.36	0.84	0.76	1.09	1.10	0.98	1.12	1.51	2.24	10.48
58.0	1.88	2.03	2.09	1.99	1.66	2.16	1.77	1.82	1.98	1.53	18.91
59.0	1.30	1.54	1.97	1.45	1.28	1.43	1.28	1.35	1.72	1.36	14.68
60.0	1.47	1.94	1.91	1.71	1.71	1.83	2.04	1.40	1.37	1.16	16.54
61.0	1.04	1.02	1.14	1.31	1.15	0.98	1.00	0.88	0.82	0.71	10.03
62.0	0.73	0.66	0.79	0.75	0.71	0.86	0.57	0.77	0.61	0.54	6.97
63.0	0.64	0.56	0.49	0.39	0.31	0.54	0.33	0.20	0.22	0.35	4.03
64.0	0.29	0.33	0.24	0.25	0.30	0.20	0.22	0.34	0.32	0.39	2.89
65.0	0.36	0.26	0.36	0.40	0.28	0.18	0.19	0.26	0.23	0.15	2.65
66.0	0.10	0.09	0.11	0.10	0.15	0.18	0.15	0.11	0.14	0.09	1.21
67.0	0.14	0.14	0.07	0.07	0.07	0.07	0.06	0.03	0.03	0.03	0.70
68.0	0.03	0.04	0.05	0.07	0.04	0.06	0.02	0.01	0.02	0.01	0.34
69.0	0.01	0.02	0.02	0.01	0.00	0.00	0.01	0.00	0.00	0.01	0.08
70.0	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.05
71.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
72.0	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
73.0	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.05
74.0	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.05
75.0	0.00	0.00	0.00	0.01	0.04	0.02	0.02	0.02	0.01	0.02	0.14
76.0	0.02	0.02	0.02	0.02	0.01	0.01	0.01	0.01	0.01	0.01	0.13
77.0	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.10
78.0	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.01	0.12
79.0	0.02	0.02	0.02	0.03	0.03	0.03	0.00	0.01	0.00	0.01	0.16
80.0	0.00	0.01	0.00	0.00	0.01	0.01	0.00	0.01	0.00	0.01	0.06
81.0	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.05
82.0	0.01	0.00	0.01	0.00	0.00	0.00	0.01	0.01	0.00	0.01	0.06
83.0	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.05
84.0	0.00	0.01	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.05
85.0	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.01	0.06
86.0	0.00	0.01	0.01	0.00	0.00	0.01	0.00	0.01	0.01	0.00	0.06
87.0	0.00	0.01	0.01	0.00	0.00	0.00	0.01	0.00	0.01	0.01	0.06
88.0	0.01	0.01	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05

Logged Data Chart



3. Alley - N of Project

Summary

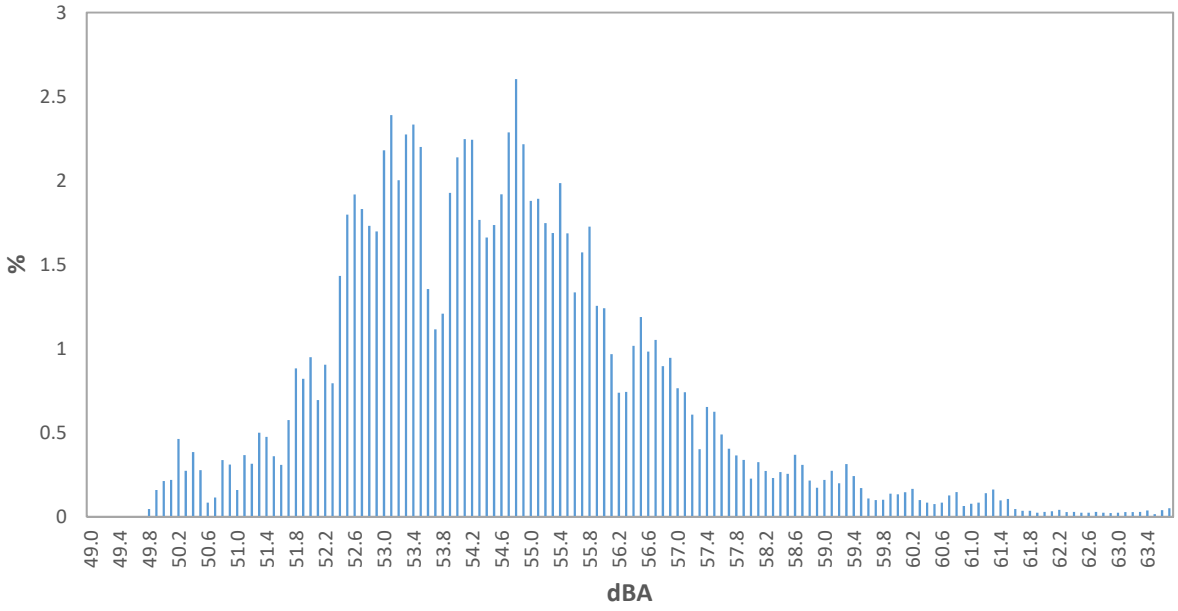
Date	Monday, December 2, 2019
Start Time	3:07pm
End Time	3:17pm
File Name	831_Data.036
Device Model	Larson Davis Model 831
Weighting	A
Response	Slow

Results

Description	Value	Description	Value
L_{eq}	55.2dB	L_{10}	57.3dB
L_{max}	63.7dB	L_{50}	54.4dB
L_{min}	49.8dB	L_{90}	52.2dB

LAS > 65.0 dBA (Exceedance Count/Duration): 0, 0s
LAS > 85.0 dBA (Exceedance Count/Duration): 0, 0s

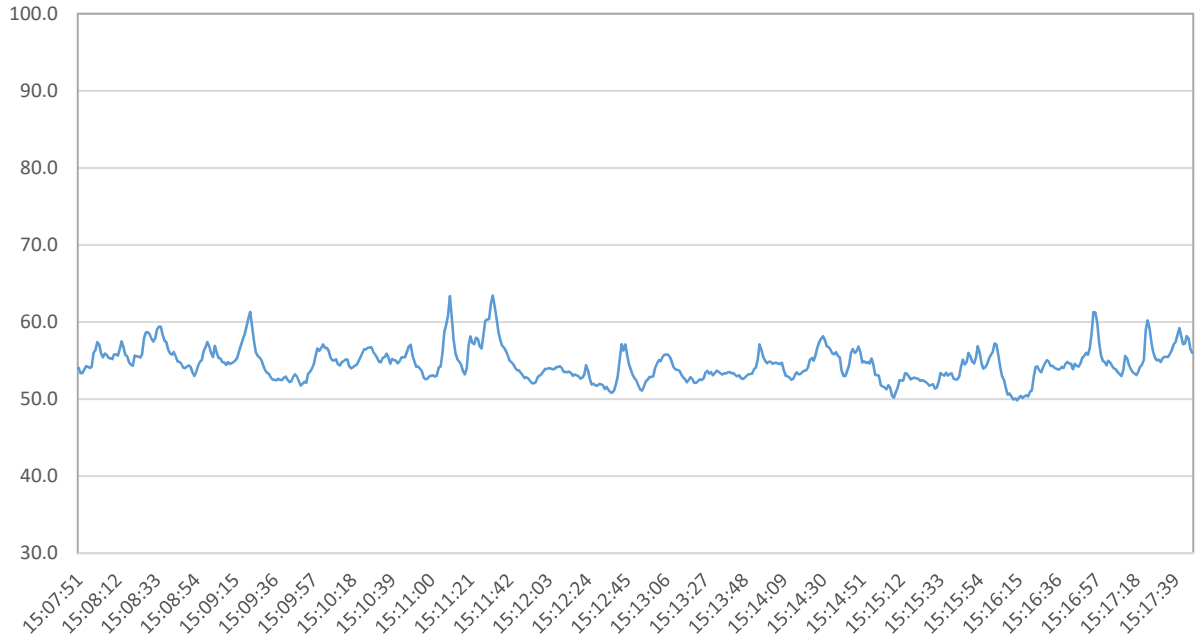
Statistics Chart



Statistics Table

dB	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
49.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.16	0.2
50.0	0.21	0.22	0.46	0.27	0.38	0.28	0.08	0.11	0.34	0.31	2.7
51.0	0.16	0.37	0.31	0.50	0.47	0.36	0.31	0.57	0.88	0.82	4.76
52.0	0.95	0.69	0.90	0.79	1.43	1.80	1.92	1.83	1.73	1.70	13.74
53.0	2.18	2.39	2.00	2.27	2.33	2.20	1.35	1.11	1.21	1.93	18.98
54.0	2.14	2.25	2.24	1.77	1.66	1.74	1.92	2.29	2.60	2.22	20.81
55.0	1.88	1.89	1.75	1.69	1.99	1.69	1.33	1.57	1.73	1.25	16.76
56.0	1.24	0.97	0.74	0.74	1.02	1.19	0.98	1.05	0.90	0.95	9.76
57.0	0.76	0.74	0.61	0.40	0.65	0.62	0.49	0.40	0.36	0.34	5.38
58.0	0.23	0.32	0.27	0.23	0.26	0.25	0.37	0.31	0.21	0.17	2.63
59.0	0.22	0.27	0.20	0.31	0.24	0.17	0.11	0.10	0.10	0.14	1.86
60.0	0.13	0.14	0.16	0.10	0.08	0.07	0.08	0.13	0.15	0.06	1.12
61.0	0.08	0.08	0.14	0.16	0.10	0.10	0.04	0.03	0.03	0.02	0.80
62.0	0.03	0.03	0.04	0.03	0.03	0.02	0.02	0.03	0.02	0.02	0.27
63.0	0.02	0.03	0.03	0.03	0.04	0.01	0.04	0.05	0.00	0.00	0.24

Logged Data Chart



Construction Equipment Noise Levels

noah tanski environmental consulting

	dBA Leq 1hr 50ft	Noise Barrier	dBA 50ft - After Best Practices	
Auger Drill Rig	77.4	-10	67.4	notes:
Backhoe	73.6	-10	63.6	notes:
Compressor (air)	73.7	-5	68.7	notes:
Concrete Mixer Truck	74.8	-10	64.8	notes:
Concrete Pump Truck	74.4	-10	64.4	notes:
Concrete Saw	82.6	-10	72.6	notes:
Crane	72.6	-10	62.6	notes:
Dozer	77.7	-10	67.7	notes:
Drill Rig Truck	72.2	-10	62.2	notes:
Excavator	76.7	-10	66.7	notes:
Front End Loader	75.1	-10	65.1	notes:
Generator	77.6	-10	67.6	notes:
Generator (<25KVA)	69.8	-5	64.8	notes:
Gradall	79.4	-10	69.4	notes:
Jackhammer	81.9	-10	71.9	notes:
Man Lift	67.7	-10	57.7	notes:
Welder/Torch	70.0	-5	65.0	notes:

NTEC 2 December 2019
Noah Tanski TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTRACT: 5773 Adams
RUN: Alley: AM Peak Hour
BARRIER DESIGN: INPUT HEIGHTS
ATMOSPHERICS: 68 deg F, 50% RH

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

Receiver												
Name	No.	#DUs	Existing LAeq1h	No Barrier LAeq1h Calculated	Crit'n	Increase over existing Calculated	Crit'n Sub'l Inc	Type Impact	With Barrier Calculated LAeq1h	Noise Reduction Calculated	Noise Reduction Goal	Calculated minus Goal
			dBA	dBA	dBA	dB	dB		dBA	dB	dB	dB
N Receptor	1	1	0.0	43.1	66	43.1	10	----	43.1	0.0	8	-8.0

Dwelling Units	# DUs	Noise Reduction Min dB	Avg dB	Max dB
All Selected	1	0.0	0.0	0.0
All Impacted	0	0.0	0.0	0.0
All that meet NR Goal	0	0.0	0.0	0.0

Appendix E-1:

Transportation Assessment

TRANSPORTATION ASSESSMENT FOR THE 5775 W. ADAMS BOULEVARD MIXED-USE PROJECT

LOS ANGELES, CALIFORNIA

DECEMBER 2019
REVISED FEBRUARY 2020

PREPARED FOR

5773 W ADAMS, LLC

PREPARED BY

Gibson
transportation consulting, inc.

MEMORANDUM

TO: Wes Pringle, Los Angeles Department of Transportation

FROM: Sarah M. Drobis, P.E., Emily Wong, P.E., and Lauren Mullarkey-Williams

DATE: February 12, 2020

RE: Transportation Assessment for the
5775 West Adams Boulevard Mixed-Use Project
Los Angeles, California **Ref:** J1747

The approved *Transportation Assessment for the 5775 W. Adams Boulevard Mixed-Use Project, Los Angeles, California* (Gibson Transportation Consulting, Inc., December 2019) has been revised for consistency with the latest development plans for the Project. It should be noted that the revisions provide supplemental information (e.g., expanded descriptions and corrections) and do not result in changes to the analyses assumptions, methodologies, and conclusions presented in the approved December 2019 transportation assessment.

Thus, the conclusions of the analysis presented in the approved December 2019 transportation assessment remain valid.

555 W. 5th Street, Suite 3375 Los Angeles, CA 90013 p. 213.683.0088 f 213.683.0033

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

5775 W. Adams Blvd
DOT Case No. CEN 19-48812

Date: January 23, 2020

To: Debbie Lawrence, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ANALYSIS FOR THE PROPOSED MIXED USE PROJECT LOCATED AT 5775 WEST ADAMS BOULEVARD**

The Department of Transportation (DOT) has reviewed the transportation impact study, dated December 2019, prepared by Gibson Transportation Consulting, Inc. for the proposed mixed-use development, located at 5775 West Adams Boulevard. In compliance with Senate Bill 743 and the California Environmental Quality Act (CEQA), a vehicle miles traveled (VMT) analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, access to diverse land-uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in DOT's Transportation Assessment Guidelines (TAG), as described below.

DISCUSSION AND FINDINGS

A. Project Description
The project proposes to demolish an existing vacant automobile service station. The project site is bounded by South Genesee Avenue to the west, an adjacent alley to the north, residential and commercial property to the east, and West Adams Boulevard to the south. The proposed development will consist of a mixed-use project. The project will provide 65 residential apartment units, 55 of which will be market rate and 10 of which will be affordable. The project also includes 2,500 square feet of ground-floor commercial use. The project is expected to be completed by Year 2024.

B. CEQA Screening Threshold
Prior to accounting for trip reductions resulting from the application of Transportation Demand Management (TDM) Strategies, a trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers' (ITE's) Trip Generation, 9th Edition manual as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the project **does** exceed the net 250 daily vehicle trips threshold. A copy of the VMT calculator screening page, with the corresponding net daily trips estimate, is provided as **Attachment A** to this report.

Additionally, the analysis included further discussion of the transportation impact thresholds:

T-1 Conflicting with plans, programs, ordinances, or policies
T-2.1 Causing substantial vehicle miles traveled
T-2.2 Substantially inducing additional automobile travel
T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

A Project's impacts per Thresholds T-2.1 and 2.2 are determined by using the VMT calculator and are discussed above. The assessment determined that the project would **not** have a significant transportation impact under any of the above thresholds. A copy of the VMT Calculator summary reports is provided as **Attachment B** to this report.

C. Safety, Access and Circulation

During the preparation of the new CEQA guidelines, the State's Office of Planning and Research stressed that lead agencies can continue to apply traditional operational analysis requirements to inform land use decisions provided that such analyses were outside of the CEQA process. The authority for requiring non-CEQA transportation analysis and requiring improvements to address potential circulation deficiencies, lies in the City of Los Angeles' Site Plan Review authority as established in Section 16.05 of the Los Angeles Municipal Code (LAMC), Section 16.05. Therefore, DOT continues to require and review a project's site access, circulation, and operational plan to determine if any safety and access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. In accordance with this authority, the project has completed a circulation analysis using a "level of service" screening methodology. A copy of the circulation analysis table that summarizes these potential deficiencies is provided as **Attachment C** to this report.

PROJECT REQUIREMENTS

A. Highway Dedication and Street Widening Requirements

Per the Mobility Element of the General Plan, **West Adams Boulevard** has been designated as a Modified Avenue I which would require a 35-foot half-width roadway within a 47.5-foot half-width right-of-way. **South Genesee Avenue** has been designated a Local Street which would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. **South Spaulding Avenue** has been designated a Local Street which would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

B. Parking Requirements

Parking for the project will be provided on two levels, one of which will be at-grade and the other being subterranean. The proposed parking will provide 42 automobile parking spaces and 61 bicycle spaces. Of the bicycle parking, 8 spaces will be short-term and 54 spaces will be long-term. Vehicular access to the parking garage will be provided via driveways onto the

alley north of the project. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

C. Project Access and Circulation

The conceptual site plan (see **Attachment D**) is acceptable to DOT. However, the review of this study does not constitute approval of the dimensions for any new proposed driveway. This requires separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design.

D. Worksite Traffic Control Plan

DOT recommends that a construction worksite traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to http://ladot.lacity.org/what-we-do/plan-review to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours.

E. Development Review Fees

Section 19.15 of the Los Angeles Municipal Code identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Pete Eyre of my staff at (213) 972-4913.

Attachments

N:\letters\2019\CEN19_48812_5775 W Adams Blvd

c: Jordan Beroukhim, Council District 10
Bhuvan Bajaj, Hollywood / Wilshire District Office, DOT
Taimour Tanavoli, Case Management, DOT
Matthew Masuda, Central District, BOE
Lauren Mullarkey-Williams, Gibson Transportation

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: J1747 - 5775 W Adams

Scenario:

Address: 5775 W ADAMS BLVD, 90016

If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Retail | Auto Repair	1.54	ksf
Retail | Auto Repair	1.54	ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Multi-Family	55	DU
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Affordable Housing - Family	10	DU

☐ Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed Project
34 Daily Vehicle Trips	486 Daily Vehicle Trips
234 Daily VMT	2,760 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station.	☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	452 Net Daily Trips
The net increase in daily VMT ≤ 0	2,526 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	2.500 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

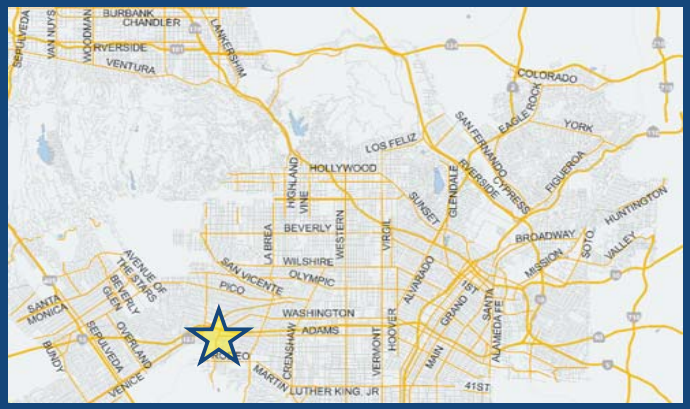
CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

Project Information

Project: J1747 - 5775 W Adams

Scenario:

Address: 5775 W ADAMS BLVD, 90016



Proposed Project Land Use Type	Value	Unit
Housing | Multi-Family	55	DU
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Affordable Housing - Family	10	DU

TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	No

A Parking

Reduce Parking Supply
☑ Proposed Prj ☐ Mitigation
- 90 city code parking provision for the project site
- 44 actual parking provision for the project site

Unbundle Parking
☑ Proposed Prj ☐ Mitigation
- 100 monthly parking cost (dollar) for the project site

Parking Cash-Out
☐ Proposed Prj ☐ Mitigation
- 50 percent of employees eligible

Price Workplace Parking
☐ Proposed Prj ☐ Mitigation
- 6.00 daily parking charge (dollar)
- 25 percent of employees subject to priced parking

Residential Area Parking Permits
☐ Proposed Prj ☐ Mitigation
- 200 cost (dollar) of annual permit

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
397 Daily Vehicle Trips	**397** Daily Vehicle Trips
2,276 Daily VMT	**2,276** Daily VMT
5.9 Household VMT per Capita	**5.9** Household VMT per Capita
N/A Work VMT per Employee	**N/A** Work VMT per Employee

Significant VMT Impact?

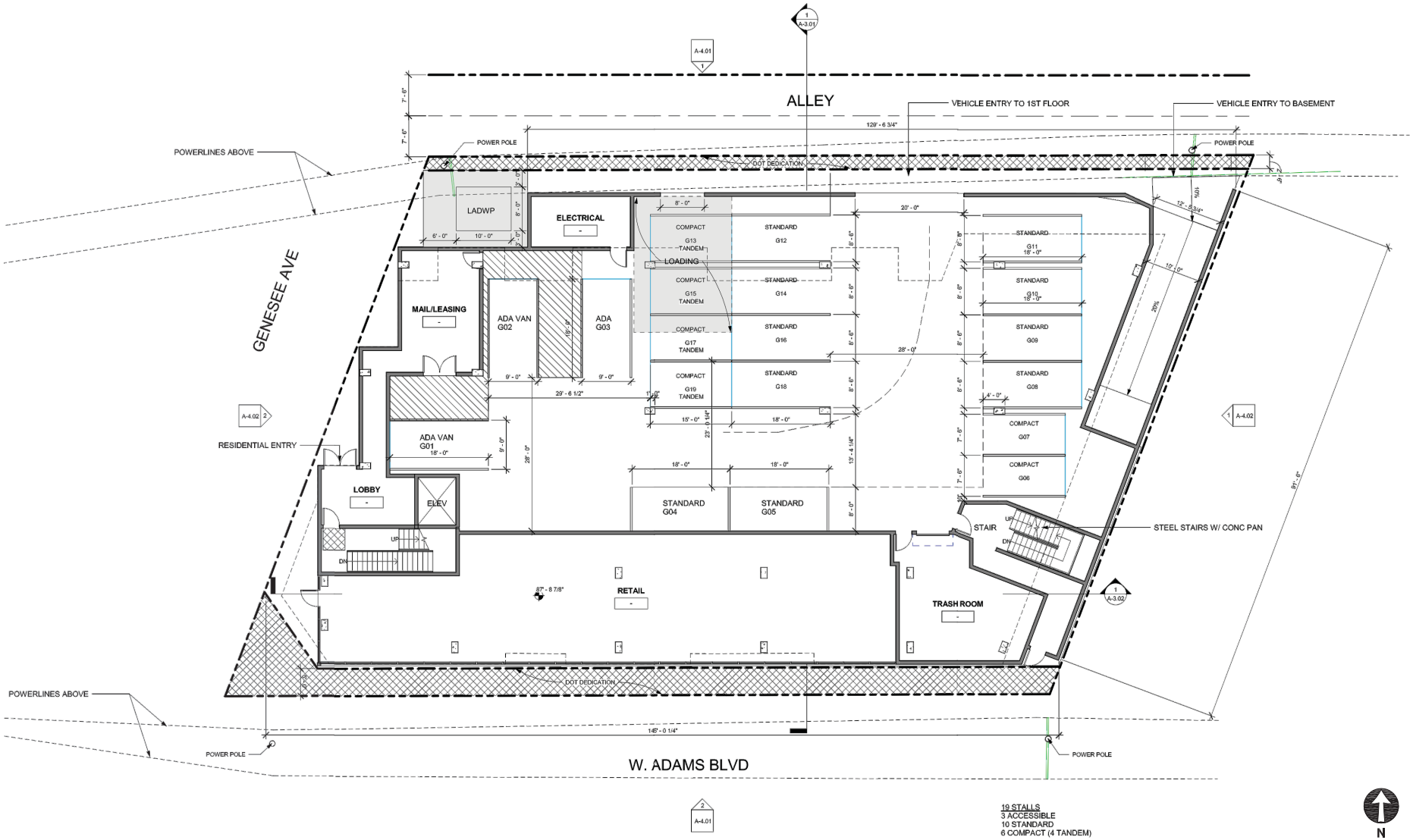
Household: No Threshold = 6.0 15% Below APC	**Household: No** Threshold = 6.0 15% Below APC
Work: N/A Threshold = 11.6 15% Below APC	**Work: N/A** Threshold = 11.6 15% Below APC

Measuring the Miles

TABLE 9
FUTURE WITH PROJECT CONDITIONS (YEAR 2024)
INTERSECTION LEVELS OF SERVICE

No	Intersection	Peak Hour	Future without Project		Future with Project	
			Delay	LOS	Delay	LOS
1.	Fairfax Avenue & Adams Boulevard	AM	0.5	A	0.5	A
		PM	2.7	A	2.7	A
2. [a]	Genessee Avenue & Adams Boulevard	AM	21.4	C	23.2	C
		PM	9.3	A	9.4	A
3. [a]	Spaulding Avenue & Adams Boulevard	AM	41.5	E	51.2	F
		PM	34.2	D	35.2	E

Notes
Delay is measured in seconds per vehicle
LOS = Level of service
Results per Synchro 10 (HCM methodology)
[a] Worst-case approach delay is reported for two-way stop-controlled intersections.



Source: AFH Architects. October, 2019.

PROJECT SITE PLAN

FIGURE 1

TRANSPORTATION ASSESSMENT
FOR THE
5775 W. ADAMS BOULEVARD
MIXED-USE PROJECT

LOS ANGELES, CALIFORNIA

December 2019
Revised February 2020

Prepared for:

5773 W ADAMS, LLC

Prepared by:

GIBSON TRANSPORTATION CONSULTING, INC.
555 W. 5th Street, Suite 3375
Los Angeles, California 90013
(213) 683-0088

Ref: J1747

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Chapter 1
Introduction

This study presents the transportation assessment for the mixed-use development project (Project) proposed at 5775 W. Adams Boulevard (Project Site) within the West Adams/Baldwin Hills/Leimert Community Plan Area of the City of Los Angeles, California (City). The methodology and base assumptions used in the analysis were established in conjunction with the Los Angeles Department of Transportation (LADOT).

PROJECT DESCRIPTION

The Project is proposing the construction of a seven-story mixed-use residential and retail development with 55 market-rate apartments, 10 affordable apartments, and approximately 2,500 square feet (sf) of ground floor commercial uses. Parking would be provided on-site in one at-grade level and one subterranean parking level, with two full access driveways along the alley north of the Project Site. Pedestrian access to the Project would be provided along Genesee Avenue and Adams Boulevard. The existing vacant automobile service station on the Project Site will be removed as part of this Project.

The Project is anticipated to be completed in Year 2024. The conceptual Project Site plan is illustrated in Figure 1.

PROJECT LOCATION AND TRANSPORTATION ANALYSIS STUDY AREA

The Project Site is located within Council District 10, in the West Adams neighborhood of South Los Angeles, and consists of eight lots (FR 66 – 73) contained within Assessor Parcel Number (APN) 5048007034. The Project is bounded by an alley and residential uses to the north, vacant residential uses to the east, Adams Boulevard to the south, and Genesee Avenue to the west.

As shown in Figure 2, the transportation analysis Study Area includes key intersections along Adams Boulevard between Fairfax Avenue and Spaulding Avenue.

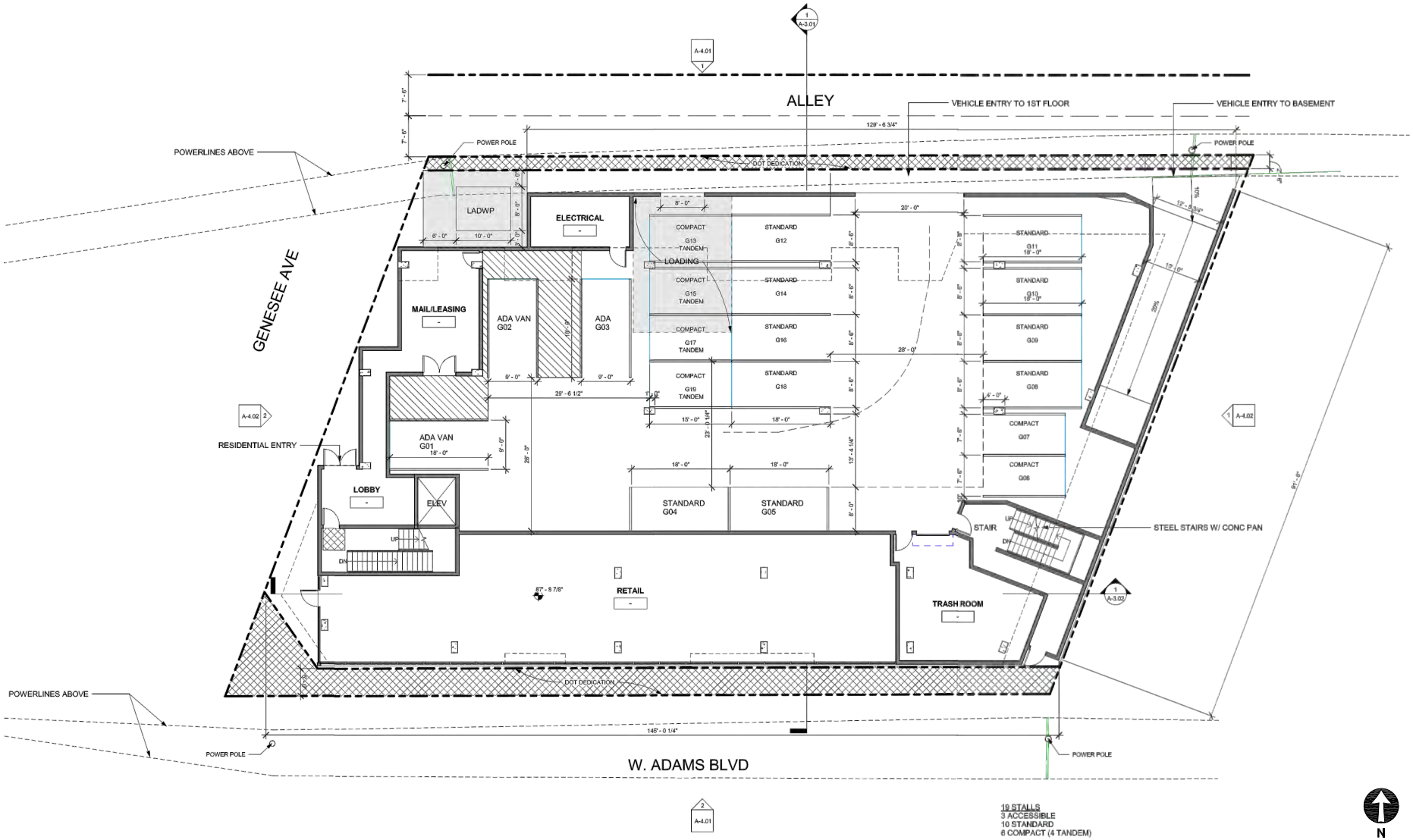
The Project is located approximately 0.2 miles south of the Santa Monica Freeway (I-10) and 0.5 miles north of the Metro E Line (formerly the Expo Line) La Cienega/Jefferson Station. The Project is served by multiple bus lines along Washington Boulevard, Adams Boulevard, and Fairfax Avenue operated by Culver CityBus, Los Angeles County Metropolitan Transportation Authority (Metro), and LADOT's Commuter Express (CE).

STUDY SCOPE

The scope of analysis for this study was developed in consultation with LADOT and is consistent with *Transportation Assessment Guidelines* (LADOT, July 2019) (TAG) and in compliance with *2018 California Environmental Quality Act (CEQA) Statute & Guidelines* (California Association of Environmental Professionals, 2018) (CEQA Guidelines). The base assumptions and technical methodologies (i.e., trip generation, study locations, analysis methodology, etc.) were identified as part of the study approach and were outlined in a Memorandum of Understanding (MOU) that was reviewed and approved by LADOT in November 2019 and is provided in Appendix A.

ORGANIZATION OF REPORT

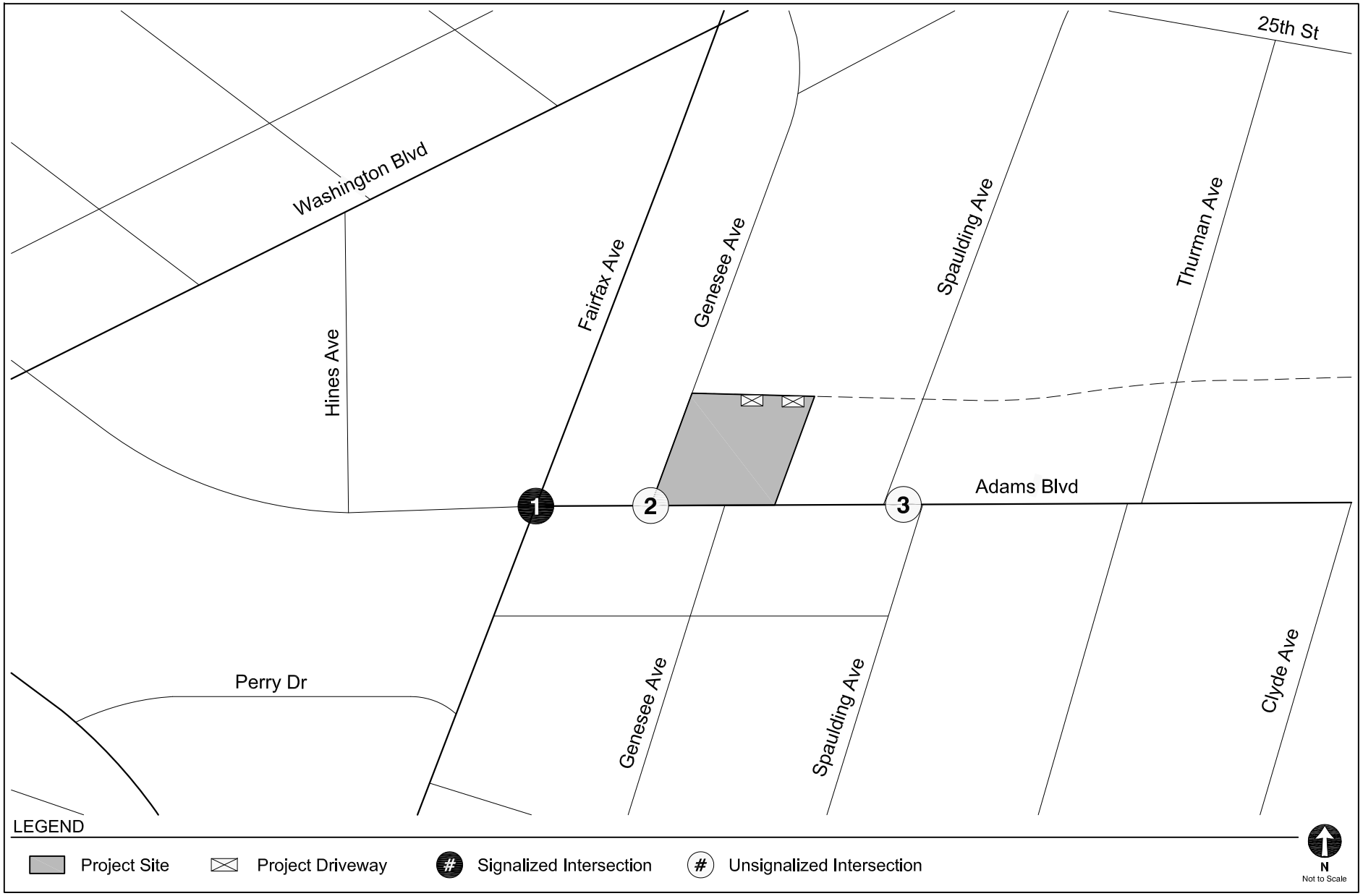
This report is divided into five chapters, including this introduction. Chapter 2 describes the Project context including the existing and future circulation system, traffic volumes, and traffic conditions in the Study Area. Chapter 3 presents the CEQA analysis of transportation impacts. Chapter 4 details the non-CEQA transportation analyses. Chapter 5 summarizes the analyses and study conclusions. The appendices contain supporting documentation, including the MOU that outlines the study scope and assumptions, and additional details supporting the technical analyses.



Source: AFH Architects. October, 2019.

PROJECT SITE PLAN

FIGURE 1



STUDY AREA & ANALYZED INTERSECTIONS

FIGURE 2

Chapter 2
Project Context

A comprehensive data collection effort was undertaken to develop a detailed description of existing and future conditions in the Project Study Area.

The Existing Conditions analysis includes an assessment of the existing transportation infrastructure and conditions of the Study Area including freeway and street systems and transit service, as well as pedestrian and bicycle circulation, at the time the MOU was approved in October 2019. Fieldwork (lane configurations, signal phasing, parking restrictions, etc.) for the analyzed intersections was collected in Year 2019. Fieldwork (lane configurations) for the analyzed intersections is provided in Figure 3, traffic count worksheets in Appendix B, and LOS and delay worksheets in Appendix C.

In addition, this Chapter contains a discussion of the future conditions detailing the assumptions used to develop the Future without Project Conditions in Year 2024, which corresponds to projected occupancy of the Project.

STUDY AREA

The Study Area includes key intersections along Adams Boulevard between Fairfax Avenue and Spaulding Avenue. This Study Area was established in consultation with LADOT based on the following factors identified in the TAG:

1. Primary driveway(s)
2. Intersections at either end of the block on which the Project is located or up to 600 feet from the primary Project driveway(s)
3. Unsignalized intersections adjacent to the Project Site that are integral to the Project's site access and circulation plan

4. Signalized intersections in proximity to the Project Site where 100 or more Project trips would be added

A total of three intersections, one signalized and two unsignalized, listed in Table 1, were identified for detailed analysis during the MOU process. Figure 2 illustrates the location of the Project Site in relation to the surrounding street system and the three study intersections. The existing lane configurations at the analyzed intersections are provided in Figure 3.

EXISTING TRANSPORTATION CONDITIONS

Existing Street System

The existing street system in the Study Area consists of a regional roadway system including arterials and local streets that provide regional, sub-regional, or local access and circulation within the Study Area. These transportation facilities generally provide two to four travel lanes and usually allow parking on one or both sides of the street. Typically, the speed limits range between 25 and 35 miles per hour (mph) on the streets and 55 mph on the freeways surrounding downtown.

Street classifications are designated in *Mobility Plan 2035, An Element of the General Plan* (Los Angeles Department of City Planning [LADCP], September 2016) (the Mobility Plan). The Mobility Plan has revised street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Street classifications are defined by the following in the Mobility Plan:

- Freeways are high-volume, high-speed roadways with limited access provided by interchanges that carry regional traffic through and do not provide local access to adjacent land uses.
- Arterial Streets are major streets that serve through traffic, as well as provide access to major commercial activity centers. Arterials are divided into two categories:
    - Boulevards represent the widest streets that typically provide regional access to major destinations and include two categories:
        - Boulevard I provides up to four travel lanes in each direction with a target operating speed of 40 mph

        - Boulevard II provides up to three travel lanes in each direction with a target operating speed of 35 mph

    - Avenues pass through both residential and commercial areas and include three categories:

        - Avenue I provides up to two travel lanes in each direction with a target operating speed of 35 mph

        - Avenue II provides up to two travel lanes in each direction with a target operating speed of 30 mph

        - Avenue III provides up to two travel lanes in each direction with a target operating speed of 25 mph

- Collector Streets are generally located in residential neighborhoods and provide access to and from arterial streets for local traffic and are not intended for cut-through traffic. They provide one travel lane in each direction with operating speed of 25 mph.

- Local Streets are intended to accommodate lower volumes of vehicle traffic and provide parking on both sides of the street. They provide one travel lane in each direction with a target operating speed of 15 to 20 mph. Local streets include two categories:

    - Continuous local streets connect to other streets at both ends

    - Non-continuous local streets lead to a dead-end

Primary regional access to the Project Site is provided by I-10. In proximity to the Project Site, the Study Area is served by arterial streets such as Adams Boulevard and Fairfax Avenue. The following is a brief description of the roadways in the Study Area, including their classifications under the Mobility Plan:

Freeways

- I-10 – I-10 generally runs in the east-west direction and is located 0.20 miles north of the Project Site. In the vicinity of the Project Site, I-10 provides four travel lanes in each direction. Access to and from I-10 is available via interchanges at Washington Boulevard and Fairfax Avenue.

Roadways

- Adams Boulevard – Adams Boulevard is designated a Modified Avenue I. It travels in the east-west direction and is located south of the Project Site. It provides five travel lanes, two lanes in each direction, with a two-way left turn median. Unmetered street parking is

generally provided along the north curb with two-hour limits between 8:00 AM to 6:00 PM, and unmetered street parking is generally provided along the south curb with one-hour limits between 8:00 AM to 6:00 PM west of Genesee Avenue and two-hour limits between 8:00 AM to 6:00 PM east of Genesee Avenue.

- Fairfax Avenue – Fairfax Avenue is a designated Avenue II. It travels in the north-south direction and is located west of the Project Site. It provides four travel lanes, two in each direction. Unmetered street parking is limited along the west curb with ten-hour restrictions between 8:00 AM to 6:00 PM.

- Genesee Avenue – Genesee Avenue is a designated Continuous Local Street – Standard. It travels in the north-south direction and is located west of the Project Site. It provides two unstriped travel lanes, one lane in each direction. Unmetered street parking is generally provided along the east curb and no street parking is permitted along the west curb.

- Spaulding Avenue – Spaulding Avenue is a designated Continuous Local Street – Standard. It travels in the north-south direction and is located east of the Project Site. It provides two unstriped travel lanes, one lane in each direction. Unmetered street parking is generally provided on both sides of Spaulding Avenue.

The existing intersection mobility facilities are shown in Figure 4 and the transportation facilities are shown in Figure 5.

Existing Transit System

Figure 6 illustrates the existing transit service in the Study Area, which is served by bus lines operated by Culver CityBus, Metro, and CE. The following provides a brief description of the bus lines providing service in the Project vicinity:

- Culver City Bus Line 1 – Line 1 is a local line that travels from Venice to the West LA Transit Center via Washington Boulevard, with average headways of approximately 15 to 20 minutes during the weekday morning and afternoon peak hours. This line provides service to Mar Vista and travels along Washington Boulevard in the vicinity of the Project Site.

- Culver City Bus Line 4 – Line 4 is a local line that travels from the Westfield Culver City Transit Center to the West Los Angeles Transit Center via Jefferson Boulevard, with average headways of approximately 35 to 40 minutes during the weekday morning and afternoon peak hours. This line provides service to Culver City and Blair Hills and travels along Adams Boulevard in the vicinity of the Project Site.

- Metro Local 35 – Route 35 is a local line that travels from the Washington Boulevard/Fairfax Avenue Transit Hub to downtown Los Angeles via Washington Boulevard, with average headways of approximately 15 to 20 minutes during the weekday

morning and afternoon peak hours. This line provides service to Culver City, Mid-City and Arlington Heights, and travels along Washington Boulevard in the vicinity of the Project Site.

- Metro Local 37 – Route 37 is a local line that travels from the Washington Boulevard/Fairfax Avenue Transit Hub to downtown Los Angeles via Adams Boulevard, with average headways of approximately 15 to 20 minutes during the weekday morning and afternoon peak hours. This line provides service to Culver City, West Adams, and North University Park, and travels along Washington Boulevard and Adams Boulevard in the vicinity of the Project Site.

- Metro Local 38 – Route 38 is a local line that travels from the Washington Boulevard/Fairfax Avenue Transit Hub to downtown Los Angeles via Jefferson Boulevard, with average headways of approximately 15 to 20 minutes during the weekday morning and afternoon peak hours. This line provides service to Culver City, Jefferson Park, and West Adams, and travels along Washington Boulevard, Adams Boulevard, and Fairfax Avenue in the vicinity of the Project Site.

- Metro Local 105 – Route 105 is a local line that travels from West Hollywood to Vernon via La Cienega Boulevard and Vernon Avenue, with average headways of approximately 15 to 20 minutes during the weekday morning and afternoon peak hours. This line provides service to Beverly Hills, Culver City, and Leimert Park, and travels along Adams Boulevard in the vicinity of the Project Site.

- Metro Local 217 – Route 217 is a local line that travels from the Metro Red Line Vermont/Sunset Station to the Howard Hughes Transit Center via Hollywood Boulevard, Fairfax Avenue, and La Cienega Boulevard, with average headways of approximately 15 minutes in the northbound direction and 40 to 45 minutes in the southbound direction during the weekday morning and afternoon peak hours. This line provides service to Los Feliz, Hollywood, and Culver City, and travels along Washington Boulevard and Adams Boulevard in the vicinity of the Project Site.

- Metro Rapid 780 – Route 780 is a rapid line that travels from Pasadena to the Washington/Fairfax Transit Hub via Colorado Boulevard, Hollywood Boulevard, and Fairfax Avenue, with average headways of approximately 10 to 20 minutes during the weekday morning and afternoon peak hours. This line provides service to Pasadena, Eagle Rock, Glendale, Los Feliz, Hollywood, West Hollywood, and Mid City, and travels along Fairfax Avenue in the vicinity of the Project Site.

- CE 437 – Route 437 is an express line that travels from downtown Los Angeles to Venice via I-10 and Culver Boulevard, with average headways of approximately 30 minutes in the northbound direction during the weekday morning peak hours and approximately 20 minutes in the southbound direction during the weekday afternoon peak hours. This line provides service to Culver City, Mar Vista, Marina del Rey, and travels along Washington Boulevard in the vicinity of the Project Site.

In addition to the bus lines that provide service within the Project Site vicinity, the Metro E Line operates south of the Project Site. The Metro E Line runs between Culver City and downtown Los Angeles, where it connects with the Metro Red Line, Metro Purple Line, and Metro A Line. The

Metro E Line provides a station at La Cienega Boulevard & Jefferson Boulevard, approximately 0.5 miles south of the Project Site.

Figure 6 illustrates the existing transit service in the Study Area. Table 2 summarizes the various transit lines operating in the Study Area for each of the service providers in the region, the type of service (peak vs. off-peak, express vs. local), and frequency of service. The average headways during the peak hour were estimated using detailed trip and ridership data from April 2019 provided by Metro, as well as schedule information from each respective transit provider.

Table 3A and 3B summarize the total capacity of the Culver CityBus, Metro, and CE transit system during the morning and afternoon peak hours based on the frequency of service of each line and the maximum seated and standing capacity of each bus or train. As shown in Tables 3A and 3B, the transit lines within 0.25 miles walking distance of the Project Site currently provide additional capacity for 7,097 transit trips during the morning peak hour and 7,191 transit trips during the afternoon peak hour. No data was available for Culver CityBus and CE services. Bus lines with stop locations located more than 0.25 miles from the Project Site were not included.

Existing Bicycle System

Based on the Mobility Plan and *2010 Bicycle Plan, A Component of the City of Los Angeles Transportation Element* (LADCP, 2010) (2010 Bicycle Plan), the existing bicycle system in the Study Area is limited. The components of the 2010 Bicycle Plan have been incorporated into the bicycle network of the Mobility Plan.

The Mobility Plan consists of a Low-Stress Bikeway System and a Bicycle Lane Network. The Low-Stress Bikeway System is comprised of the Bicycle Enhanced Network, the Neighborhood Enhanced Network, and Bike Paths. The Bicycle Enhanced Network includes protected bicycle lanes (Class IV), which provide bicycling infrastructure including cycle tracks, bicycle signals, and demarcated areas to facilitate turns at intersections and neighborhood streets. These typically provide mini-roundabouts, cross-street stop signs, crossing islands at major intersection crossings, improved street lighting, bicycle boxes, and bicycle-only left-turn pockets. Once implemented, these facilities would offer a safer environment for both cyclists and motorists. Currently, none of the streets in the Study Area provide bicycle facilities.

Existing Pedestrian Facilities

The walkability of existing facilities is based on the availability of pedestrian routes necessary to accomplish daily tasks without the use of an automobile; these attributes are quantified by Walk Score and assigned a score out of 100 points. With the various commercial businesses and cultural centers adjacent to the residential neighborhoods of the Study Area, the walkability of the Study Area is approximately 79 points[1].

The sidewalks that serve as routes to the Project Site provide proper connectivity and adequate widths for a comfortable and safe pedestrian environment. The sidewalks provide connectivity to pedestrian crossings at intersections within the Study Area. The signalized intersection at Fairfax Avenue & Adams Boulevard provides pedestrian facilities to the Project Site, as well as pedestrian phasing, crosswalk striping, and Americans with Disabilities Act (ADA) wheelchair ramps as shown in Figure 4.

Vision Zero

As described in *Vision Zero: Eliminating Traffic Deaths in Los Angeles by 2025* (City of Los Angeles, August 2015), Vision Zero is a traffic safety policy that promotes strategies to eliminate collisions that result in severe injury or death. Vision Zero has identified the High Injury Network, a network of streets based on the collision data from the last five years, where strategic investments would have the biggest impact in reducing death and severe injury. Within the Study Area, Adams Boulevard is identified in the High Injury Network.

[1] Walk Score (www.walkscore.com) rates the Project Site (5775 W. Adams Boulevard) with a score of 79 of 100 possible points (scores assessed on October 18, 2019 for the West Adams neighborhood). Walk Score calculates the walkability of specific addresses by taking into account the ease of living in the neighborhood with a reduced reliance on automobile travel.

Existing Traffic Volumes

Intersection turning movement counts for typical weekday morning (7:00 AM to 10:00 AM) and afternoon (3:00 PM to 6:00 PM) peak periods were collected in October 2019 while schools were in session. The existing intersection peak hour traffic volumes are illustrated in Figure 7.

FUTURE CUMULATIVE TRANSPORTATION CONDITIONS

The forecast of Future without Project Conditions was prepared in accordance with procedures outlined in Section 15130 of Chapter 3, Title 14, Article 9 of the CEQA Guidelines. Specifically, two options are provided for developing the cumulative traffic volume forecast:

> "(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the [lead] agency, or
>
> "(B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency."

As described in detail below, this analysis includes traffic growth both from future projects (option "A" above, the "Related Projects") and from regional growth projections (option "B" above, or ambient growth). The ambient growth factor discussed below likely includes some traffic growth resulting from the Related Projects. Therefore, the traffic analysis provides a highly conservative estimate of Future without Project traffic volumes.

The Future without Project traffic projections reflect growth in traffic over existing conditions from ambient growth, which reflects increase in traffic due to regional growth and development outside the Study Area, and traffic generated by ongoing or entitled projects in, or in the vicinity of, the Study Area.

Ambient Traffic Growth

Traffic levels are expected to increase over time as a result of regional growth and development in and around the Study Area. Based on discussions with LADOT through the MOU process, an ambient growth factor of 1% per year compounded annually was applied to remain conservative by adjusting the existing traffic volumes to reflect the effects of the regional growth and development by Year 2024. The total adjustment applied over the five-year period was 5.10%. These growth factors account for increases in traffic due to potential projects not yet proposed or projects outside the Study Area.

Related Projects

In accordance with the CEQA Guidelines requirements, this study also considered the effects of the Project in relation to other developments either proposed, approved, or under construction (collectively, the Related Projects). With this information, the potential impact of the Project was, therefore, evaluated within the context of the cumulative impact of past, present, and probable future developments capable of producing related or cumulative impacts.

The list of Related Projects is based on information provided by LADCP and LADOT, as well as recent studies of projects in the area. The Related Projects are detailed in Table 4 and shown in Figure 8. Though the buildout years of many of these Related Projects are uncertain and may be well beyond the buildout year of the Project, and notwithstanding that some may never be approved or developed, they were all considered as part of this transportation assessment and conservatively assumed to be completed by the Project buildout year of 2024. The traffic growth due to the development of Related Projects considered in this analysis is highly conservative and, by itself, substantially overestimates the actual traffic volume growth in the area that would likely occur prior to Project buildout years. With the addition of the 1% per year ambient growth factor previously discussed, the Future without Project cumulative condition is even more conservative.

Using these conservative assumptions, the potential traffic impacts of the Project were evaluated. The development of estimated traffic volumes added to the study intersections as a result of Related Projects involves the use of a three-step process: trip generation, trip distribution, and trip assignment.

Trip Generation. Trip generation estimates for the Related Projects were provided by LADOT or were calculated using a combination of previous study findings and the trip generation rates contained in *Trip Generation, 10th Edition* (Institute of Transportation Engineers, 2017). The Related Projects trip generation estimates summarized in Table 4 are very conservative in that they do not in every case account for either the trips generated by the existing uses to be removed or the likely use of other travel modes (e.g., transit, bus, bicycling, walking, carpool, etc.) Further, they do not account for the internal capture trips within a multi-use development or for the interaction of trips between multiple Related Projects, in which one Related Project serves as the origin for a trip destined for another Related Project.

Trip Distribution. The geographic distribution of the traffic generated by the Related Projects is dependent on several factors. These factors include the type and density of the proposed land uses, the geographic distribution of population from which the employees/residents and potential patrons of the proposed developments are drawn, and the location of these projects in relation to the surrounding street system. These factors are considered along with logical travel routes through the street system to develop a reasonable pattern of trip distribution.

Traffic Assignment. The trip generation estimates for the Related Projects were assigned to the local street system using the trip distribution pattern described above. Figure 9 shows the peak hour traffic volumes associated with these Related Projects at the study intersections.

Future without Project Traffic Volumes

The Related Projects volumes were then added to the existing traffic volumes after adjustment for ambient growth through the projected Project completion year of 2024. As discussed above, this is a conservative approach as many of the Related Projects may be reflected in the ambient growth rate. These volumes represent the Future without Project Conditions (i.e., existing traffic volumes added to ambient traffic growth and Related Project traffic growth) for Year 2024 and are shown in Figure 10 for the three study intersections.

Future Roadway Improvements

The analysis of Future Conditions accounted for roadway improvements that were funded and expected to be implemented prior to the buildout of the proposed Project. These roadway improvements result in changes to the physical configuration at the study intersections. Other proposed roadways improvement projects that are not funded and traffic/trip reduction strategies such as Transportation Demand Management (TDM) programs for individual buildings and developments were conservatively omitted from the Future Conditions analyses.

Mobility Plan. In the Mobility Plan, the City identifies key corridors as components of various "mobility-enhanced networks." Each network is intended to focus on improving a particular aspect of urban mobility, including transit, neighborhood connectivity, bicycles, pedestrians, and vehicles. The specific improvements that may be implemented in those networks have not yet been identified, and there is no schedule for implementation; therefore, no changes to vehicular lane configurations were made as a result of the Mobility Plan. However, the following mobility-enhanced networks included corridors within or near the Study Area:

Transit Enhanced Network: Fairfax Avenue is identified as a Transit-Enhanced street.

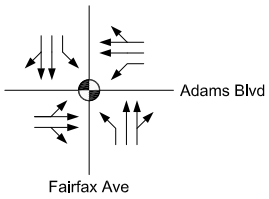
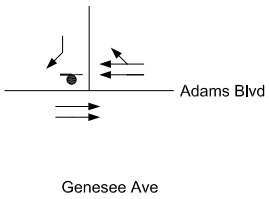
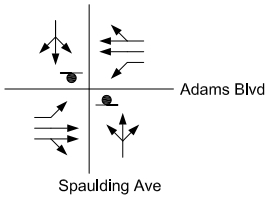
Bicycle Network: Adams Boulevard and Fairfax Avenue are identified as part of the Bicycle Network.

Pedestrian Enhanced District: Adams Boulevard and Fairfax Avenue are identified as part of the Pedestrian Enhanced District.

LEGEND

Traffic Signal

Stop Sign

	EXISTING CONDITIONS (YEAR 2019)	FUTURE CONDITIONS (YEAR 2024)
1. Fairfax Avenue & Adams Boulevard		Same as Existing Conditions
2. Genesee Avenue & Adams Boulevard		Same as Existing Conditions
3. Spaulding Avenue & Adams Boulevard		Same as Existing Conditions

INTERSECTION LANE CONFIGURATIONS

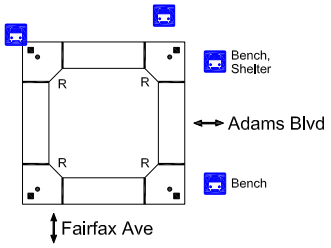
FIGURE 3

LEGEND

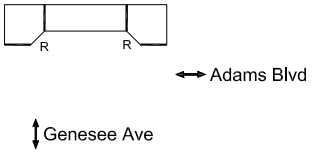
- R Ramp
- Ped Signal
- Ped Call Button
- Bus Stops

N
Not to Scale

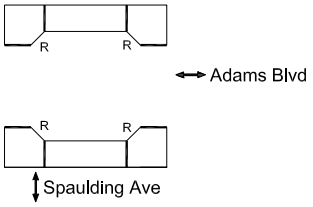
1. Fairfax Avenue & Adams Boulevard



2. Genesee Avenue & Adams Boulevard

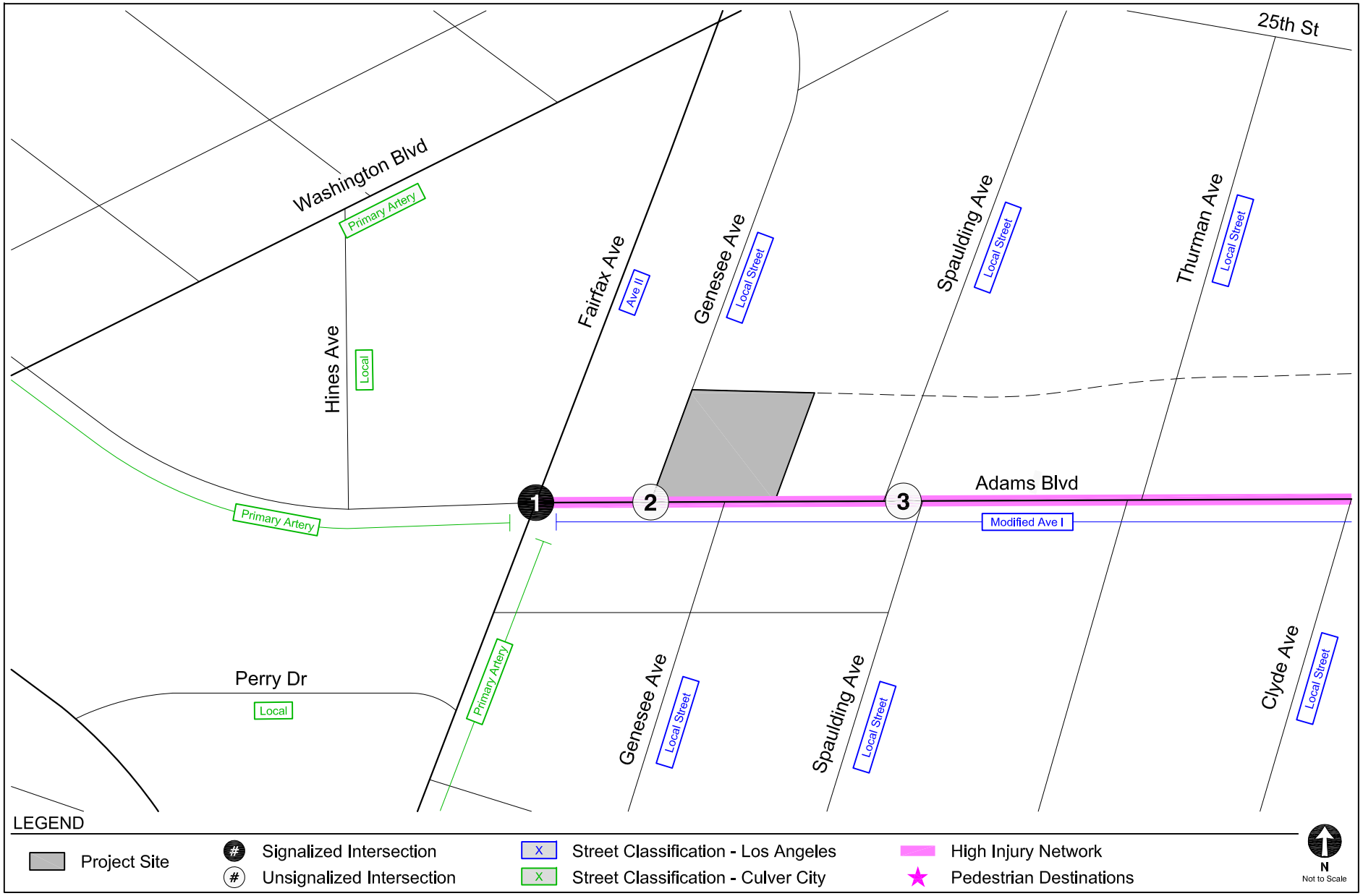


3. Spaulding Avenue & Adams Boulevard



EXISTING INTERSECTION MOBILITY FACILITIES

FIGURE 4



EXISTING TRANSPORTATION FACILITIES

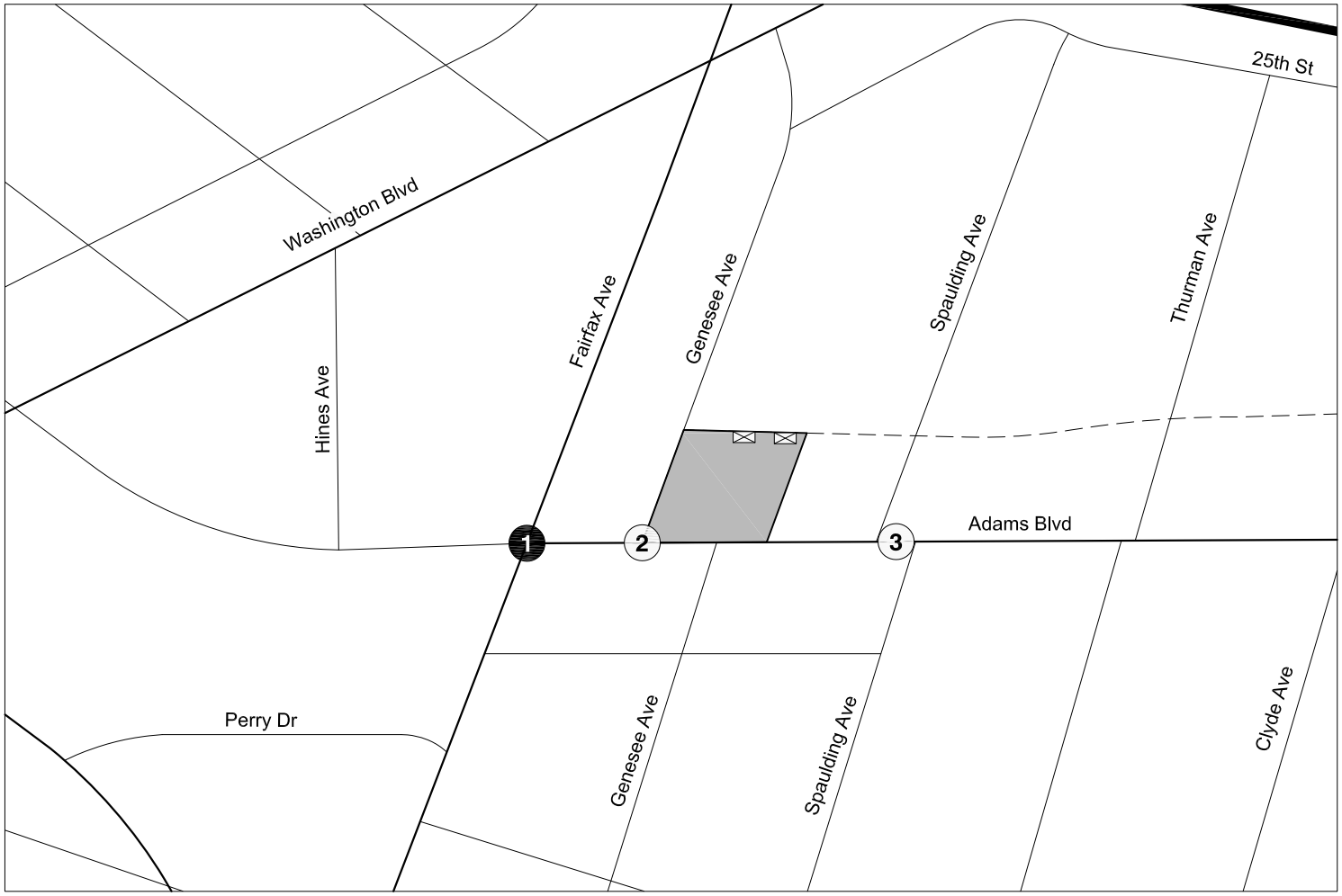
FIGURE 5A

FUTURE TRANSPORTATION FACILITIES

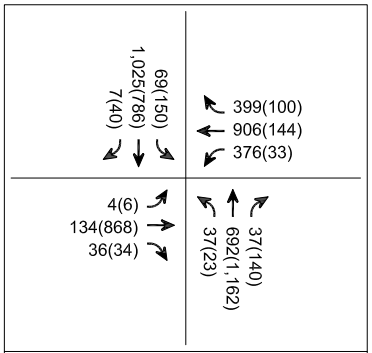
FIGURE 5B

EXISTING TRANSIT SERVICE

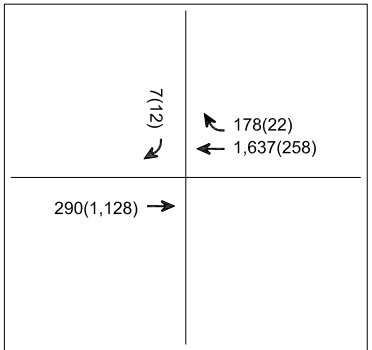
FIGURE 6



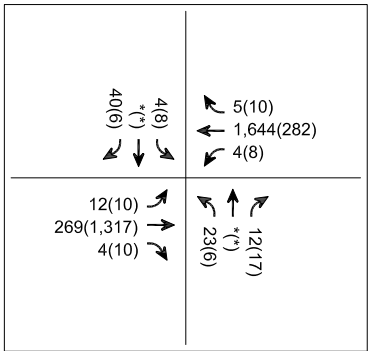
1. Fairfax Avenue & Adams Boulevard



2. Genesee Avenue & Adams Boulevard



3. Spaulding Avenue & Adams Boulevard



LEGEND

- Project Site
- Project Driveway
- Signalized Intersection
- Unsignalized Intersection
- #(#) AM(PM) Peak Hour Traffic Volumes
- * Negligible Volume

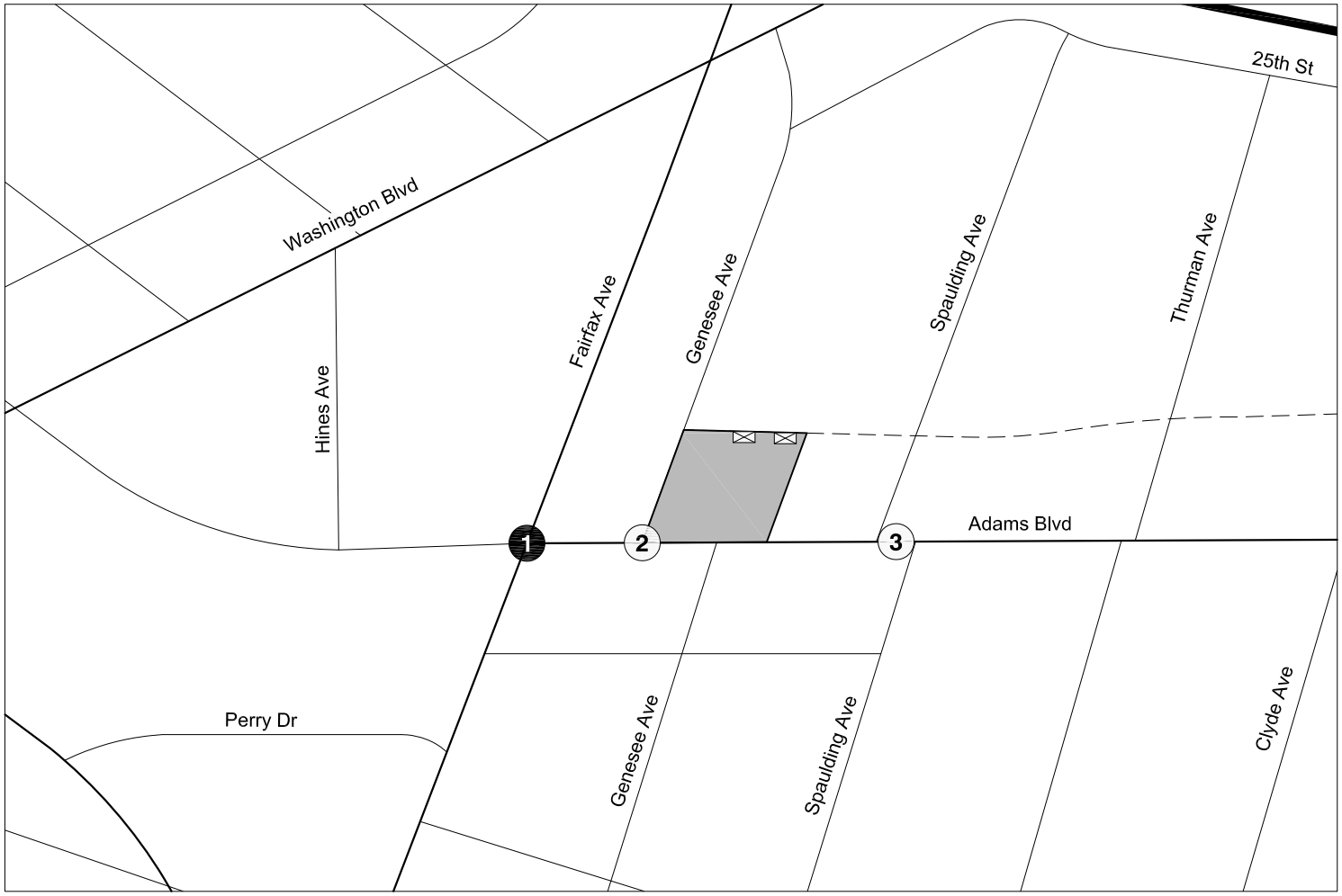
N
Not to Scale

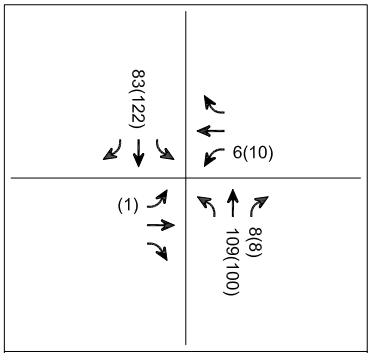
EXISTING CONDITIONS (YEAR 2019)
PEAK HOUR TRAFFIC VOLUMES

FIGURE 7

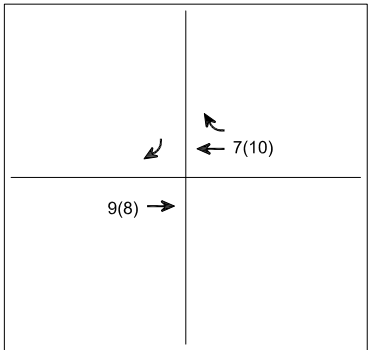
LOCATIONS OF RELATED PROJECTS

FIGURE 8

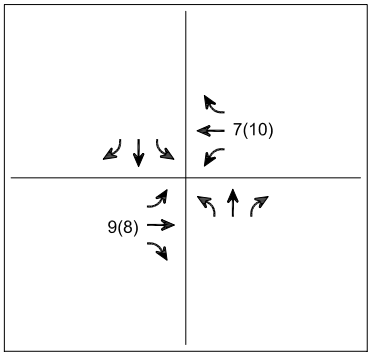




1. Fairfax Avenue & Adams Boulevard



2. Genesee Avenue & Adams Boulevard



3. Spaulding Avenue & Adams Boulevard

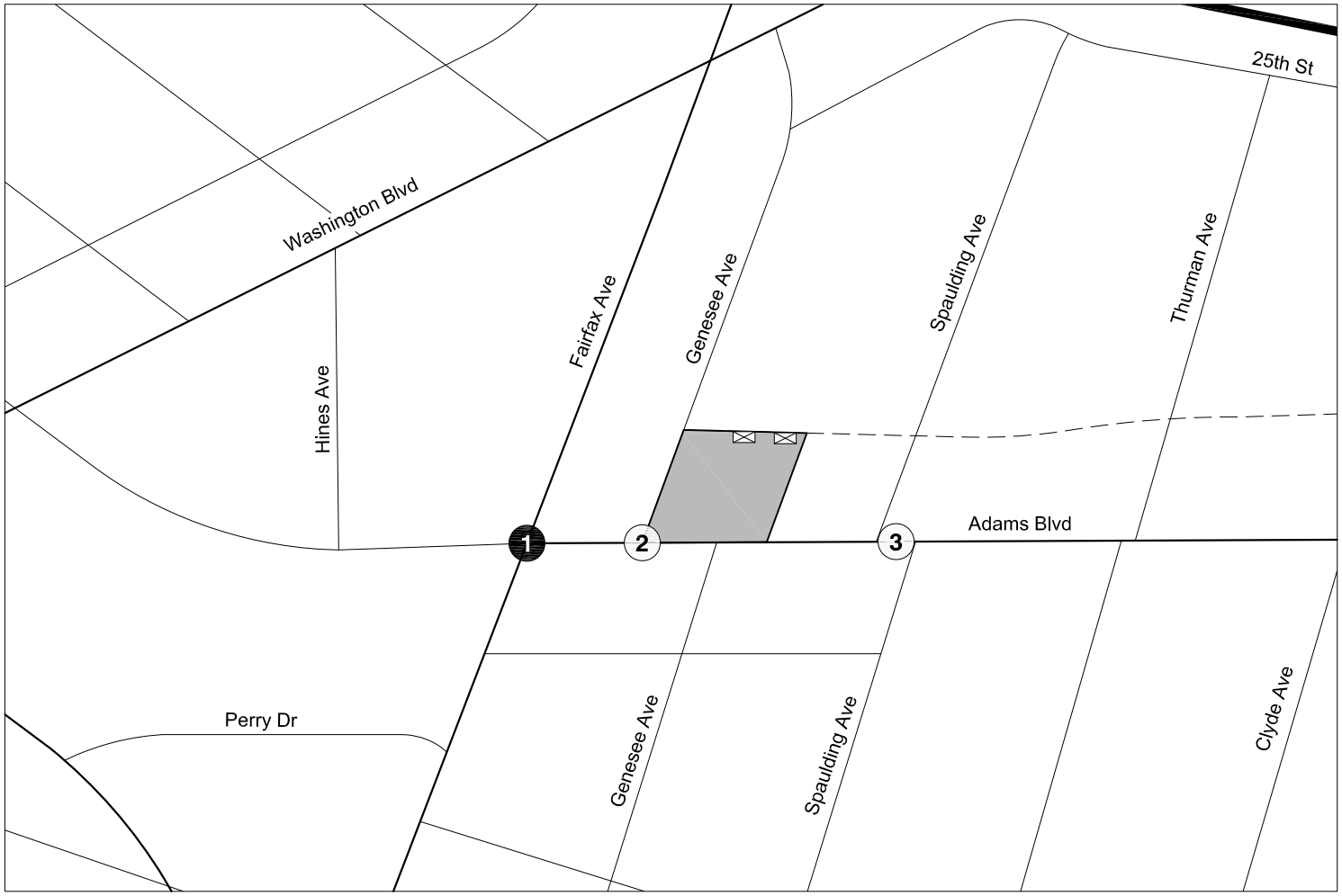
LEGEND

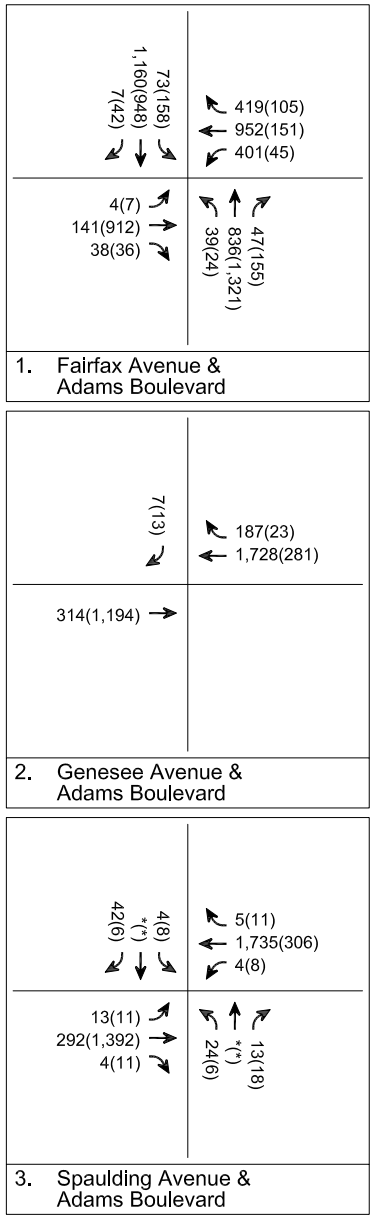
- Project Site
- Project Driveway
- # Signalized Intersection
- # Unsignalized Intersection
- #(#) AM(PM) Peak Hour Traffic Volumes

N
Not to Scale

RELATED PROJECT-ONLY
PEAK HOUR TRAFFIC VOLUMES

FIGURE 9





LEGEND

- Project Site
- Project Driveway
- # Signalized Intersection
- (#) Unsignalized Intersection
- #(#) AM(PM) Peak Hour Traffic Volumes
- * Negligible Volume

N
Not to Scale

FUTURE WITHOUT PROJECT CONDITIONS (YEAR 2024)
PEAK HOUR TRAFFIC VOLUMES

FIGURE 10

TABLE 1
STUDY INTERSECTIONS

No.	North/South Street	East/West Street	Jurisdiction
1.	Fairfax Avenue	Adams Boulevard	City of Los Angeles/City of Culver City
2. [a]	Genessee Avenue	Adams Boulevard	City of Los Angeles
3. [a]	Spaulding Avenue	Adams Boulevard	City of Los Angeles

Note: [a] Intersection is unsignalized.

TABLE 2
EXISTING TRANSIT SERVICE IN STUDY AREA

Provider, Route, and Service Area		Service Type	Hours of Operation	Average Headway (minutes)			
				AM Peak Hour		PM Peak Hour	
Culver CityBus				**NB/EB**	**SB/WB**	**NB/EB**	**SB/WB**
1	Washington Boulevard: Washington/Fairfax - Venice	Local	5:40 A.M. - 11:40 P.M.	20	15	18	17
4	Jefferson Boulevard: Washington/Fairfax - Playa Vista via Jefferson	Local	5:30 A.M. - 9:10 P.M.	40	34	48	30
Metro Bus Service				**NB/EB**	**SB/WB**	**NB/EB**	**SB/WB**
35	Washington/Fairfax: Downtown LA (Broadway & Venice) - Fairfax/Washington via Washingotn	Local	4:30 A.M. - 11:30 P.M.	11	13	13	12
37	Adams/Fairfax: Downtown LA - Fairfax/Washington via Adams	Local	4:30 A.M. - 11:30 P.M.	9	12	12	8
38	Adams/Fairfax: 17th/Broadway - Fairfax/Washington via W. Jefferson	Local	4:00 A.M. - 11:30 P.M.	17	22	22	18
105/705	Adams/Fairfax: West Hollywood - Vernon via La Cienega & Jefferson	Local/Limited	4:20 A.M. - 11:00 P.M.	9	8	8	8
217	Adams/Fairfax: Hollywood/Vine - Westfield Culver City via Hollywood, Fairfax, La Cienega	Local	5:00 A.M. - 1:30 A.M.	15	18	13	13
780	Washington/Fairfax: Pasadena - West LA via Colorado & Hollywood	Limited	5:30 A.M. - 8:15 P.M.	17	20	18	20
LADOT Commuter Express Bus Service				**NB/EB**	**SB/WB**	**NB/EB**	**SB/WB**
437	Washington/Fairfax: Venice - Downtown LA via Marina del Rey, Culver City	Limited	6:00 A.M. - 7:00 P.M.	30	-	-	40
Metro Rail Service				**NB/EB**	**SB/WB**	**NB/EB**	**SB/WB**
Expo	La Cienega/Jefferson: Downtown Los Angeles (7th/Metro Center) - Santa Monica	Rail	3:30 A.M. - 1:30 A.M.	7	7	6	7

Notes
Metro: Los Angeles County Metropolitan Transportation Authority
LADOT: Los Angeles Department of Transportation

TABLE 3A
TRANSIT SYSTEM CAPACITY IN STUDY AREA - MORNING PEAK HOUR

Provider, Route, and Service Area		Capacity per Trip [a]	Peak Hour Ridership [b]				Average Remaining Capacity per Trip		Remaining Peak Hour Capacity	
			Peak Load		Average Load					
			NB/EB/CL	SB/WB/CC	NB/EB/CL	SB/WB/CC	NB/EB/CL	SB/WB/CC	NB/EB/CL	SB/WB/CC
Culver CityBus										
1	Washington Boulevard: Washington/Fairfax - Venice	50	*Data Not Available*							
4	Jefferson Boulevard: Washington/Fairfax - Playa Vista via Jefferson	50	*Data Not Available*							
Metro Bus Service										
35	Washington/Fairfax: Downtown LA (Broadway & Venice) - Fairfax/Washington via Washingotn	50	4	3	1	2	49	48	257	228
37	Adams/Fairfax: Downtown LA - Fairfax/Washington via Adams	50	4	15	2	7	48	43	324	215
38	Adams/Fairfax: 17th/Broadway - Fairfax/Washington via W. Jefferson	50	4	3	1	2	49	48	172	132
105/705	Adams/Fairfax: West Hollywood - Vernon via La Cienega & Jefferson	50	25	11	17	6	33	44	223	352
217	Adams/Fairfax: Hollywood/Vine - Westfield Culver City via Hollywood, Fairfax, La Cienega	50	21	17	8	10	42	40	168	130
780	Washington/Fairfax: Pasadena - West LA via Colorado & Hollywood	50	37	14	14	8	36	42	126	126
LADOT Commuter Express Bus Service										
437	Washington/Fairfax: Venice - Downtown LA via Marina del Rey, Culver City	49	*Data Not Available*							
Metro Rail Service										
Expo	La Cienega/Jefferson: Downtown Los Angeles (7th/Metro Center) - Santa Monica	400	*Data Not Available*		78	182	322	218	2,737	1,908
								Total Bus Service Capcity	2,453	
								Total Rail Transit Capacity	4,645	
								Total Transit System Capacity	**7,097**	

Notes
Metro: Los Angeles County Metropolitan Transportation Authority.
LADOT: Los Angeles Department of Transportation
[a] Capacity assumptions:
Culver City Bus - 40 seated / 50 standing.
Metro Bus - 40 seated / 50 standing.
LADOT Commuter Express Bus - 49 seated
Metro Expo Line - 76 seated / 133 standing (175% of seated capacity) per car x 3 cars per train = 400 patrons
[b] Based on ridership data provided by Metro in 2019.

TABLE 3B
TRANSIT SYSTEM CAPACITY IN STUDY AREA - AFTERNOON PEAK HOUR

Provider, Route, and Service Area		Capacity per Trip [a]	Peak Hour Ridership [b]				Average Remaining Capacity per Trip		Remaining Peak Hour Capacity	
			Peak Load		Average Load					
			NB/EB/CL	SB/WB/CC	NB/EB/CL	SB/WB/CC	NB/EB/CL	SB/WB/CC	NB/EB/CL	SB/WB/CC
Culver CityBus										
1	Washington Boulevard: Washington/Fairfax - Venice	50	*Data Not Available*							
4	Jefferson Boulevard: Washington/Fairfax - Playa Vista via Jefferson	50	*Data Not Available*							
Metro Bus Service										
35	Washington/Fairfax: Downtown LA (Broadway & Venice) - Fairfax/Washington via Washingotn	50	13	4	9	2	41	48	195	240
37	Adams/Fairfax: Downtown LA - Fairfax/Washington via Adams	50	18	4	9	2	41	48	205	372
38	Adams/Fairfax: 17th/Broadway - Fairfax/Washington via W. Jefferson	50	13	4	9	2	41	48	113	156
105/705	Adams/Fairfax: West Hollywood - Vernon via La Cienega & Jefferson	50	12	25	8	18	42	32	315	248
217	Adams/Fairfax: Hollywood/Vine - Westfield Culver City via Hollywood, Fairfax, La Cienega	50	17	16	10	9	40	41	190	185
780	Washington/Fairfax: Pasadena - West LA via Colorado & Hollywood	50	15	16	11	11	39	39	127	117
LADOT Commuter Express Bus Service										
437	Washington/Fairfax: Venice - Downtown LA via Marina del Rey, Culver City	49	*Data Not Available*							
Metro Rail Service										
Expo	La Cienega/Jefferson: Downtown Los Angeles (7th/Metro Center) - Santa Monica	400	*Data Not Available*		207	89	193	311	1,930	2,799
								Total Bus Service Capcity	2,462	
								Total Rail Transit Capacity	4,729	
								Total Transit System Capacity	**7,191**	

Notes
Metro: Los Angeles County Metropolitan Transportation Authority.
LADOT: Los Angeles Department of Transportation
[a] Capacity assumptions:
Culver City Bus - 40 seated / 50 standing.
Metro Bus - 40 seated / 50 standing.
LADOT Commuter Express Bus - 49 seated
Metro Expo Line - 76 seated / 133 standing (175% of seated capacity) per car x 3 cars per train = 400 patrons
[b] Based on ridership data provided by Metro in 2019.

TABLE 4
RELATED PROJECTS LIST

No.	Project	Address	Use	Trip Generation						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
1. [a]	Jefferson/La Cienega (Cumulus) Mixed-Use Project	3221 S La Cienega Blvd	ABC lot to 1,218 apartment units, grovery, retail, and restaurant uses	10,139	319	419	737	467	382	849
2. [b]	Retail Building	3030 La Cienega Blvd	Addition of 1,250 sf retail to existing 8,338 sf retail and new tandem parking	79	2	2	4	5	4	9
3. [b]	Auto Repair Facility	2926 La Cienega Blvd	Four (4) bay auto repair use wihtin existing car rental facility	90	4	2	6	4	5	9
4. [b]	Automated Parking	5977 Washington Blvd	New 48-space stacked parking on property with vacant commercial building, to serve as off-site paring for 5965 Washington Blvd	-	-	-	-	-	-	-

Notes
[a] Related project information provided by the Los Angeles Department of Transportation in September 2019, Department of City Planning, and recent traffic studies prepared in the area.
[b] Related project information provided by the City of Culver City in April 2019.

Chapter 3

CEQA Analysis of Transportation Impacts

This chapter presents the results of an analysis of CEQA-related transportation impacts. The analysis identifies any potential conflicts the proposed Project may have with adopted City plans and policies and the improvements associated with the potential conflicts as well as the results of a Project vehicle miles traveled (VMT) analysis that satisfies State requirements under *State of California Senate Bill 743* (Steinberg, 2013) (SB 743).

METHODOLOGY

SB 743, made effective in January 2014, required the Governor's Office of Planning and Research to change the CEQA guidelines regarding the analysis of transportation impacts. Under SB 743, the focus of transportation analysis shifts from driver delay (level of service [LOS]) to VMT, in order to reduce of greenhouse gas emissions (GHG), create multimodal networks, and promote mixed-use developments.

To adapt to SB 743, the Los Angeles City Planning Commission, on February 28, 2019, recommended the approval of revised Los Angeles CEQA guidelines to include new transportation analysis screening procedures and thresholds, subsequently approved by the Los Angeles City Council on July 30, 2019. LADOT's TAG defines the methodology of analyzing a project's transportation impacts in accordance with SB 743.

Per the TAG, the CEQA transportation analysis contains the following thresholds for identifying significant impacts:

- *Threshold T-1: Conflicting with Plans, Programs, Ordinances, or Policies*
- *Threshold T-2.1: Causing Substantial Vehicle Miles Traveled (VMT)*
- *Threshold T-2.2: Substantially Inducing Additional Automobile Travel*

- *Threshold T-3: Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use*

The thresholds were reviewed and analyzed, as detailed in the following Sections 3A-3D.

Section 3A: Threshold T-1

Conflicting with Plans, Programs, Ordinances, or Policies Analysis

Threshold T-1 states that a project would result in an impact if it conflicts with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities.

PLANS, PROGRAMS, ORDINANCES, AND POLICIES

Table 2.1-1 of the TAG provides the City plans, policies, programs, ordinances and standards relevant in determining project consistency. Table 2.1-2 of the TAG provides a list of questions to help guide whether a project conflicts with the City's plans, programs, ordinances, or policies. As summarized below, the Project is consistent with the City documents listed in Table 2.1-1 of the TAG; therefore, the Project would not result in a significant impact under Threshold T-1. Detailed discussion of the plans, programs, ordinances, or policies related are provided below.

Mobility Plan

The Mobility Plan combines "complete street" principles with the following five goals that define the City's mobility priorities:

1. Safety First
2. World Class Infrastructure
3. Access for all Angelenos
4. Collaboration, Communication, and Informed Choices
5. Clean Environments and Healthy Communities

The Project location and site access is consistent with the goals of the Mobility Plan as the Project does not require any dedications or improvements along Adams Boulevard to serve the long-term mobility needs identified in the Mobility Plan. In addition, the Project does not propose repurposing

existing curb space and does not propose narrowing or shifting existing sidewalk placement or paving, narrowing, shifting, or removing an existing parkway. Further, the Project does not propose modifying, removing, or otherwise affecting existing bicycle infrastructure, and the Project driveways are not proposed along a street with a bicycle facility. The Project is adjacent to an alley that will be prioritized for vehicular access, loading, and service access to the Project Site.

Plan for a Healthy Los Angeles

Plan for a Healthy Los Angeles: A Health and Wellness Element of the General Plan (Los Angeles Department of City Planning, March 2015) introduces guidelines for the City to follow to enhance the City's position as a regional leader in health and equity, encourage healthy design and equitable access, and increase awareness of equity and environmental issues.

The Project prioritizes safety and access for all individuals utilizing the site and, thus, does not interfere with any of the policies recommended by the plan. Further, the Project supports healthy lifestyles by locating housing and jobs near transit, providing bicycle amenities, and enhancing the pedestrian environment.

Land Use Element of the General Plan

The City General Plan's Land Use Element contains 35 Community Plans that establish specific goals and strategies for the various neighborhoods across Los Angeles. As detailed in *West Adams – Baldwin Hills – Leimert Community Plan* (Los Angeles Department of City Planning, June 2016) (the Community Plan), the Project Site sits along Adams Boulevard, identified as a Mixed-Use Boulevard, and is adjacent to the intersection of Fairfax Avenue & Adams Boulevard (Intersection #1), identified as a Community Center (Transit-Oriented Development Area, Commercial Node).

The Project aligns with each of the goals and policies of multi-family residential land uses within the Community Plan. Further, the Project is reflective of the multi-family residential design guidelines contained in the Community Plan.

Specific Plans

As defined in *Redevelopment Plan for the Mid-City Recovery Redevelopment Project* (The Community Redevelopment Agency of the City of Los Angeles, California, May 1996), the Project is located within the Mid-City Recovery Redevelopment Project (Redevelopment Plan) boundaries as designated by the CRA/LA, a Designated Local Authority and successor for the former Community Redevelopment Agency of the City of Los Angeles. The Redevelopment Plan was adopted following the civil unrest of 1992 and includes goals such as "increasing employment, business and investment opportunities; encouraging the development of social service facilities; attracting private investment and promoting a thriving commercial environment to enhance economic opportunities."

The Project, in consultation with the Project Area Committee, community members, and Council District 10 Office, ensures compliance with the Redevelopment Plan.

Los Angeles Municipal Code (LAMC) Section 12.21.A.16

LAMC Section 12.21.A.16 details the bicycle parking requirements for new developments. However, new bicycle parking requirements have been developed by the City and the Project would follow the new requirements set out in Case No. CPC-2016-4216-CA and Council File No. 12-1297-S1. Per the updated LAMC, the Project's proposed 65 dwelling units would require a total of six short-term and 52 long-term bicycle parking spaces and the retail space would require two additional short-term and two additional long-term spaces.

The Project's proposed eight short-term and 54 long-term bicycle spaces meet the LAMC requirements for on-site parking supply.

LAMC Section 12.22.A.31

LAMC Section 12.22.A.31 contains the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, which was created to incentivize affordable housing development near transit stations. Incentives are based on the Project's distance from the various modes of transit. The

Project includes affordable housing units and the Project Site is located within 0.5 miles of the E Line La Cienega/Jefferson Metro Rail Station. Thus, the Project is in an identified Tier 3 (High) TOC.

Vision Zero Corridor Plans

Vision Zero implements projects that are designed to increase safety on the most vulnerable City streets. The City has identified a number of streets as part of the High Injury Network where City projects will be targeted. The Project Site is along Adams Boulevard, which is identified in the City's High Injury Network; however, no Vision Zero Safety Improvements are planned near the Project Site. The Project improvements to the pedestrian environment would not preclude future Vision Zero Safety Improvements by the City. Thus, the Project does not conflict with Vision Zero.

Citywide Design Guidelines for Residential, Commercial, and Industrial Development

Citywide Design Guidelines (Los Angeles City Planning Urban Design Studio, October 2019) incorporates urban design principles pertaining to pedestrian-first design that serves to reduce VMT.

The Project Site does not introduce a new driveway or loading access along an Avenue or Boulevard. The Project Site does include a corner lot; however, the adjacent intersection of Genesee Avenue & Adams Boulevard (Intersection 2) is unsignalized, and the driveways are proposed along an alley north of the Project Site and will not interfere with the intersection.

Walkability Checklist

City of Los Angeles Walkability Checklist – Guidance for Entitlement Review (City of Los Angeles Department of City Planning, November 2008) serves as a guide for creating improved conditions for pedestrians to travel and contribute to the overall walkability of the City and includes the following topics:

- Sidewalks
- Crosswalks/Street Crossings
- On-Street Parking
- Utilities
- Building Orientation
- Off-Street Parking and Driveways
- On-Site Landscaping
- Building Façade
- Building Signage and Lighting

The Project incorporates many of the recommended strategies applicable to residential developments, including but not limited to providing continuous and adequate sidewalks along the Project Site, designing direct primary entrances for pedestrians to be visible and ADA accessible, and locating parking behind the building rather than exposed to the adjacent major street.

Mobility Hub Reader's Guide

Mobility Hubs: A Reader's Guide (LADCP, 2016) provides guidance for enhancing transportation connections and multi-modal improvements in proximity to new or existing transit stations.

The Project adopts several of these components, including LAMC-required short-term and long-term bicycle parking that both facilitates and encourages bicycling in and around the Project. Additionally, the Project proposes active uses that support a vibrant and mixed-use environment including a retail land use component.

LADOT Manual of Policies and Procedures (Design Standards)

Manual of Policies and Procedures (LADOT, December 2008) provides plans and requirements for traffic infrastructure features in the City.

The Project does not interfere with any of the policies and procedures contained in this document. Additionally, the Project complies with all applicable LADOT design standards.

Section 3B: Threshold T-2.1
Causing Substantial VMT Analysis

Threshold T-2.1 states that a residential project would result in a significant VMT impact if it would generate household VMT per capita exceeding 15% below the existing average household VMT per capita for the Area Planning Commission (APC) area in which a project is located. Similarly, a commercial project would result in a significant VMT impact if it would generate work VMT per employee exceeding 15% below the existing average work VMT per employee for the APC area in which the project is located.

The VMT analysis presented below was conducted in accordance with the TAG, which satisfies State requirements under SB 743.

VMT METHODOLOGY

LADOT developed *City of Los Angeles VMT Calculator Version 1.2* (November 2019) (VMT Calculator) to estimate project-specific daily household VMT per capita and daily work VMT per employee for developments within City limits, which are based on the following types of one-way trips:

- Home-Based Work Production: trips to a workplace destination originating from a residential use at the project site
- Home-Based Other Production: trips to a non-workplace destination (e.g., retail, restaurant, etc.) originating from a residential use at the project site
- Home-Based Work Attraction: trips to a workplace destination at the project site originating from a residential use

As detailed in *City of Los Angeles VMT Calculator Documentation* (LADOT and LADCP, November 2019), the household VMT per capita threshold applies to home-based work production and home-based other production trips, and the work VMT per employee threshold applies to home-based work attraction trips, as the location and characteristics of residences and

workplaces are often the main drivers of VMT, as detailed in Appendix 1 of *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Governor's Office of Planning and Research, December 2018). As noted in the TAG, small-scale or local-serving retail/restaurant components of larger mixed-use development projects (i.e., less than 50,000 sf) are assumed to result in a less than significant work VMT impact.

Table 2.2-1 of the TAG details the following daily household VMT per capita and daily work VMT per employee impact criteria for the APC areas:

APC	Daily Household VMT per Capita	Daily Work VMT per Employee
Central	6.0	7.6
East LA	7.2	12.7
Harbor	9.2	12.3
North Valley	9.2	15.0
South LA	6.0	11.6
South Valley	9.4	11.6
West LA	7.4	11.1

Source: TAG (LADOT, July 2019)

Other types of trips generated by the Project include Non-Home-Based Other Production (trips to a non-residential destination originating from a non-residential use at the project site), Home-Based Other Attraction (trips to a non-workplace destination at the project site originating from a residential use), and Non-Home-Based Other Attraction (trips to a non-residential destination at the project site originating from a non-residential use). These trip types are not factored into the VMT per capita and VMT per employee thresholds as those trips are typically localized and are assumed to have a negligible effect on the VMT impact assessment. However, those trips were factored into the calculation of total project VMT for screening purposes when determining that VMT analysis for the project would be required.

Travel Behavior Zone (TBZ)

The City developed TBZ categories to determine the magnitude of VMT and vehicle trip reductions that could be achieved through TDM strategies. As detailed in *City of Los Angeles VMT Calculator Documentation*, the development of the TBZs considered the population density, land use density, intersection density, and proximity to transit of each Census tract in the City and are categorized as follows:

1. *Suburban (Zone 1): Very low-density primarily centered around single-family homes and minimally connected street network.*
2. *Suburban Center (Zone 2): Low-density developments with a mix of residential and commercial uses with larger blocks and lower intersection density.*
3. *Compact Infill (Zone 3): Higher density neighborhoods that include multi-story buildings and well-connected streets.*
4. *Urban (Zone 4): High-density neighborhoods characterized by multi-story buildings with a dense road network.*

The VMT Calculator determines a project's TBZ based on the latitude and longitude of the project address.

Mixed-Use Development Methodology

As detailed in *City of Los Angeles VMT Calculator Documentation*, the VMT Calculator accounts for the interaction of land uses within a mixed-use development and considers the following sociodemographic, land use, and built environment factors for the Project area:

- The project's jobs/housing balance
- Land use density of the project
- Transportation network connectivity
- Availability of and proximity to transit
- Proximity to retail and other destinations
- Vehicle ownership rates
- Household size

VMT

The VMT Calculator determines a Project's VMT based on trip length information from the City's Travel Demand Forecasting Model, which considers the traffic analysis zone where a project is located to determine the trip length and trip type that factor into the calculation of a project's VMT.

Population and Employment Assumptions

As previously stated, the VMT thresholds identified in the TAG are based on household VMT per capita and work VMT per employee. Thus, the VMT Calculator contains population assumptions developed based on Census data for the City and employment assumptions derived from multiple data sources, including *2012 Developer Fee Justification Study* (Los Angeles Unified School District, 2012), *Trip Generation, 9th Edition* (Institute of Transportation Engineers, 2012), the San Diego Association of Governments Activity Based Model, the United States Department of Energy, and other modeling resources. A summary of population and employment assumptions for various land uses is provided in Table 1 of *City of Los Angeles VMT Calculator Documentation.*

TDM Measures

Additionally, the VMT Calculator measures the reduction in VMT resulting from a project's incorporation of TDM strategies as project design features or mitigation measures. The following seven categories of TDM strategies are included in the VMT Calculator:

1. Parking
2. Transit
3. Education and Encouragement
4. Commute Trip Reductions
5. Shared Mobility
6. Bicycle Infrastructure
7. Neighborhood Enhancement

TDM strategies within each of these categories have been empirically demonstrated to reduce trip-making or mode choice in such a way as to reduce VMT, as documented in *Quantifying Greenhouse Gas Mitigation Measures* (California Air Pollution Control Officers Association, 2010).

PROJECT VMT ANALYSIS

The VMT Calculator was used to evaluate Project VMT for comparison to the VMT impact criteria. Based on guidance from the City, the VMT Calculator was modeled for the Project's land uses and their respective sizes as the primary input.

The following assumptions were identified in the VMT Calculator:

- Total Population: 155
- Total Employees: 10
- APC: South Los Angeles
    - Household VMT Impact Threshold: 6.0 VMT per capita
    - Work VMT Impact Threshold: N/A
- TBZ: Compact Infill
    - Maximum VMT Reduction: 40%

The VMT analysis results based on the VMT Calculator are summarized in Table 5. Per *City of Los Angeles VMT Calculator User Guide* (LADOT and LADCP, November 2019), work VMT per employee is not reported for projects in which the commercial use is local-serving (i.e., less than 50,000 sf) and are considered to be less than significant. Therefore, the Project's 2,500 sf commercial component would not result in a significant work VMT impact.

Project VMT

As part of the Project design, measures would be implemented to reduce the number of single occupancy vehicles trips to the Project Site. For the purposes of this analysis, the following Project design features were accounted for in the VMT evaluation:

- Parking supply less than LAMC-required vehicle parking provision (90 LAMC-required parking spaces vs. 44 space parking supply)
- Bicycle parking per LAMC requirements
- Unbundled parking charged at a minimum of $100 per month

As shown in Table 5, the Project described above is estimated to generate a daily Household VMT of 909 and an average household VMT per capita of 5.9. The overall Household VMT per capita of 5.9 would not exceed the South Los Angeles APC impact threshold of 6.0 and, therefore, the overall Project does not result in a significant VMT impact and no mitigation measures would be required.

The detailed output from the VMT Calculator is provided in Appendix D.

CUMULATIVE ANALYSIS

Cumulative effects of development projects are determined based on the consistency with the air quality and GHG reduction goals of *2016–2040 Regional Transportation Plan/Sustainable Communities Strategy* (Southern California Association of Governments, Adopted April 2016) (RTP/SCS) in terms of development location, density, and intensity. The RTP/SCS presents a long-term vision for the region's transportation system through Year 2040 and balances the region's future mobility and housing needs with economic, environmental, and public health goals.

As previously detailed, the Project includes a mix of market rate and affordable multi-family housing units with community serving ground floor commercial uses. The Project Site is located within 0.5 miles of the Metro E Line La Cienega/Jefferson Station, and is also well-served by various local and rapid bus lines. In addition, the Project would be designed to further reduce single occupancy trips to the Project Site through various TDM strategies including, providing a reduced parking supply, providing bicycle parking, and unbundling parking from residential leases.

Thus, the Project encourages a variety of transportation options and is consistent with the RTP/SCS goal of maximizing mobility and accessibility in the region. The Project would also contribute to the productivity and use of the regional transportation system by providing housing

near transit and encourage active transportation by providing new bicycle parking infrastructure and active street frontages, consistent with RTP/SCS goals. Therefore, the Project is not anticipated to result in a cumulative VMT impact under Threshold T-2.1, and no further evaluation or mitigation measures would be required.

TABLE 5
VMT ANALYSIS SUMMARY

Project Information	
Land Use	**Size**
Housing | Multi-family	55 du
Housing | Affordable	10 du
Retail | High-Turnover Sit-Down Restaurant	2,500 sf
Project Analysis [a]	
Resident Population	155
Employee Population	10
Project Area Planning Commission	South Los Angeles
Travel Behavior Zone	Compact Infill
Maximun Allowable VMT Reduction	40%
VMT Analysis [b]	
Daily Vehicle Trips	397
Daily VMT	2,276
Household VMT per Capita [c]	5.9
Impact Threshold	6.0
Significant Impact	NO
Work VMT per Employee [d]	N/A
Impact Threshold	11.6
Significant Impact	-

Notes
[a] Project Analysis based on the *City of Los Angeles VMT Calculator Version 1.2* (November 2019).
[b] Project design features include:
1. Parking supply less than LAMC-required vehicle parking provision: 90 LAMC-required spaces vs. 44 space parking supply
2. Bicycle parking per LAMC requirements
3. Unbundle parking at a minimum of $100 per month

[c] Based on home-based production trips only (see Appendix D, Report 4).
[d] Based on home-based work attraction trips only (see Appendix D, Report 4).

Section 3C: Threshold T-2.2

Substantially Inducing Additional Automobile Travel Analysis

The intent of Threshold T-2.2 is to assess whether a transportation project would induce substantial VMT, such as the addition of through traffic lanes on existing or new highways, including general purpose lanes, high-occupancy vehicle lanes, peak period lanes, auxiliary lanes, and lanes through grade-separated interchanges.

The Project does not propose a transportation project that would induce automobile travel. Therefore, the Project would not result in a significant impact under Threshold T-2.2 and further evaluation is not required.

Section 3D: Threshold T-3

Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use Analysis

Further evaluation is required for projects that propose new access points or modifications along the public right-of-way (i.e., street dedications) under Threshold T-3. A review of Project access points, internal circulation, and parking access would determine if the Project would substantially increase hazards due to geometric design features, including safety, operational, or capacity impacts. Vehicular access to the Project would be provided via two driveways providing ingress and egress along an alley north of the Project Site. Pedestrian access to the Project would be provided along Genesee Avenue and Adams Boulevard. No street dedication is required on Adams Boulevard as the existing right-of-way meets the street standard. The Project is requesting a waiver of dedication and improvement for the five-foot dedication on Genesee Avenue.

The proposed driveways for the Project are located along the alley adjacent to the northern boundary of the Project Site. No additional access points or excessive driveway widening are proposed. No unusual or new obstacles are presented in the design that would be considered hazardous to motorized vehicles, non-motorized vehicles, or pedestrians. The driveway designs do not present significant safety issues regarding traffic/pedestrian conflicts. The driveways will be designed according to LADOT standards and will be reviewed by the City Bureau of Engineering during site plan review.

No exceptional horizonal or vertical curvatures exist along the alley that would create sight distance issues for traffic utilizing the driveway. Parking is not allowed along the alley, further enhancing available sight distance.

Based on the site plan review and design assumptions, the Project does not present any geometric design hazards as it relates to traffic movement, mobility, or pedestrian accessibility, and is considered less than significant.

Chapter 4
Non-CEQA Transportation Analysis

This chapter summarizes the non-CEQA transportation analysis of the Project. It includes Project traffic, the expected access, safety, and circulation operations of the Project, and the nearby pedestrian, bicycle, and transit facilities. This chapter also summarizes the evaluation of the Project's operational conditions, parking supply and requirements, and effects due to Project construction.

NON-CEQA TRANSPORTATION ANALYSIS METHODOLOGY

Intersection operations were evaluated for typical weekday morning (7:00 AM to 10:00 AM) and afternoon (3:00 PM to 6:00 PM) peak periods. A total of three intersections, one signalized and two unsignalized, in the vicinity of the Project Site were selected for detailed transportation analysis and are shown in Figure 2.

The following traffic conditions were developed and analyzed as part of this study:

- Existing with Project Conditions: This analysis condition projects the potential intersection operating conditions that could be expected if the Project were built under existing conditions.
- Future with Project Conditions (Year 2024): This analysis condition projects the potential intersection operating conditions that could be expected if the Project were occupied in the projected buildout year. In this analysis, the Project-generated traffic is added to Future without Project Conditions (Year 2024).

Operational Evaluation

In accordance with the TAG, the intersection delay and queue analyses for the operational evaluation were conducted using the *Highway Capacity Manual, 6th Edition* (Transportation Research Board, 2016) (HCM) methodology, which was implemented using Synchro software

and signal timing worksheets from the City to analyze intersection operating conditions. The HCM signalized methodology calculates the average delay, in seconds, for each vehicle passing through the intersections while the HCM unsignalized methodology calculates the control delay, in seconds, for individual approaches of an intersection. Table 6 presents a description of the LOS categories, which range from excellent, nearly free-flow traffic at LOS A, to stop-and-go conditions at LOS F, for signalized and unsignalized intersections. The queue lengths were estimated using Synchro, which reports the 85th percentile queue length, in feet, for each approach lane. The reported queues are calculated using the HCM signalized and unsignalized intersection methodology.

LOS and queuing worksheets for each scenario are provided in Appendix C.

Section 4A
Project Traffic

Trip generation estimates, trip distribution patterns and trip assignments were prepared for the proposed Project. These components form the basis of the Project's traffic analysis.

PROJECT TRIP GENERATION

The number of trips expected to be generated by the retail and restaurant components of the Project was estimated using rates published in *Trip Generation, 10th Edition.* These rates are based on surveys of similar land uses at sites around the country and are provided as both daily rates and morning and afternoon peak hour rates. They relate the number of vehicle trips traveling to and from the Project Site to the size of development of each land use. The number of trips expected to be generated by the affordable residential component of the Project was estimated based on local trip generation rates developed by LADOT for affordable housing projects in Transit Priority Areas, as provided in Table 3.3-2 of the TAG.

Appropriate trip generation reductions to account for public transit usage, internal capture, and pass-by trips were made in consultation with LADOT. The Project is located within 0.5 miles walking distance of a Metro Rapid Bus 780 bus stop and the Metro E Line La Cienega/Jefferson Station. Therefore, in accordance with the TAG, a 10% transit/walk-in adjustment was made to Project trips to account for transit usage and walking arrivals from the surrounding neighborhoods and adjacent commercial developments. A 10% pass-by reduction was also applied to the restaurant trip generation to account for trips made by drivers already passing by the Project Site and stopping on their way to another destination. Further, the restaurant trip generation was reduced by a 10% internal capture credit to account for person trips made by residents to the restaurant and shops, as is common within a mixed-use development.

As shown in Table 7, after accounting for the adjustments above, the Project is expected to generate 37 morning peak hour trips (15 inbound trips, 22 outbound trips) and 32 afternoon peak hour trips (20 inbound trips, 12 outbound trips).

PROJECT TRIP DISTRIBUTION

Similar to the trip distribution of traffic for the Related Projects described in Chapter 2, the geographic distribution of trips generated by the Project is dependent on the location of employment, residential, and commercial centers to and from which patrons of the Project would be drawn, characteristics of the street system serving the Project Site, the location of the Project driveway, and existing traffic conditions.

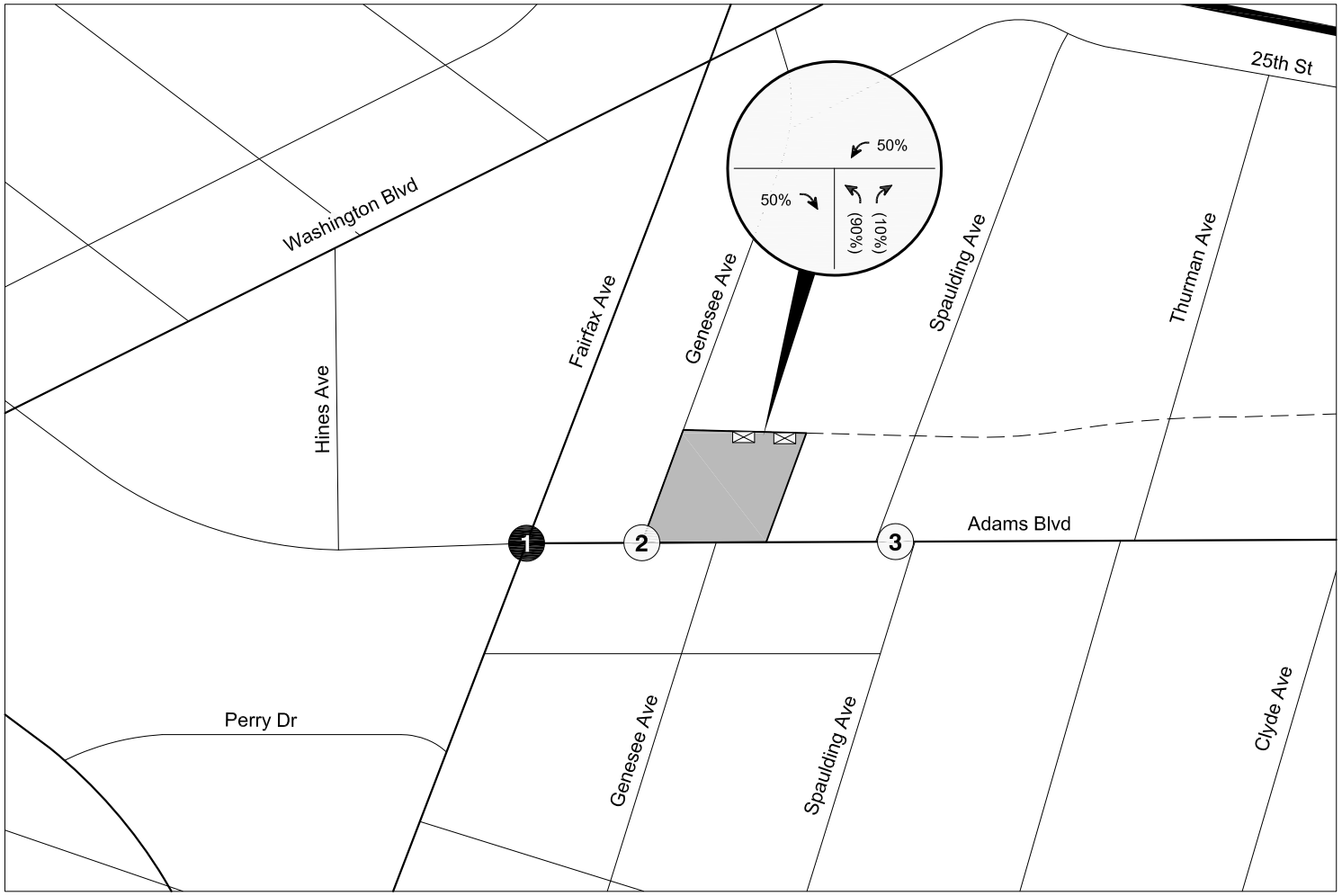
Based on these considerations, traffic entering and exiting the Project was assigned to the surrounding street system. The intersection-level trip distribution pattern for Project traffic at the study intersections is shown in Figure 11.

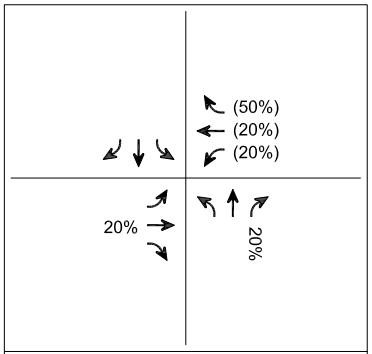
Generally, the pattern is as follows:

- 50% to/from the north
- 10% to/from the east
- 20% to/from the south
- 20% to/from the west

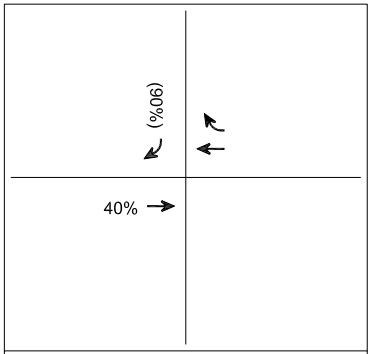
PROJECT TRIP ASSIGNMENT

The Project trip generation estimates summarized in Table 7 and the trip distribution pattern shown in Figure 11 were used to assign the Project-generated traffic through the study intersections. Figure 12 illustrates the net Project-only traffic volumes for the Project at the study intersections during typical weekday morning and afternoon peak hours.

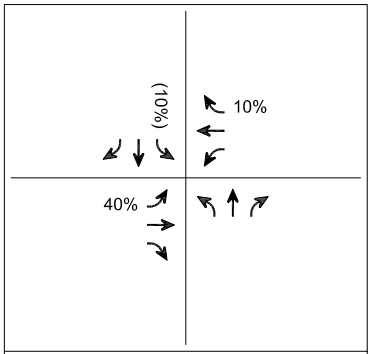




1. Fairfax Avenue & Adams Boulevard



2. Genesee Avenue & Adams Boulevard



3. Spaulding Avenue & Adams Boulevard

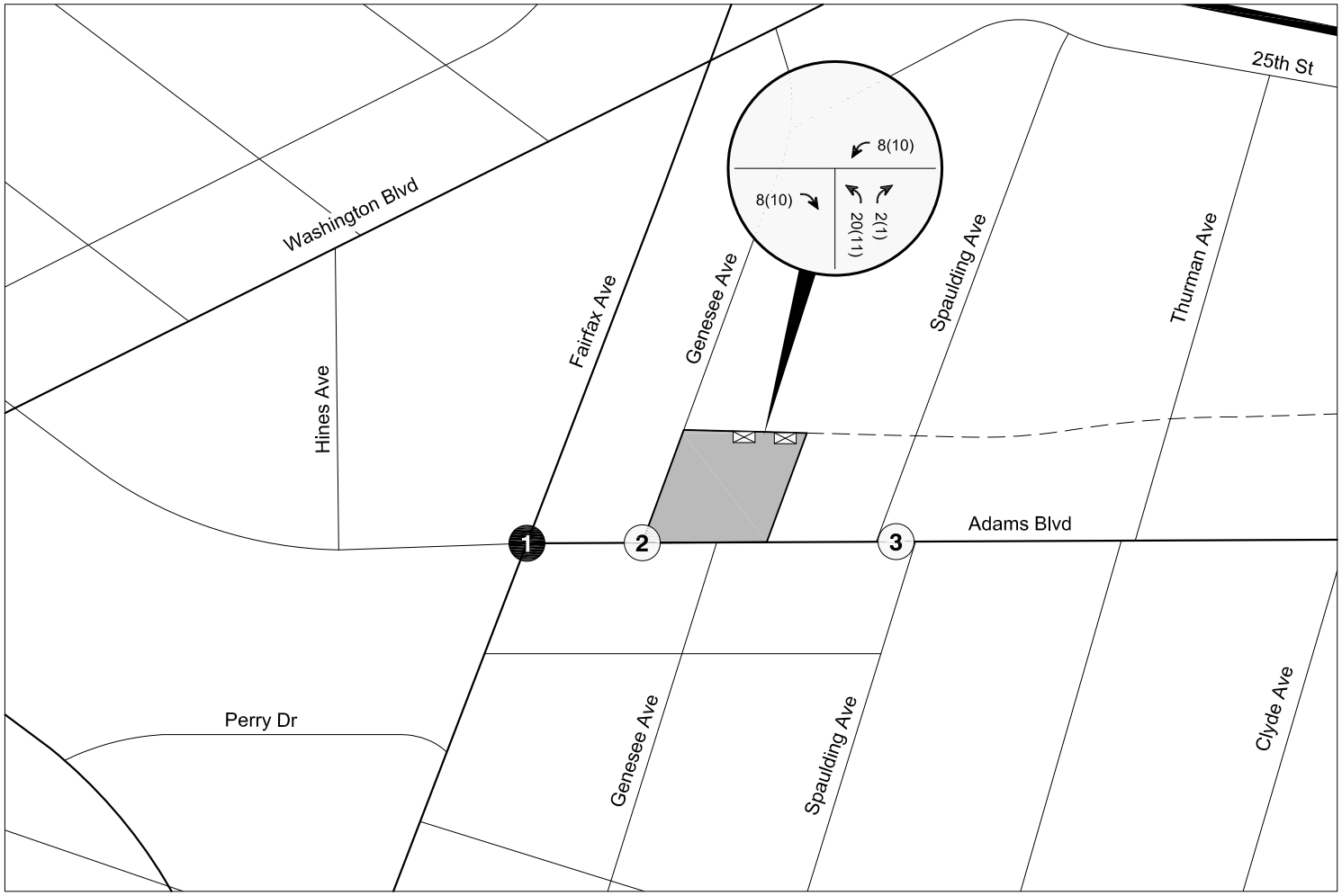
LEGEND

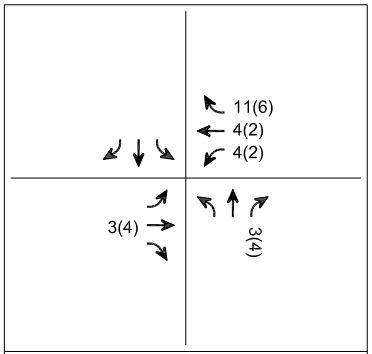
- Project Site
- Project Driveway
- # Signalized Intersection
- # Unsignalized Intersection
- %(%) Inbound(Outbound) Trip Percentage

N
Not to Scale

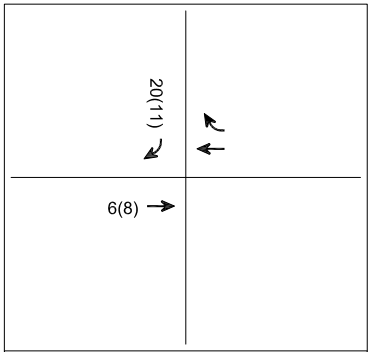
PROJECT TRIP DISTRIBUTION

FIGURE 11

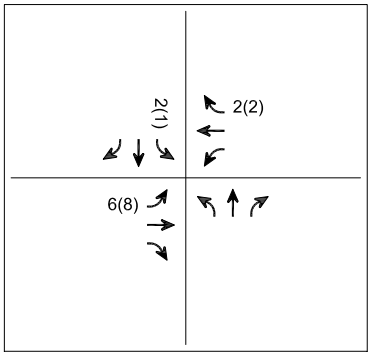




1. Fairfax Avenue & Adams Boulevard



2. Genesee Avenue & Adams Boulevard



3. Spaulding Avenue & Adams Boulevard

LEGEND

- Project Site
- Project Driveway
- # Signalized Intersection
- # Unsignalized Intersection
- #(#) AM(PM) Peak Hour Traffic Volumes

N
Not to Scale

PROJECT-ONLY
PEAK HOUR TRAFFIC VOLUMES

FIGURE 12

TABLE 6
INTERSECTION LEVEL OF SERVICE

Level of Service	Description	Delay [a]	
		Signalized Intersections	Unsignalized Intersections
A	EXCELLENT. No vehicle waits longer than one red light and no approach phase is fully used.	≤ 10	≤ 10
B	VERY GOOD. An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.	> 10 and ≤ 20	> 10 and ≤ 15
C	GOOD. Occasionally drivers may have to wait through more than one red light; backups may develop behind turning vehicles.	> 20 and ≤ 35	> 15 and ≤ 25
D	FAIR. Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.	> 35 and ≤ 55	> 25 and ≤ 35
E	POOR. Represents the most vehicles intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.	> 55 and ≤ 80	> 35 and ≤ 50
F	FAILURE. Backups from nearby locations or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Tremendous delays with continuously increasing queue lengths.	> 80	> 50

Notes
Source: *Highway Capacity Manual, 6th Edition* (Transportation Research Board, 2016).
[a] Measured in seconds.

TABLE 7
TRIP GENERATION ESTIMATES

Land Use	ITE Land Use Code	Size	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Generation Rates [a]								
Multifamily Housing (Mid-Rise)	221	per du	26%	74%	0.36	61%	39%	0.44
Affordable Family	[b]	per du	37%	63%	0.49	56%	44%	0.35
High-Turnover (Sit-Down) Restaurant	932	per ksf	55%	45%	9.94	62%	360%	5.40
Automobile Parts and Service Center	943	per ksf	73%	27%	1.96	40%	60%	2.26
Proposed Project								
Multifamily Housing (Mid-Rise)	221	55 du	5	15	20	15	9	24
Less Transit 10% [c]			*(1)*	*(2)*	*(3)*	*(2)*	*(1)*	*(3)*
Subtotal - Multifamily Housing (Mid-Rise)			***4***	***13***	***17***	***13***	***8***	***21***
Affordable Apartments	[b]	10 du	2	3	5	2	2	4
Less Transit 10% [c]			*0*	*0*	*0*	*0*	*0*	*0*
Subtotal - Affordable Apartments			***2***	***3***	***5***	***2***	***2***	***4***
High-Turnover (Sit-Down) Restaurant	932	2.5 ksf	14	11	25	9	5	14
Less Internal Capture 10% [d]			*(1)*	*(1)*	*(2)*	*(1)*	*(1)*	*(2)*
Less Transit 10% [c]			*(1)*	*(1)*	*(2)*	*(1)*	*0*	*(1)*
Less Pass-by 20% [e]			*(2)*	*(2)*	*(4)*	*(1)*	*(1)*	(2)
Subtotal - High-Turnover (Sit-Down) Restaurant			***10***	***7***	***17***	***6***	***3***	**9**
TOTAL PROPOSED PROJECT TRIPS			**16**	**23**	**39**	**21**	**13**	**34**
Existing Use								
Automobile Parts and Service Center	943	1.540 ksf	2	1	3	1	2	3
Less Pass-by 30% [e]			*(1)*	*0*	*(1)*	*0*	*(1)*	(1)
Subtotal - Automobile Parts and Service Center			**1**	**1**	**2**	**1**	**1**	**2**
TOTAL NET NEW PROJECT TRIPS			**15**	**22**	**37**	**20**	**12**	**32**

Notes:

du: dwelling unit

ksf: 1,000 square feet

[a] Trip generation rates are from *Trip Generation, 10th Edition* (Institute of Transportation Engineers, 2017).

[b] Per LADOT's *Transportation Assessment Guidelines,* residential or mixed-use developments inside a Transit Priority Area (TPA) which include Affordable Housing Units are eligible to use a City specific trip generation rate based on vehicle trip count data collected at affordable housing sites in the City of Los Angeles in 2016.

[c] Per LADOT's *Transportation Assessment Guidelines,* the Project Site is located within 1/2-mile walking distance of a major bus stop and light rail station, therefore a transit reduction is applied to account for transit usage and walking visitor arrivals from the surrounding neighborhoods and adjacent commercial developments.

[d] Internal capture adjustments account for person trips made between distinct land uses within a mixed-use development without using an off-site road system, based on the NCHRP 8-51 Internal Trip Capture Estimation Tool (*National Cooperative Highway Research Program Report 684 – Enhancing Internal Trip Capture Estimation for Mixed-Use Developments*, Transportation Research Board and National Research Council, 2011).

[e] Pass-by adjustments account for Project trips made as an intermediate stop on the way from an origin to a primary trip destination without route diversion.

Section 4B

Project Access, Safety, and Circulation Assessment

This section summarizes the site access, safety, and circulation of the Project Site. It includes an evaluation of the expected access and circulation operations of the Project.

VEHICLES

The proposed circulation plan for the Project, illustrated in Figure 1, includes full access for the Project provided via driveways located along the alley adjacent to the northern boundary of the Project Site. The driveways along the alley would accommodate both ingress and egress movements. The eastern driveway provides access to the ground level parking and the western driveway provides access to the subterranean parking level. Truck and service vehicle access would also be provided via the alley. The driveways would be constructed to meet the applicable City standards.

The placement of the Project driveways along the adjacent alley is consistent with the site plan recommendations in the TAG, as this would reduce potential vehicle-pedestrian/bicycle conflicts at the driveways. In addition, with the driveways located along the alley, the vehicular access system would be adequate to serve the Project Site and no points of congestion are anticipated that would affect traffic flow on any adjacent public streets.

PEDESTRIANS AND BICYCLES

Pedestrian access to the Project would be provided along Genesee Avenue and Adams Boulevard. The Project access locations would be designed to provide adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls that meet the City's requirements to protect pedestrian safety. All roadways and driveways intersect at right angles and street trees

and other potential impediments to adequate driver and pedestrian visibility would be minimal. Pedestrian entrances would provide access from the adjacent streets to parking facilities.

Visitors, residents and employees arriving by bicycle would have the same access opportunities as pedestrian visitors. In order to facilitate bicycle use, short-term and long-term bicycle parking spaces would be provided, consistent with LAMC Section 12.21 A16. Vehicular and pedestrian/bicyclist conflicts would be avoided with a visual and audible alarm located at vehicular exits to warn pedestrians and cyclists of exiting vehicles.

Section 4C

Pedestrian, Bicycle, and Transit Assessment

This section assesses the Project's potential effect on pedestrian, bicycle, and transit facilities in the vicinity of the Project Site.

Factors to consider when assessing a project's potential effect on pedestrian, bicycle, and transit facilities, include the following:

- Would the project directly or indirectly result in a permanent removal or modification that would lead to the degradation of pedestrian, bicycle, or transit facilities?
- Would a project intensify use of existing pedestrian, bicycle, or transit facilities?

PEDESTRIANS AND BICYCLES

The Project would not directly or indirectly result in a permanent removal or modification that would lead to the degradation of pedestrian or bicycle facilities. Although the Project may intensify use of existing pedestrian and bicycle facilities, the Project would provide adequate measures to ensure the safety of those accessing the site and utilizing the street system surrounding it.

TRANSIT

As detailed in Chapter 2, the Study Area is served by numerous established transit routes. The Project is served by multiple bus lines along Washington Boulevard, Adams Boulevard, and Fairfax Avenue operated by the Culver CityBus, Metro, and CE. Additionally, the Metro E Line La Cienega/Jefferson Station is 0.5 miles south of the Project Site.

Although the Project (and other Related Projects) will cumulatively add transit ridership, the Project Site and the Study Area are served by a vast amount of transit service, as detailed in

Table 2 and Tables 3A and 3B. As shown, the total residual capacity of the bus and rail lines within the Study Area during the morning and afternoon peak hours is approximately 7,097 and 7,191 transit trips, respectively. The total Project morning and afternoon peak hour trips are projected at five trips each, or approximately 0.07% of the total residual capacity of the transit lines within the Study Area during morning and afternoon peak. Overall, the total transit capacity along the routes of those lines can accommodate the Project's transit trips.

Section 4D
Operational Evaluation

This section provides a quantitative evaluation of the Project's access and circulation operations, including the anticipated LOS at the study intersections and anticipated traffic queues.

LOS ANALYSIS

The intersection analysis was conducted based on the HCM methodologies to identify delay and LOS at each of the study intersections with development of the Project. Detailed LOS calculation worksheets are provided in Appendix C.

Existing with Project Conditions

Traffic Volumes. The Project-only morning and afternoon peak hour traffic volumes described in Chapter 6 and shown in Figure 12 were added to the existing morning and afternoon peak hour traffic volumes shown in Figure 7. The resulting volumes are illustrated in Figure 13 and represent Existing with Project Conditions, assuming Project operation under Existing Conditions.

Intersection LOS. Table 8 summarizes the weekday morning and afternoon peak hour LOS results for each of the study intersections under Existing and Existing with Project Conditions. As shown in Table 8, two of the three study intersections operate at LOS C or better during both the morning and afternoon peak hours under both Existing Conditions and Existing with Project Conditions. The remaining unsignalized intersection of Spaulding Avenue & Adams Boulevard (Intersection #3) is expected to operate at LOS D during the morning and afternoon peak hours under Existing Conditions, and LOS E during the morning peak hour and LOS D during the afternoon peak hour under Existing with Project Conditions.

Future with Project Conditions

All future cumulative traffic growth (i.e., ambient and Cumulative Project traffic growth) and transportation infrastructure improvements described in Chapter 3 are incorporated into this analysis.

Traffic Volumes. The Project-only morning and afternoon peak hour traffic volumes described in Chapter 4 and shown in Figure 12 were added to the Future without Project (Year 2024) morning and afternoon peak hour traffic volumes shown in Figure 10. The resulting volumes are illustrated in Figure 14 and represent Future with Project Conditions after development of the Project in Year 2024.

Intersection LOS. Table 9 summarizes the results of the Future without Project (Year 2024) and Future with Project Conditions during the weekday morning and afternoon peak hours for the three study intersections. As shown in Table 9, two of the three study intersections are anticipated to operate at LOS D or better during both the morning and afternoon peak hours under both Future without Project and Future with Project Conditions. The remaining unsignalized intersection of Spaulding Avenue & Adams Boulevard (Intersection #3) is expected to operate at LOS E during the morning peak hour and LOS D during the afternoon peak hour under both Future without Project and Future with Project Conditions.

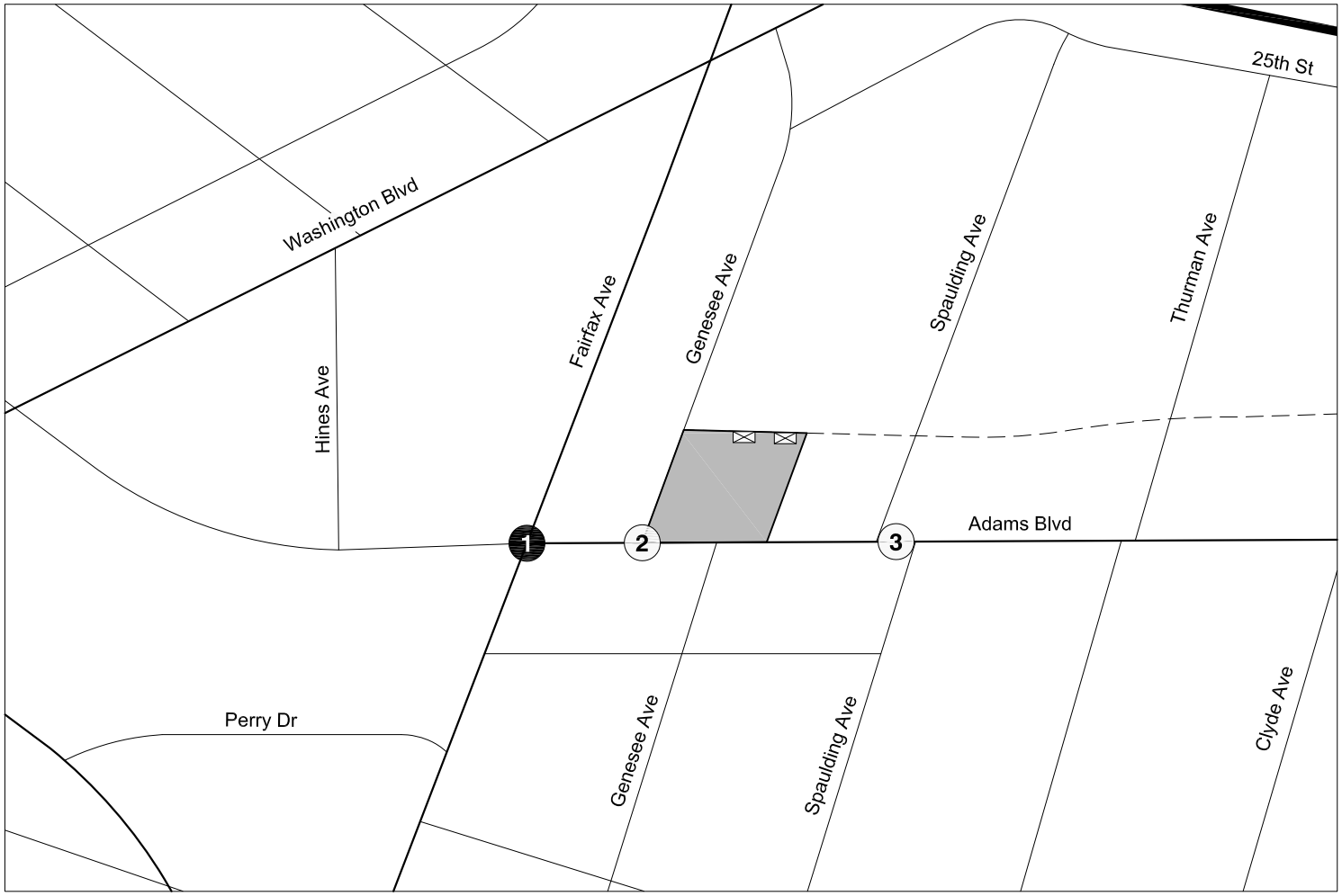
INTERSECTION QUEUING ANALYSIS

The study intersections were analyzed to determine whether the Project would cause vehicle queues to extend beyond the available storage lengths.

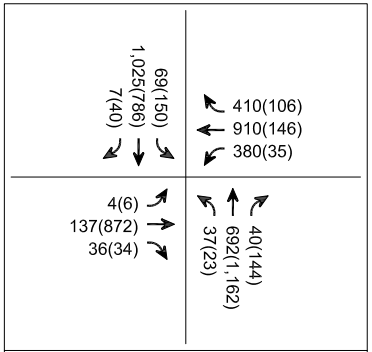
The queue lengths were estimated using Synchro software, which reports the 85th percentile queue length, in feet, for each approach lane. The queue length for unsignalized intersections uses the 95th percentile number of vehicles that can be multiplied by 25 feet to represent the average length of a vehicle. The reported queues are calculated using the HCM signalized and unsignalized intersection methodology.

As previously discussed, the Project would not cause vehicle queues to extend into the adjacent street system.

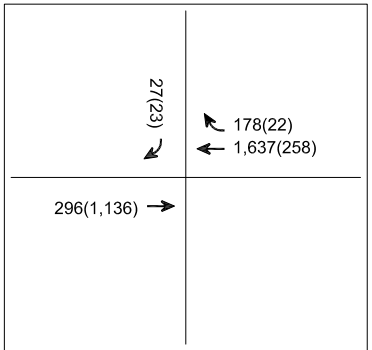
Detailed queuing analysis worksheets are provided in Appendix C.



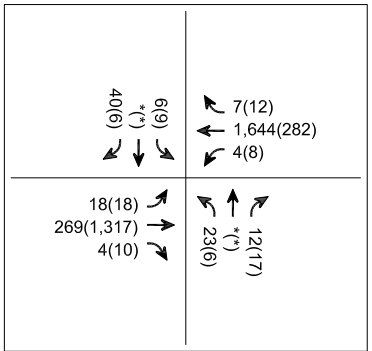
1. Fairfax Avenue & Adams Boulevard



2. Genesee Avenue & Adams Boulevard



3. Spaulding Avenue & Adams Boulevard



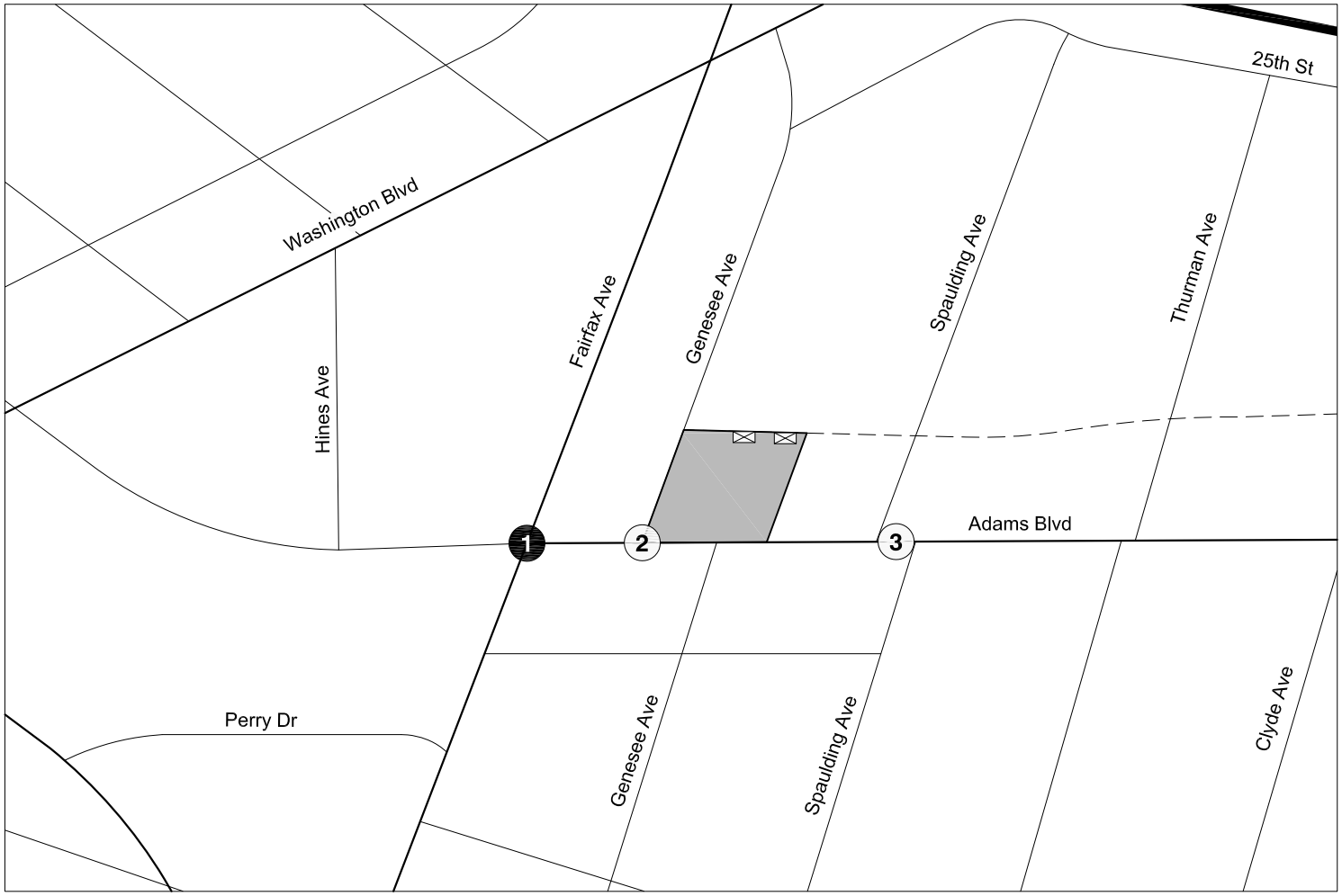
LEGEND

- Project Site
- Project Driveway
- # Signalized Intersection
- (#) Unsignalized Intersection
- #(#) AM(PM) Peak Hour Traffic Volumes
- * Negligible Volume

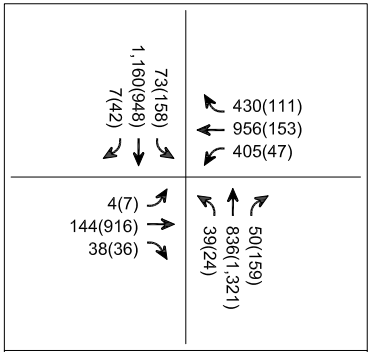
N
Not to Scale

EXISTING WITH PROJECT CONDITIONS (YEAR 2019)
PEAK HOUR TRAFFIC VOLUMES

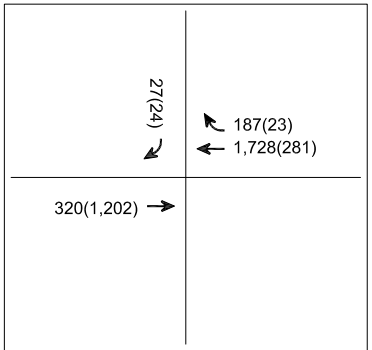
FIGURE 13



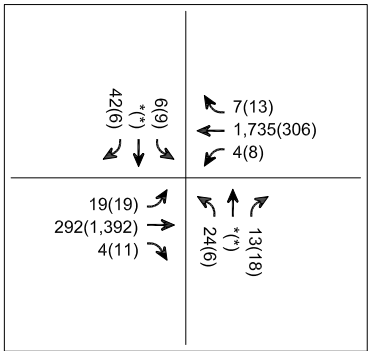
1. Fairfax Avenue & Adams Boulevard



2. Genesee Avenue & Adams Boulevard



3. Spaulding Avenue & Adams Boulevard



LEGEND

- Project Site
- Project Driveway
- # Signalized Intersection
- (#) Unsignalized Intersection
- #(#) AM(PM) Peak Hour Traffic Volumes
- * Negligible Volume

N
Not to Scale

FUTURE WITH PROJECT CONDITIONS (YEAR 2024)
PEAK HOUR TRAFFIC VOLUMES

FIGURE 14

TABLE 8
EXISTING WITH PROJECT CONDITIONS (YEAR 2019)
INTERSECTION LEVELS OF SERVICE

No	Intersection	Peak Hour	Exisiting		Existing with Project	
			Delay	LOS	Delay	LOS
1.	Fairfax Avenue & Adams Boulevard	AM	0.5	A	0.5	A
		PM	2.8	A	2.8	A
2. [a]	Genessee Avenue & Adams Boulevard	AM	20.0	C	21.5	C
		PM	9.2	A	9.3	A
3. [a]	Spaulding Avenue & Adams Boulevard	AM	34.4	D	42.4	E
		PM	30.5	D	32.2	D

Notes
Delay is measured in seconds per vehicle
LOS = Level of service
Results per Synchro 10 (HCM methodology)
[a] Worst-case approach delay is reported for two-way stop-controlled intersections.

TABLE 9
FUTURE WITH PROJECT CONDITIONS (YEAR 2024)
INTERSECTION LEVELS OF SERVICE

No	Intersection	Peak Hour	Future without Project		Future with Project	
			Delay	LOS	Delay	LOS
1.	Fairfax Avenue & Adams Boulevard	AM	0.5	A	0.5	A
		PM	2.7	A	2.7	A
2. [a]	Genessee Avenue & Adams Boulevard	AM	21.4	C	23.2	C
		PM	9.3	A	9.4	A
3. [a]	Spaulding Avenue & Adams Boulevard	AM	41.5	E	51.2	F
		PM	34.2	D	35.2	E

Notes
Delay is measured in seconds per vehicle
LOS = Level of service
Results per Synchro 10 (HCM methodology)
[a] Worst-case approach delay is reported for two-way stop-controlled intersections.

Section 4E

Residential Street Cut-Through Analysis

This section summarizes the residential street cut-through analysis conducted to determine potential increases in average daily traffic volumes on designated Local Streets, as classified in the Mobility Plan, that can be identified as cut-through trips generated by the Project and that can adversely affect the character and function of those streets.

Section 3.5.2 of the TAG provides a list of questions to assess whether the Project would negatively affect residential streets. The Project driveways are located along the alley adjacent to the northern boundary of the Project Site so as not to intrude on the arterial or local streets adjacent to the Project. Additionally, the Project is not adding significant additional traffic to the Local Streets, as illustrated in Figure 12. As such, residential Local Streets would not be affected by Project traffic and a residential street cut-through analysis would not be required.

Section 4F
Construction Impact Analysis

This section summarizes the construction schedule and construction impact analysis for the Project. The construction impact analysis relates to the temporary impacts that may result from the construction activities associated with the Project and was performed in accordance with Section 3.4 of the TAG.

CONSTRUCTION EVALUATION CRITERIA

Section 3.4.3 of the TAG identifies three types of in-street construction impacts that require further analysis to assess the effects of Project construction on the existing pedestrian, bicycle, transit, or vehicle circulation. The three types of impacts and related populations are:

1. Temporary transportation constraints – potential impacts on the transportation system
2. Temporary loss of access – potential impacts on visitors entering and leaving sites
3. Temporary loss of bus stops or rerouting of bus lines – potential impacts on bus travelers

The factors used to determine the significance of a project's impacts involve the likelihood and extent to which an impact might occur, the potential inconvenience caused to users of the transportation system, and consideration for public safety. Construction activities could potentially interfere with pedestrian, bicycle, transit, or vehicle circulation and accessibility to adjoining areas. As detailed in Section 3.4.4 of the TAG, the proposed construction plans should be reviewed to determine whether construction activities would require any of the following actions:

- Street, sidewalk, or lane closures
- Block existing vehicle, bicycle, or pedestrian access along a street or to parcels fronting the street
- Modification of access to transit stations, stops, or facilities during revenue hours

- Closure or movement of an existing bus stop or rerouting of an existing bus line
- Creation of transportation hazards

PROPOSED CONSTRUCTION SCHEDULE

The Project is anticipated to be constructed over a period of approximately 24 months, with an anticipated completion in Year 2024. The construction period would include sub-phases of site demolition, excavation and grading, foundations, and building construction. Peak haul truck activity occurs during excavation and grading, and peak worker activity occurs during building construction. These two sub-phases of construction were studied in greater detail.

EXCAVATION AND GRADING PHASE

The peak period of truck activity during construction of the Project would occur during excavation and grading of the Project Site.

With the implementation of the Construction Management Plan, which is described in more detail below, it is anticipated that almost all haul truck activity to and from the Project Site would occur outside of the morning and afternoon peak hours. In addition, as discussed in more detail in the following section, worker trips to and from the Project Site would also occur outside of the peak hours. Therefore, no peak hour construction traffic impacts are expected during the excavation and grading phase of construction.

Haul trucks would travel on approved truck routes designated within the City. Given the Project Site's proximity to I-10, haul truck traffic would take the most direct route to the appropriate freeway ramps. The haul route will be reviewed and approved by the City.

Based on projections compiled for the Project, approximately 8,755 cubic yards (CY) of material would be excavated and removed from the Project Site over a 120-workday period. Based on construction projections this period would require up to 10 haul trucks per day. Thus, up to 20 daily haul truck trips (10 inbound, 10 outbound) are forecast to occur during the excavation and

grading period, with approximately four trips per hour (two inbound, two outbound) uniformly over a typical six-hour haul period.

Transportation Research Circular No. 212, Interim Materials on Highway Capacity (Transportation Research Board, 1980) defines passenger car equivalency (PCE) for a vehicle as the number of through moving passenger cars to which it is equivalent based on the vehicle's headway and delay-creating effects. Table 8 of *Transportation Research Circular No. 212* and Exhibit 12-25 of the HCM suggest a PCE of 2.0 for trucks. Assuming a PCE factor of 2.0, the 20 truck trips would be equivalent to 40 daily PCE trips. The four hourly truck trips would be equivalent to eight PCE trips (four inbound, four outbound) per hour.

In addition, a maximum of 10 construction workers would work at the Project Site during this phase. Assuming minimal carpooling amongst those workers, an average vehicle occupancy (AVO) of 1.135 persons per vehicle was applied, as provided in *CEQA Air Quality Handbook* (South Coast Air Quality Management District, 1993). Therefore, 10 workers would result in a total of nine vehicle trips to and from the Project Site on a daily basis.

With implementation of the Construction Management Plan, it is anticipated that almost all haul truck activity to and from the Project Site would occur outside of the morning and afternoon peak hours. In addition, as discussed in more detail in the following section, worker trips to and from the Project Site would also occur outside of the peak hours. Therefore, no peak hour construction traffic impacts are expected during the excavation and grading phase of construction.

BUILDING CONSTRUCTION PHASE

The traffic impacts associated with construction workers depends on the number of construction workers employed during various phases of construction, as well as the travel mode and travel time of the workers. In general, the hours of construction typically require workers to be on-site before the weekday morning commuter peak period and allow them to leave before or after the afternoon commuter peak period (i.e., arrive at the site prior to 7:00 AM and depart before 4:00 PM or after 6:00 PM). Therefore, most, if not all, construction worker trips would occur outside of the typical weekday commuter peak periods.

The estimated number of construction workers each day depends on the phase of construction. According to construction projections prepared for the Project, the building subphase of construction would employ the most construction workers, with a maximum of approximately 40 workers per day for all components of the building (i.e., framing, plumbing, elevators, inspections, finishing). However, since the different building components would not be constructed or installed simultaneously, this cumulative estimate likely overstates the number of workers that would be expected on the peak construction day. Furthermore, on most of the estimated workdays to complete the Project, there would be far fewer workers than on the peak day. Therefore, the estimate of 40 workers per day used for the purposes of this analysis represents a very conservative estimate.

Assuming an AVO of 1.135 persons per vehicle, 40 workers would result in a total of 35 vehicles that would arrive and depart from the Project Site each day. The estimated number of daily trips associated with the construction workers is approximately 70 (35 inbound and 35 outbound trips), but nearly all of those trips would occur outside of the peak hours, as described above. As such, the building phase of Project construction is not expected to cause a significant traffic impact at any of the study intersections.

During construction, adequate parking for construction workers would be secured in the alley adjacent to the northern boundary of the Project Site and/or the Department of Water and Power lot across Genesee Avenue. If needed, a remote site with shuttle service may be provided. Restrictions against workers parking in the public right-of-way in the vicinity of (or adjacent to) the Project Site would be identified as part of the Construction Management Plan. All construction materials storage and truck staging would be contained on-site.

POTENTIAL IMPACTS ON ACCESS, TRANSIT, AND PARKING

Project construction is not expected to create hazards for roadway travelers, bus riders, or parkers, so long as commonly practiced safety procedures for construction are followed. Such procedures and other measures (e.g., to address temporary traffic control, lane closures, sidewalk closures, etc.) would be incorporated into the Construction Management Plan. The construction-related impacts associated with access and transit are anticipated to be less than significant, and

the implementation of the Construction Management Plan described below would further reduce those impacts.

Access

Construction activities are expected to be primarily contained within the Project Site boundaries. However, it is expected that construction fences may encroach into the public right-of-way (e.g., sidewalks and roadways) adjacent to the Project Site, where the parking lanes and sidewalks on Genesee Avenue and Adams Boulevard would be used throughout the construction period of the Project for equipment staging, concrete pumping, deliveries, etc. Temporary traffic controls would be provided to direct traffic around any closures, as required in the Construction Management Plan. Travel lanes would be maintained on Genesee Avenue and Adams Boulevard throughout the construction period and emergency access would not be impeded.

The use of the public right-of-way along Genesee Avenue and Adams Boulevard would require temporary re-routing of pedestrian and bicycle traffic, as the sidewalks fronting the Project Site would be closed. The Construction Management Plan would include measures to ensure pedestrian and bicycle safety along the affected sidewalks, bicycle facilities, and temporary walkways (e.g., use of directional signage, maintaining continuous and unobstructed pedestrian paths, and/or providing overhead covering).

Transit

The Project would not require any temporary transit stop relocation during construction. Construction would not impact Metro property or equipment; however, Metro would be notified should the Project construction affect any Metro facilities.

Parking

Parking is allowed on Genesee Avenue and Adams Boulevard, so construction would result in a temporary loss of on-street parking spaces. On Genesee Avenue, this would result in the

temporary loss of two unmetered on-street parking spaces adjacent to the Project Site on the east side of the street. On Adams Boulevard, this would result in the temporary loss of three unmetered on-street parking spaces adjacent to the Project on the north side of the street. Coordination with the LADOT should be included in the Construction Management Plan as a result of the temporary loss of the five unmetered on-street parking spaces.

CONSTRUCTION MANAGEMENT PLAN

A detailed Construction Management Plan, including street closure information, a detour plan, haul routes, and a staging plan, would be prepared and submitted to the City for review and approval, prior to commencing construction. The Construction Management Plan would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The Construction Management Plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and shall include, but not be limited to, the following elements, as appropriate:

- Advance, bilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation.
- Prohibition of construction worker or equipment parking on adjacent streets
- Temporary pedestrian, bicycle, and vehicular traffic controls during all construction activities adjacent to Genesee Avenue and Adams Boulevard, to ensure traffic safety on public rights-of-way
- Temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag men)
- Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets
- Potential sequencing of construction activity for the Project to reduce the amount of construction-related traffic on arterial streets
- Containment of construction activity within the Project Site boundaries
- Construction-related vehicles/equipment shall not park on surrounding public streets
- Safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers shall be implemented as appropriate

- Scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible

Section 4G
Parking

This section provides an analysis of the proposed parking and the potential parking impacts of the Project.

PARKING SUPPLY

All Project parking would be provided on-site. The Project would provide a total of 42 automobile spaces and 62 bicycle spaces in one below-grade level and one above-grade level. Access would be provided via driveways on the alley north of the Project.

VEHICLE PARKING CODE REQUIREMENTS

The parking requirement of the residential component of the Project was calculated by applying the parking rate of 0.50 spaces per unit in accordance with LAMC Section 12.22.A.25, Density Bonus Compliance Review. The Project is also requesting an off menu density bonus incentive/concession pursuant to California Government Code Section 65915(d) to provide nine commercial parking spaces for a restaurant use in lieu of 23 spaces required by LAMC Section 12.21.A.4.C(3).

Utilizing the parking ratios detailed above, the Project would require a total of 33 spaces for the 65 residential units and nine spaces for the 2,500 sf of retail use. As summarized in Table 10, the total requirement would be 42 vehicle spaces, which would be satisfied by the Project's proposed 42 space parking supply.

BICYCLE PARKING CODE REQUIREMENTS

LAMC Section 12.21.A.16 details the parking requirements for new developments. However, new bicycle parking requirements have been developed by the City and the Project would follow the new requirements set out in Case No. CPC-2016-4216-CA and Council File No. 12-1297-S1. The updated Code bicycle parking requirement of the Project is based on the following rates:

- Residential
  - Short-Term: Dwelling units 1-25 — 1.0 space per 10.0 dwelling units
    - Dwelling units 26-100 — 1.0 space per 15.0 dwelling units
    - Dwelling units 101-200 — 1.0 space per 20.0 dwelling units
    - Dwelling units 201+ — 1.0 space per 40.0 dwelling units
  - Long-Term: Dwelling units 1-25 — 1.0 space per 1.0 dwelling units
    - Dwelling units 26-100 — 1.0 space per 1.5 dwelling units
    - Dwelling units 101-200 — 1.0 space per 2.0 dwelling units
    - Dwelling units 201+ — 1.0 space per 4.0 dwelling units
- Restaurant
  - Short-Term:1.0 space per 2,000 sf of retail space
  - Long-Term:1.0 space per 2,000 sf of retail space

Per the updated LAMC, the Project's proposed 65 dwelling units would require a total of six short-term and 52 long-term bicycle parking spaces and the commercial space would require two additional short-term and two additional long-term spaces.

As summarized in Table 11, the total LAMC requirement for the Project is eight short-term and 54 long-term bicycle parking spaces.

The Project's proposed eight short-term and 54 long-term bicycle spaces meet the LAMC requirements for on-site parking supply.

TABLE 10
VEHICLE PARKING CODE REQUIREMENTS

Land Use	Size	Code Requirement	Parking Required
Site 2			
Housing | Mulit-Family [a]	55 du	0.5 space / 1 bedroom	28 spaces
Housing | Affordable [a]	10 du	0.5 space / 1 bedroom	5 spaces
Restaurant [b]	2,500 sf	- spaces / - sf	9 spaces
		Total Parking Provided	**42 spaces**

Notes
sf: square feet
du: dwelling unit
[a] Resdiential parking spaces per LAMC Section 12.22.A.25 - Density Bonus Compliance Review to permit 0.50 parking spaces per unit.
[b] The applicant is requesting an off menu density bonus incentive/concession pursuant to California Government Code Section 65915(d) to provide nine (9) commercial parking spaces for a restaurant use in lieu of 23 spaces required by LAMC Section 12.21.A.4.C(3).

TABLE 11
BICYCLE PARKING CODE REQUIREMENTS

Land Use	Size	Short-Term				Long-Term			
		Rate [a]			Requirement	Rate [a]			Requirement
Residential (units 1-25)	25 du	1.0 sp	/	10 du	3 sp	1.0 sp	/	1 du	25 sp
Residential (units 26-65)	40 du	1.0 sp	/	15 du	3 sp	1.0 sp	/	1.5 du	27 sp
Restaurant [b]	2,500 sf	1.0 sp	/	2,000 sf	2 sp	1.0 sp	/	2,000 sf	2 sp
Bicycle Parking Requirements				Short-Term:	8 sp			Long-Term:	54 sp
Total Code Bicycle Parking Provided									**62 sp**

Notes

sp - space

[a] Bicycle requirements as based on LAMC Table 12.21 A.16 (a)(1)(i) - Ordinance No. 185480

[b] Minimum bicycle requirements for commercial space is two spaces for both short- and long-term.

Chapter 5

Summary and Conclusions

This study was undertaken to analyze the potential transportation impacts of the mixed-use development Project at 5775 W. Adams Boulevard on the local street system. The following summarizes the results of this analysis:

- The Project is anticipated to be complete in Year 2024.
- The Project is consistent with the City's plans, programs, ordinances, and policies and would not generate any VMT or geometric design hazard impacts.
- After application of appropriate trip reduction credits, the Project is estimated to generate 37 morning peak hour trips and 32 afternoon peak hour trips.
- The Project provides adequate internal circulation to accommodate vehicular, pedestrian, and bicycle traffic without impeding through traffic movements on City streets.
- The Project will incorporate pedestrian and bicycle-friendly designs, such as a bicycle parking, adequate sidewalks, and open space.
- All construction activities would occur outside of the commuter morning and afternoon peak hours to the extent feasible and will not result in significant traffic impacts. A Construction Management Plan will ensure that construction impacts are less than significant.

References

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References, cont.

Quantifying Greenhouse Gas Mitigation Measures, California Air Pollution Control Officers Association, 2010.

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West Adams – Baldwin Hills – Leimert Community Plan, Los Angeles Department of City Planning, June 2016.

Appendix A

Memorandum of Understanding

LADOT

Transportation Assessment Memorandum of Understanding (MOU)

This MOU acknowledges that the Transportation Assessment for the following Project will be prepared in accordance with the latest version of LADOT's Transportation Assessment Guidelines:

I. PROJECT INFORMATION

Project Name: 5775 W. Adams Mixed-Use

Project Address: 5775 W. Adams Blvd. Los Angles, CA 90016

Project Description: The Project proposes a 7-story mixed-use residential and retail development, including 55 market-rate dwelling units, 10 affordable dwelling units, and approximately 2,500 sf of ground floor retail over one subterranean parking level. The existing auto service uses will be removed as part of the Project.

LADOT Project Case Number: _____ Project Site Plan attached? *(Required)* ■ Yes ☐ No

II. TRIP GENERATION

Geographic Distribution: N 50 % S 20 % E 10 % W 20 %

Illustration of Project trip distribution percentages at Study intersections attached? *(Required)* ■ Yes ☐ No

Trip Generation Adjustments *(Exact amount of credit subject to approval by LADOT)*

	Yes	No
Transit Usage	■	☐
Transportation Demand Management	☐	■
Existing Active Land Use	☐	■
Previous Land Use	■	☐
Internal Trip	■	☐
Pass-By Trip	■	☐

Trip Generation Rate(s): ITE 10th Edition / Other ITE 10th Edition

Trip generation table including a description of the proposed land uses, ITE rates, estimated morning and afternoon peak hour volumes (ins/outs/totals), proposed trip credits, etc. attached? *(Required)* ■ Yes ☐ No

	IN	OUT	TOTAL
AM Trips	15	22	37
PM Trips	20	12	32

III. STUDY AREA AND ASSUMPTIONS

Project Buildout Year: 2024 Ambient or CMP Growth Rate: 1 % Per Yr.

Related Projects List, researched by the consultant and approved by LADOT, attached? *(Required)* ■ Yes ☐ No

Map of Study Intersections/Segments attached? *(May be subject to LADOT revision after access, safety and circulation analysis)* ■ Yes ☐ No

Is this Project located on a street within the High Injury Network? ■ Yes ☐ No

IV. ACCESS ASSESSMENT

Is the project on a lot that is 0.5-acre or more in total gross area? ☐ Yes ■ No

Is the project's frontage 250 linear feet or more along an Avenue or Boulevard as classified by the City's General Plan? ☐ Yes ■ No

Is the project's building frontage encompassing an entire block along an Avenue or Boulevard as classified by the City's General Plan? ☐ Yes ■ No

V. CONTACT INFORMATION

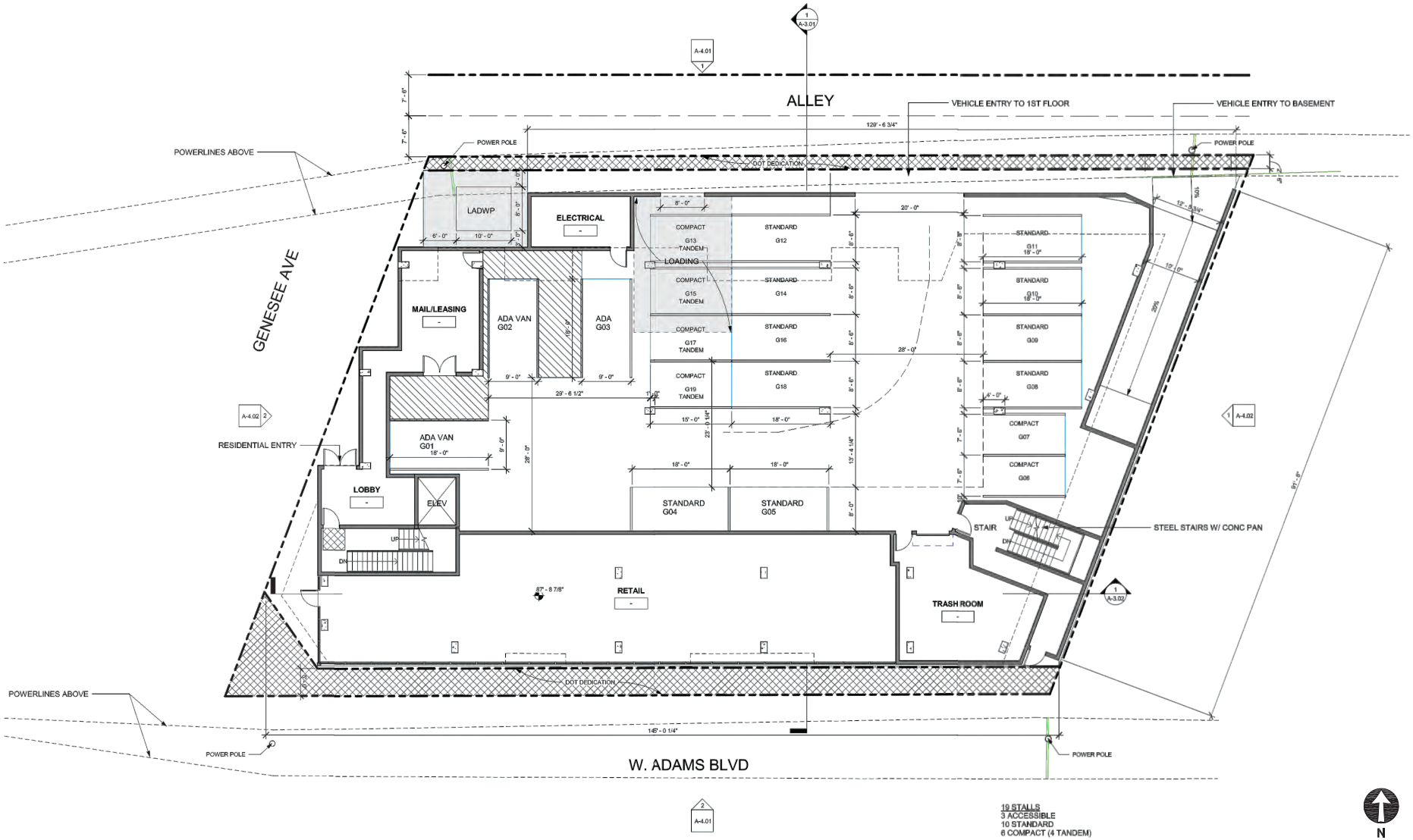
	CONSULTANT	DEVELOPER
Name:	Gibson Transportation Consulting, Inc.	5773 W Adams, LLC
Address:	555 W. 5th Street, Suite 3375, Los Angeles, CA 90013	2436 Penmar Avenue, Unit B
Phone Number:	(213) 683-0088	
E-Mail:	ewong@gibsontrans.com	maxzeff21@gmail.com

Approved by:	x	10-8-19	x	11/5/19
	Consultant's Representative	Date	LADOT Representative	Date

STUDY INTERSECTIONS

1. Fairfax Avenue & Adams Boulevard
2. Genesee Avenue & Adams Boulevard
3. Spaulding Avenue & Adams Boulevard
4.

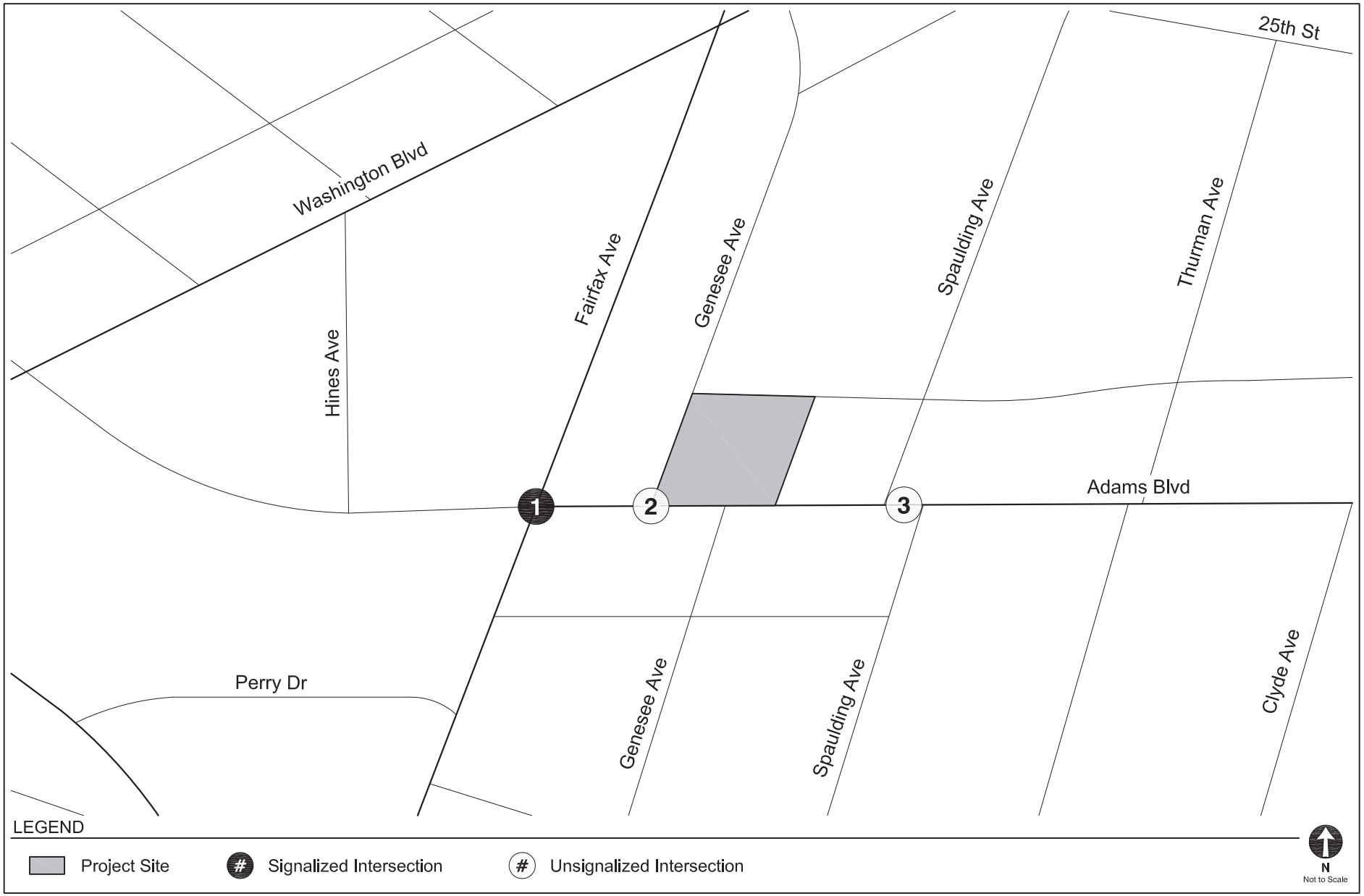
LADOT Proj. Case No: _____



Source: AFH Architects. October, 2019.

PROJECT SITE PLAN

FIGURE 1



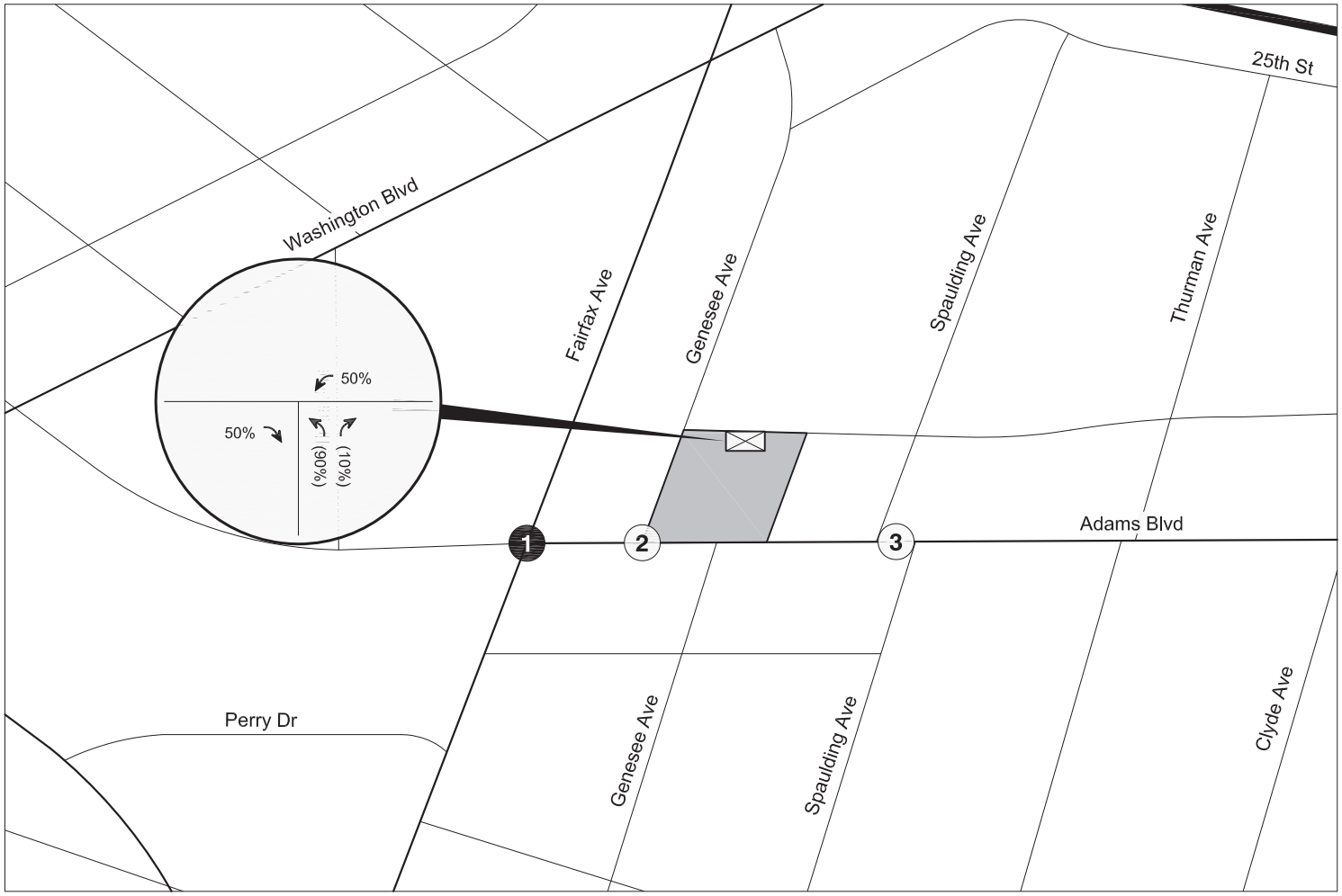
STUDY AREA & ANALYZED INTERSECTIONS

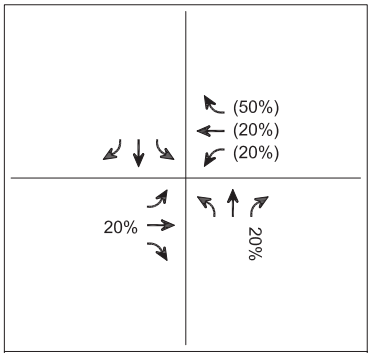
FIGURE 2

TABLE 1
TRIP GENERATION ESTIMATES

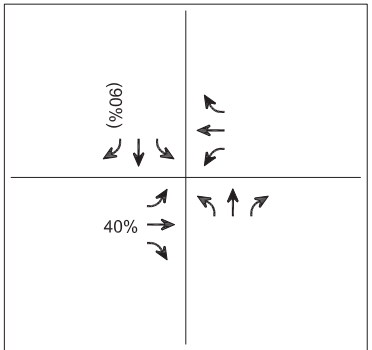
Land Use	ITE Land Use Code	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Generation Rates [a]									
Multifamily Housing (Mid-Rise)	221	per du	5.44	26%	74%	0.36	61%	39%	0.44
Affordable Family	[b]	per du	4.16	37%	63%	0.49	56%	44%	0.35
High-Turnover (Sit-Down) Restaurant	932	per ksf	112.18	55%	45%	9.94	62%	360%	5.40
Automobile Parts and Service Center	943	per ksf	16.28	73%	27%	1.96	40%	60%	2.26
Proposed Project									
Multifamily Housing (Mid-Rise)	221	55 du	299	5	15	20	15	9	24
Less Transit 10% [c]			*(30)*	*(1)*	*(2)*	*(3)*	*(2)*	*(1)*	*(3)*
Subtotal - Multifamily Housing (Mid-Rise)			***269***	***4***	***13***	***17***	***13***	***8***	***21***
Affordable Apartments	[b]	10 du	42	2	3	5	2	2	4
Less Transit 10% [c]			*(4)*	*0*	*0*	*0*	*0*	*0*	*0*
Subtotal - Affordable Apartments			***38***	***2***	***3***	***5***	***2***	***2***	***4***
High-Turnover (Sit-Down) Restaurant	932	2.5 ksf	280	14	11	25	9	5	14
Less Internal Capture 10% [d]			*(28)*	*(1)*	*(1)*	*(2)*	*(1)*	*(1)*	*(2)*
Less Transit 10% [c]			*(25)*	*(1)*	*(1)*	*(2)*	*(1)*	*0*	*(1)*
Less Pass-by 20% [e]			*(45)*	*(2)*	*(2)*	*(4)*	*(1)*	*(1)*	(2)
Subtotal - High-Turnover (Sit-Down) Restaurant			***182***	***10***	***7***	***17***	***6***	***3***	***9***
TOTAL PROPOSED PROJECT TRIPS			**489**	**16**	**23**	**39**	**21**	**13**	**34**
Existing Use									
Automobile Parts and Service Center	943	1.540 ksf	25	2	1	3	1	2	3
Less Pass-by 30% [e]			*(8)*	*(1)*	*0*	*(1)*	*0*	*(1)*	(1)
Subtotal - Automobile Parts and Service Center			**17**	**1**	**1**	**2**	**1**	**1**	**2**
TOTAL NET NEW PROJECT TRIPS			**472**	**15**	**22**	**37**	**20**	**12**	**32**

Notes:
du: dwelling unit
ksf: 1,000 square feet
[a] Trip generation rates are from *Trip Generation, 10th Edition* (Institute of Transportation Engineers, 2017).
[b] Per LADOT's *Transportation Assessment Guidelines,* residential or mixed-use developments inside a Transit Priority Area (TPA) which include Affordable Housing Units are eligible to use a City specific trip generation rate based on vehicle trip count data collected at affordable housing sites in the City of Los Angeles in 2016.
[c] Per LADOT's *Transportation Assessment Guidelines,* the Project Site is located within 1/2-mile walking distance of a major bus stop and light rail station, therefore a transit reduction is applied to account for transit usage and walking visitor arrivals from the surrounding neighborhoods and adjacent commercial developments.
[d] Internal capture adjustments account for person trips made between distinct land uses within a mixed-use development without using an off-site road system, based on the NCHRP 8-51 Internal Trip Capture Estimation Tool (*National Cooperative Highway Research Program Report 684 – Enhancing Internal Trip Capture Estimation for Mixed-Use Developments* , Transportation Research Board and National Research Council, 2011).
[e] Pass-by adjustments account for Project trips made as an intermediate stop on the way from an origin to a primary trip destination without route diversion.

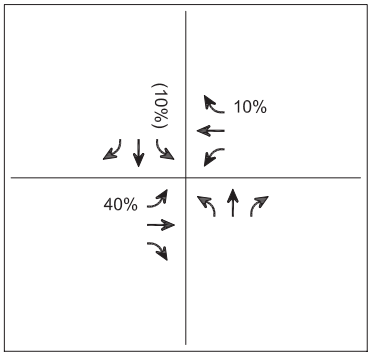




1. Fairfax Avenue & Adams Boulevard



2. Genesee Avenue & Adams Boulevard



3. Spaulding Avenue & Adams Boulevard

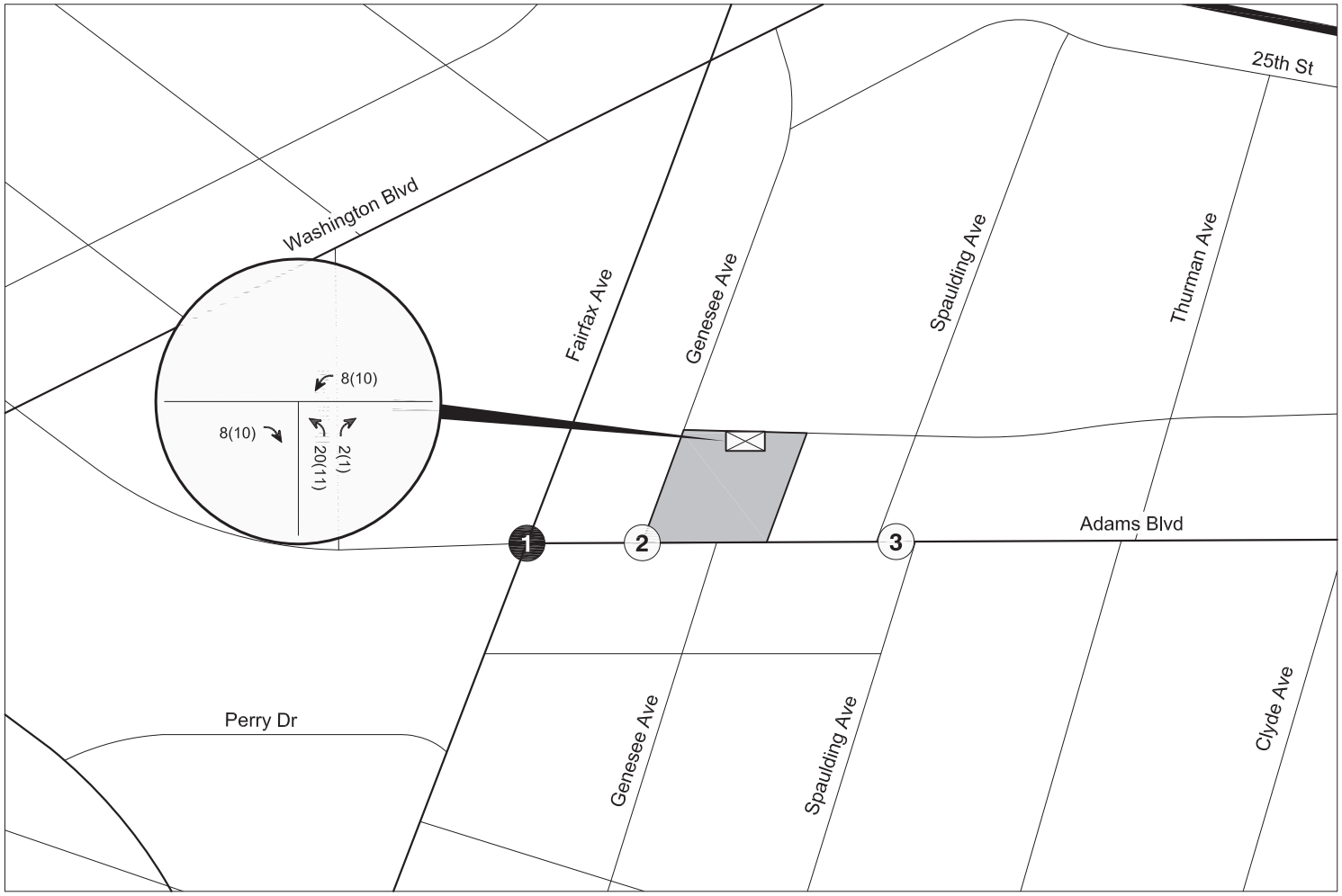
LEGEND

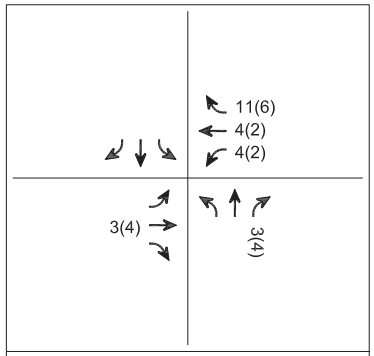
- Project Site
- Project Driveway
- # Signalized Intersection
- # Unsignalized Intersection
- %(%) Inbound(Outbound) Trip Percentage

N
Not to Scale

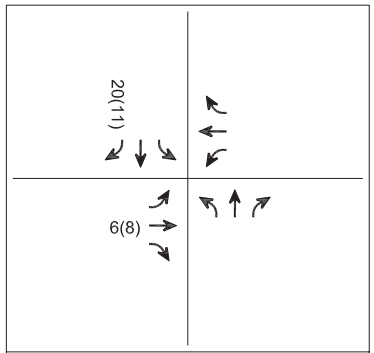
PROJECT TRIP DISTRIBUTION

FIGURE 3

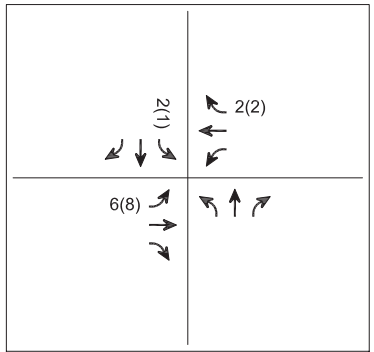




1. Fairfax Avenue & Adams Boulevard



2. Genesee Avenue & Adams Boulevard



3. Spaulding Avenue & Adams Boulevard

LEGEND

- Project Site
- Project Driveway
- # Signalized Intersection
- # Unsignalized Intersection
- #(#) AM(PM) Peak Hour Traffic Volumes

N
Not to Scale

PROJECT-ONLY
PEAK HOUR TRAFFIC VOLUMES

FIGURE
4

TABLE 2
RELATED PROJECTS LIST

No.	Project	Address	Use	Trip Generation						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
1. [a]	Jefferson/La Cienega (Cumulus) Mixed-Use Project	3221 S La Cienega Blvd	ABC lot to 1,218 apartment units, grovery, retail, and restaurant uses	10,139	319	419	737	467	382	849
2. [b]	Retail Building	3030 La Cienega Blvd	Addition of 1,250 sf retail to existing 8,338 sf retail and new tandem parking	79	2	2	4	5	4	9
3. [b]	Auto Repair Facility	2926 La Cienega Blvd	Four (4) bay auto repair use wihtin existing car rental facility	90	4	2	6	4	5	9
4. [b]	Automated Parking	5977 Washington Blvd	New 48-space stacked parking on property with vacant commercial building, to serve as off-site paring for 5965 Washington Blvd	-	-	-	-	-	-	-

Notes
[a] Related project information provided by the Los Angeles Department of Transportation in September 2019, Department of City Planning, and recent traffic studies prepared in the area.
[b] Related project information provided by the City of Culver City in April 2019.

LOCATIONS OF RELATED PROJECTS

FIGURE 5

Appendix B

Traffic Volume Data

Location ID: 1
North/South: S Fairfax Avenue
East/West: W Adams Blvd

Date: 10/22/19
City: Los Angeles, CA

	Southbound			Westbound			Northbound			Eastbound			
	1	2	3	4	5	6	7	8	9	10	11	12	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	0	314	11	114	228	92	5	262	7	5	20	0	1058
7:15	3	215	13	111	226	111	4	181	11	8	32	2	917
7:30	3	219	16	100	237	72	11	115	13	11	33	1	831
7:45	1	277	29	74	215	101	17	134	6	12	49	1	916
8:00	1	303	15	84	230	91	16	162	6	9	44	0	961
8:15	15	187	15	118	222	73	10	151	6	3	50	0	850
8:30	2	199	19	93	222	68	10	152	6	7	55	1	834
8:45	2	181	16	125	178	106	14	170	5	16	51	1	865
9:00	5	203	10	135	168	122	9	185	1	8	41	2	889
9:15	5	274	17	144	180	139	7	180	4	7	26	2	985
9:30	4	278	18	69	198	82	13	183	3	8	25	0	881
9:45	7	257	16	61	116	51	12	201	2	1	26	3	753
Total Volume:	48	2907	195	1228	2420	1108	128	2076	70	95	452	13	10740
Approach %	2%	92%	6%	26%	51%	23%	6%	91%	3%	17%	81%	2%	
Peak Hr Begin:	7:00												
PHV	7	1025	69	399	906	376	37	692	37	36	134	4	3722
PHF	0.847			0.938			0.699			0.702			0.879

	Southbound			Westbound			Northbound			Eastbound			
	1	2	3	4	5	6	7	8	9	10	11	12	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
15:00	5	221	26	25	40	17	23	239	4	10	122	4	736
15:15	5	224	32	24	32	14	44	286	6	9	133	2	811
15:30	9	192	32	23	38	7	33	284	4	6	169	2	799
15:45	12	188	36	18	27	8	33	299	5	7	169	2	804
16:00	6	203	43	10	30	8	49	272	3	11	171	0	806
16:15	6	166	41	25	48	7	46	245	5	10	193	1	793
16:30	10	187	39	17	43	10	41	263	3	3	192	1	809
16:45	9	204	38	16	53	9	29	271	6	6	204	1	846
17:00	17	204	43	19	34	7	39	276	3	5	220	1	868
17:15	9	205	32	18	33	11	34	284	9	7	218	2	862
17:30	7	202	36	31	43	8	28	304	6	7	202	0	874
17:45	7	175	39	32	34	7	39	298	5	15	228	3	882
Total Volume:	102	2371	437	258	455	113	438	3321	59	96	2221	19	9890
Approach %	4%	81%	15%	31%	55%	14%	11%	87%	2%	4%	95%	1%	
Peak Hr Begin:	17:00												
PHV	40	786	150	100	144	33	140	1162	23	34	868	6	3486
PHF	0.924			0.845			0.969			0.923			0.988

Leg:	North		East		South		West	
Class:	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
7:00	4	0	6	0	5	1	4	0
7:15	0	1	4	0	6	2	9	0
7:30	5	1	7	1	4	2	6	2
7:45	7	0	1	0	6	1	5	1
8:00	11	1	5	0	5	1	5	1
8:15	8	2	2	0	4	3	9	0
8:30	2	1	2	0	10	0	9	0
8:45	4	0	8	0	3	0	2	0
9:00	1	2	3	0	4	1	4	1
9:15	4	0	11	0	5	0	2	0
9:30	1	0	6	0	5	1	3	0
9:45	16	0	5	0	2	1	3	0

Leg:	North		East		South		West	
Class:	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
15:00	7	0	5	0	4	0	2	0
15:15	8	0	9	0	9	0	3	0
15:30	7	1	16	0	8	0	4	0
15:45	9	0	10	0	11	2	12	3
16:00	6	0	8	0	4	0	6	0
16:15	2	0	8	0	8	2	11	0
16:30	4	0	7	0	13	0	5	1
16:45	5	0	5	0	7	1	3	0
17:00	8	0	7	0	11	4	3	0
17:15	7	0	7	0	3	2	3	2
17:30	10	0	6	0	9	1	8	1
17:45	6	0	14	0	2	3	6	0

Location ID: 2
North/South: S Genesee Avenue
East/West: W Adams Blvd

Date: 10/22/19
City: Los Angeles, CA

	Southbound			Westbound			Northbound			Eastbound			
	1	2	3	4	5	6	7	8	9	10	11	12	Totals:
Movements:	R	*T	* L	R	T	L	R	T	L	R	T	*L	
7:00	0	0	0	15	440	0	0	0	0	0	39	0	500
7:15	1	0	0	24	454	0	0	0	0	0	47	0	532
7:30	2	0	0	35	432	0	0	0	0	0	44	0	523
7:45	1	0	0	50	423	0	0	0	0	0	92	0	575
8:00	3	0	0	45	365	0	0	0	0	0	85	0	518
8:15	1	0	0	48	417	0	0	0	0	0	69	0	548
8:30	0	0	0	40	378	0	0	0	0	0	79	0	510
8:45	1	0	0	17	409	0	0	0	0	0	90	0	539
9:00	1	0	0	3	396	0	0	0	0	0	64	0	470
9:15	0	0	0	15	458	0	0	0	0	0	50	0	530
9:30	0	0	0	19	371	0	0	0	0	0	55	0	456
9:45	2	0	0	12	261	0	0	0	0	0	53	0	338

* Unpermitted moves were observed but not included.

Total Volume:	12	1	0	323	4804	42	32	0	24	22	767	12	6039
Approach %	92%	8%	0%	6%	93%	1%	57%	0%	43%	3%	96%	1%	

Peak Hr Begin:	7:30												
PHV	7	0	0	178	1637	12	18	0	12	6	290	4	2164
PHF	0.583			0.958			0.577			0.798			0.941

	Southbound			Westbound			Northbound			Eastbound			
	1	2	3	4	5	6	7	8	9	10	11	12	Totals:
Movements:	R	*T	* L	R	T	L	R	T	L	R	T	*L	
15:00	0	0	0	11	83	0	0	0	0	0	170	0	275
15:15	2	0	0	6	69	0	0	0	0	0	186	0	274
15:30	4	0	0	6	56	0	0	0	0	0	230	0	311
15:45	0	0	0	3	64	0	0	0	0	0	249	0	331
16:00	0	0	0	5	50	0	0	0	0	0	225	0	302
16:15	4	0	0	2	64	0	0	0	0	0	279	0	370
16:30	1	0	0	4	68	0	0	0	0	0	272	0	363
16:45	1	0	0	4	74	0	0	0	0	0	273	0	371
17:00	3	0	0	4	63	0	0	0	0	0	286	0	382
17:15	3	0	0	3	50	0	0	0	0	0	295	0	374
17:30	4	0	0	5	80	0	0	0	0	0	255	0	363
17:45	2	0	0	10	65	0	0	0	0	0	292	0	384

* Unpermitted moves were observed but not included.

Total Volume:	24	5	0	63	786	24	97	10	14	28	3012	37	4100
Approach %	83%	17%	0%	7%	90%	3%	80%	8%	12%	1%	98%	1%	

Peak Hr Begin:	17:00												
PHV	12	1	0	22	258	7	39	4	9	8	1128	15	1503
PHF	0.813			0.834			0.684			0.962			0.979

Leg:	North		East		South		West	
Class:	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
7:00	5	0	0	0	1	0	2	0
7:15	5	0	0	0	6	0	5	0
7:30	1	0	0	0	5	1	3	0
7:45	3	0	0	0	5	1	5	0
8:00	4	0	0	0	6	0	7	0
8:15	1	0	0	0	3	1	2	0
8:30	4	0	0	0	2	1	3	0
8:45	2	0	0	0	6	0	5	0
9:00	4	0	0	0	6	0	6	0
9:15	4	0	1	0	3	0	6	0
9:30	3	0	0	0	2	0	5	0
9:45	3	0	0	0	2	1	2	0

Leg:	North		East		South		West	
Class:	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
15:00	0	0	0	0	0	0	4	0
15:15	5	0	0	0	5	1	9	0
15:30	5	0	0	0	9	1	18	0
15:45	3	0	0	0	7	0	13	0
16:00	1	0	0	0	7	0	7	0
16:15	0	0	0	0	6	2	9	0
16:30	8	0	0	0	7	0	12	0
16:45	3	0	0	0	12	0	8	0
17:00	4	0	0	0	5	0	5	0
17:15	7	0	0	0	4	1	4	0
17:30	4	0	0	0	3	1	7	0
17:45	7	0	0	0	2	1	11	0

Location ID: 3
North/South: S Spaulding Avenue
East/West: W Adams Blvd

Date: 12/03/19
City: Los Angeles, CA

	Southbound			Westbound			Northbound			Eastbound			
	1	2	3	4	5	6	7	8	9	10	11	12	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
7:00	6	0	1	3	404	0	2	0	2	0	35	2	455
7:15	13	0	0	1	470	0	1	0	1	1	44	2	533
7:30	7	0	2	0	419	0	4	0	4	1	69	1	507
7:45	12	0	1	3	358	2	3	0	4	1	67	2	453
8:00	8	0	1	1	397	2	4	0	14	1	89	7	524
8:15	7	0	1	0	395	2	0	0	0	0	97	9	511
8:30	2	0	1	3	378	3	0	0	0	0	77	2	466
8:45	5	0	1	5	358	5	3	0	3	0	82	2	464
9:00	4	0	1	3	373	4	1	0	1	0	63	2	452
9:15	1	1	1	0	346	4	1	0	0	1	49	3	407
9:30	4	1	1	3	380	2	0	0	1	1	61	2	456
9:45	2	0	0	2	228	1	4	0	1	2	73	3	316
Total Volume:	71	2	11	24	4506	25	23	0	31	8	806	37	5544
Approach %	85%	2%	13%	1%	99%	1%	43%	0%	57%	1%	95%	4%	
Peak Hr Begin:	7:15												
PHV	40	0	4	5	1644	4	12	0	23	4	269	12	2017
PHF	0.846			0.877			0.486			0.735			0.946

Leg:	North		East		South		West	
Class:	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
7:00	11	0	0	0	1	0	0	0
7:15	3	0	0	0	1	0	0	0
7:30	5	2	0	0	2	0	0	0
7:45	6	1	0	0	2	0	0	0
8:00	4	0	0	0	0	0	1	0
8:15	1	0	0	0	0	1	0	0
8:30	6	0	0	0	3	0	0	0
8:45	3	0	0	0	2	0	0	0
9:00	6	0	0	0	2	0	0	0
9:15	3	0	0	0	3	0	0	0
9:30	2	0	1	0	1	0	1	0
9:45	3	0	0	0	1	0	0	0

Location ID: 3
North/South: S Spaulding Avenue
East/West: W Adams Blvd

Date: 10/22/19
City: Los Angeles, CA

	Southbound			Westbound			Northbound			Eastbound			
	1	2	3	4	5	6	7	8	9	10	11	12	Totals:
Movements:	R	T	L	R	T	L	R	T	L	R	T	L	
15:00	6	0	1	6	86	2	1	0	0	0	184	4	290
15:15	3	0	0	4	77	0	3	0	1	2	187	1	278
15:30	1	0	1	2	56	1	1	0	1	1	252	3	319
15:45	3	0	1	1	71	0	2	0	0	0	280	1	359
16:00	1	0	0	4	56	1	2	0	1	2	283	2	352
16:15	3	0	0	1	68	1	3	0	0	1	312	5	394
16:30	2	0	0	1	67	0	3	0	0	1	315	4	393
16:45	4	0	1	2	71	1	4	0	3	1	300	5	392
17:00	1	0	1	3	69	2	7	0	1	3	340	2	429
17:15	1	0	1	1	54	0	3	0	1	2	332	2	397
17:30	2	0	2	2	82	2	4	0	1	1	317	4	417
17:45	2	0	4	4	77	4	3	0	3	4	328	2	431
Total Volume:	29	0	12	31	834	14	36	0	12	18	3430	35	4451
Approach %	71%	0%	29%	4%	95%	2%	75%	0%	25%	1%	98%	1%	
Peak Hr Begin:	17:00												
PHV	6	0	8	10	282	8	17	0	6	10	1317	10	1674
PHF	0.583			0.872			0.719			0.969			0.971

Leg:	North		East		South		West	
Class:	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
7:00	4	0	0	0	0	0	0	0
7:15	4	0	0	0	1	0	0	0
7:30	0	0	0	0	0	0	0	0
7:45	3	0	0	0	3	0	1	0
8:00	3	0	0	0	0	0	1	0
8:15	0	0	0	0	3	0	0	0
8:30	1	0	0	0	1	0	0	0
8:45	3	0	0	0	6	0	0	0
9:00	2	0	0	0	8	0	1	0
9:15	3	0	1	0	5	0	2	0
9:30	3	0	0	0	3	0	0	0
9:45	3	0	0	0	3	0	1	0

Leg:	North		East		South		West	
Class:	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle	Peds	Bicycle
15:00	0	0	0	0	0	0	0	0
15:15	0	0	0	0	4	0	0	0
15:30	3	0	0	0	9	0	2	0
15:45	2	0	0	0	5	0	2	0
16:00	1	0	2	0	5	0	1	0
16:15	2	0	0	0	5	0	0	0
16:30	5	0	0	0	6	0	1	0
16:45	0	0	0	0	7	0	1	0
17:00	1	0	1	0	2	0	0	0
17:15	3	0	0	0	2	0	2	0
17:30	3	0	0	0	3	0	0	0
17:45	5	0	1	0	1	0	4	0

Appendix C

HCM Analysis Worksheets

HCM 6th Signalized Intersection Summary
2: Fairfax Ave & Adams Blvd

11/27/2019

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	134	36	376	906	399	37	692	37	69	1025	7
Future Volume (veh/h)	4	134	36	376	906	399	37	692	37	69	1025	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	146	39	409	985	434	40	752	40	75	1114	8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	63	983	266	862	2219	963	565	9999	4352	565	9999	619
Arrive On Green	0.42	0.42	0.42	0.42	0.92	0.92	0.25	1.00	1.00	0.25	1.00	1.00
Sat Flow, veh/h	0	2360	637	1781	2412	1046	1781	3432	182	1781	3617	26
Grp Volume(v), veh/h	92	0	97	409	721	698	40	389	403	75	547	575
Grp Sat Flow(s),veh/h/ln	1410	0	1588	1781	1777	1682	1781	1777	1838	1781	1777	1866
Q Serve(g_s), s	120.0	0.0	2.3	28.3	3.3	3.4	2.2	0.0	0.0	4.2	0.0	0.0
Cycle Q Clear(g_c), s	120.0	0.0	2.3	28.3	3.3	3.4	2.2	0.0	0.0	4.2	0.0	0.0
Prop In Lane	0.04		0.40	1.00		0.62	1.00		0.10	1.00		0.01
Lane Grp Cap(c), veh/h	0	0	662	0	1635	1547	0	42378	43825	0	42378	44497
V/C Ratio(X)	0.00	0.00	0.15	0.00	0.44	0.45	0.00	0.01	0.01	0.00	0.01	0.01
Avail Cap(c_a), veh/h	0	0	662	0	1635	1547	0	42378	43825	0	42378	44497
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	10.9	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.2	0.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(85%),veh/ln	0.0	0.0	1.3	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	11.1	0.0	0.7	0.8	0.0	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	A	A	B	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h		189			1828			832			1197	
Approach Delay, s/veh		5.7			0.6			0.0			0.0	
Approach LOS		A			A			A			A	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.2	1477.0		60.4	20.2	1477.0	30.2	30.2
Change Period (Y+Rc), s	* 5.2	* 5.2		* 5.2	* 5.2	* 5.2	* 5.2	* 5.2
Max Green Setting (Gmax), s	* 25	* 25		* 25	* 25	* 25	* 25	* 25
Max Q Clear Time (g_c+I1), s	4.2	2.0		5.4	6.2	2.0	30.3	122.0
Green Ext Time (p_c), s	0.1	8.1		15.5	0.1	5.2	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	0.5
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	290	6	12	1637	178	0	0	0	0	0	7
Future Vol, veh/h	0	290	6	12	1637	178	0	0	0	0	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	315	7	13	1779	193	0	0	0	0	0	8

Major/Minor	Major1			Major2				Minor2		
Conflicting Flow All	-	0	0	322	0	0		-	-	986
Stage 1	-	-	-	-	-	-		-	-	-
Stage 2	-	-	-	-	-	-		-	-	-
Critical Hdwy	-	-	-	4.14	-	-		-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-		-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-		-	-	-
Follow-up Hdwy	-	-	-	2.22	-	-		-	-	3.32
Pot Cap-1 Maneuver	0	-	-	1235	-	-		0	0	247
Stage 1	0	-	-	-	-	-		0	0	-
Stage 2	0	-	-	-	-	-		0	0	-
Platoon blocked, %		-	-		-	-				
Mov Cap-1 Maneuver	-	-	-	1235	-	-		-	0	247
Mov Cap-2 Maneuver	-	-	-	-	-	-		-	0	-
Stage 1	-	-	-	-	-	-		-	0	-
Stage 2	-	-	-	-	-	-		-	0	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0.1	20
HCM LOS			C

Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	1235	-	-	247
HCM Lane V/C Ratio	-	-	0.011	-	-	0.031
HCM Control Delay (s)	-	-	7.9	-	-	20
HCM Lane LOS	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	269	4	4	1644	5	23	0	12	4	0	40
Future Vol, veh/h	12	269	4	4	1644	5	23	0	12	4	0	40
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	292	4	4	1787	5	25	0	13	4	0	43

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1792	0	0	296	0	0	1222	2120	148	1970	2120	896
Stage 1	-	-	-	-	-	-	320	320	-	1798	1798	-
Stage 2	-	-	-	-	-	-	902	1800	-	172	322	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	341	-	-	1262	-	-	136	50	872	37	50	283
Stage 1	-	-	-	-	-	-	666	651	-	83	131	-
Stage 2	-	-	-	-	-	-	299	130	-	813	650	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	341	-	-	1262	-	-	112	48	872	35	48	283
Mov Cap-2 Maneuver	-	-	-	-	-	-	112	48	-	35	48	-
Stage 1	-	-	-	-	-	-	641	626	-	80	131	-
Stage 2	-	-	-	-	-	-	252	130	-	770	625	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	0	34.4	33.8
HCM LOS			D	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	160	341	-	-	1262	-	-	172
HCM Lane V/C Ratio	0.238	0.038	-	-	0.003	-	-	0.278
HCM Control Delay (s)	34.4	16	-	-	7.9	-	-	33.8
HCM Lane LOS	D	C	-	-	A	-	-	D
HCM 95th %tile Q(veh)	0.9	0.1	-	-	0	-	-	1.1

HCM 6th Signalized Intersection Summary
2: Fairfax Ave & Adams Blvd

11/27/2019

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	868	34	33	144	100	23	1162	140	150	786	40
Future Volume (veh/h)	6	868	34	33	144	100	23	1162	140	150	786	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	7	943	37	36	157	109	25	1263	152	163	854	43
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	41	1353	62	377	1419	927	377	9999	3353	411	9999	1521
Arrive On Green	0.46	0.46	0.46	0.17	0.69	0.69	0.17	1.00	1.00	0.19	1.00	1.00
Sat Flow, veh/h	0	2913	133	1781	2059	1346	1781	3195	383	1781	3443	173
Grp Volume(v), veh/h	520	0	467	36	134	132	25	700	715	163	441	456
Grp Sat Flow(s),veh/h/ln	1368	0	1679	1781	1777	1628	1781	1777	1801	1781	1777	1839
Q Serve(g_s), s	50.2	0.0	18.6	2.9	2.3	2.5	2.0	0.0	0.0	14.3	0.0	0.0
Cycle Q Clear(g_c), s	50.2	0.0	18.6	2.9	2.3	2.5	2.0	0.0	0.0	14.3	0.0	0.0
Prop In Lane	0.01		0.08	1.00		0.83	1.00		0.21	1.00		0.09
Lane Grp Cap(c), veh/h	0	0	780	0	1224	1122	0	15559	15775	0	15594	16140
V/C Ratio(X)	0.00	0.00	0.60	0.00	0.11	0.12	0.00	0.04	0.05	0.00	0.03	0.03
Avail Cap(c_a), veh/h	0	0	780	0	1224	1122	0	15559	15775	0	15594	16140
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	17.9	0.0	4.7	4.7	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	1.9	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(85%),veh/ln	0.0	0.0	10.0	0.0	1.3	1.3	0.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	19.8	0.0	4.8	4.8	0.0	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	A	A	B	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h		987			302			1440			1060	
Approach Delay, s/veh		9.4			4.2			0.0			0.0	
Approach LOS		A			A			A			A	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.2	815.0		67.2	21.9	813.3	20.2	47.0
Change Period (Y+Rc), s	* 5.2	* 5.2		* 5.2	* 5.2	* 5.2	* 5.2	* 5.2
Max Green Setting (Gmax), s	* 38	* 38		* 42	* 38	* 38	* 42	* 42
Max Q Clear Time (g_c+I1), s	4.0	2.0		4.5	16.3	2.0	4.9	52.2
Green Ext Time (p_c), s	0.0	6.8		3.3	0.4	13.7	0.2	0.0

Intersection Summary	
HCM 6th Ctrl Delay	2.8
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1128	8	7	258	22	0	0	0	0	0	12
Future Vol, veh/h	0	1128	8	7	258	22	0	0	0	0	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1226	9	8	280	24	0	0	0	0	0	13

Major/Minor	Major1			Major2				Minor2		
Conflicting Flow All	-	0	0	1235	0	0		-	-	152
Stage 1	-	-	-	-	-	-		-	-	-
Stage 2	-	-	-	-	-	-		-	-	-
Critical Hdwy	-	-	-	4.14	-	-		-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-		-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-		-	-	-
Follow-up Hdwy	-	-	-	2.22	-	-		-	-	3.32
Pot Cap-1 Maneuver	0	-	-	560	-	-		0	0	867
Stage 1	0	-	-	-	-	-		0	0	-
Stage 2	0	-	-	-	-	-		0	0	-
Platoon blocked, %		-	-		-	-				
Mov Cap-1 Maneuver	-	-	-	560	-	-		-	0	867
Mov Cap-2 Maneuver	-	-	-	-	-	-		-	0	-
Stage 1	-	-	-	-	-	-		-	0	-
Stage 2	-	-	-	-	-	-		-	0	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0.3	9.2
HCM LOS			A

Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	560	-	-	867
HCM Lane V/C Ratio	-	-	0.014	-	-	0.015
HCM Control Delay (s)	-	-	11.5	-	-	9.2
HCM Lane LOS	-	-	B	-	-	A
HCM 95th %tile Q(veh)	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	1317	10	8	282	10	6	0	17	8	0	6
Future Vol, veh/h	10	1317	10	8	282	10	6	0	17	8	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	1432	11	9	307	11	7	0	18	9	0	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	318	0	0	1443	0	0	1632	1796	722	1069	1796	159
Stage 1	-	-	-	-	-	-	1460	1460	-	331	331	-
Stage 2	-	-	-	-	-	-	172	336	-	738	1465	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1239	-	-	466	-	-	67	79	369	176	79	858
Stage 1	-	-	-	-	-	-	135	192	-	656	644	-
Stage 2	-	-	-	-	-	-	813	640	-	376	191	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1239	-	-	466	-	-	65	77	369	164	77	858
Mov Cap-2 Maneuver	-	-	-	-	-	-	65	77	-	164	77	-
Stage 1	-	-	-	-	-	-	134	190	-	650	632	-
Stage 2	-	-	-	-	-	-	791	628	-	354	189	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.3	30.5	20.3
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	166	1239	-	-	466	-	-	251
HCM Lane V/C Ratio	0.151	0.009	-	-	0.019	-	-	0.061
HCM Control Delay (s)	30.5	7.9	-	-	12.9	-	-	20.3
HCM Lane LOS	D	A	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0.5	0	-	-	0.1	-	-	0.2

HCM 6th Signalized Intersection Summary
2: Fairfax Ave & Adams Blvd

11/27/2019

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	137	36	380	910	410	37	692	40	69	1025	7
Future Volume (veh/h)	4	137	36	380	910	410	37	692	40	69	1025	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	149	39	413	989	446	40	752	43	75	1114	8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	63	990	262	862	2203	977	565	9999	4658	565	9999	619
Arrive On Green	0.42	0.42	0.42	0.42	0.92	0.92	0.25	1.00	1.00	0.25	1.00	1.00
Sat Flow, veh/h	0	2377	629	1781	2395	1061	1781	3417	195	1781	3617	26
Grp Volume(v), veh/h	93	0	99	413	729	706	40	391	404	75	547	575
Grp Sat Flow(s),veh/h/ln	1417	0	1589	1781	1777	1679	1781	1777	1835	1781	1777	1866
Q Serve(g_s), s	120.0	0.0	2.3	28.7	3.3	3.5	2.2	0.0	0.0	4.2	0.0	0.0
Cycle Q Clear(g_c), s	120.0	0.0	2.3	28.7	3.3	3.5	2.2	0.0	0.0	4.2	0.0	0.0
Prop In Lane	0.04		0.40	1.00		0.63	1.00		0.11	1.00		0.01
Lane Grp Cap(c), veh/h	0	0	662	0	1635	1545	0	42378	43770	0	42378	44497
V/C Ratio(X)	0.00	0.00	0.15	0.00	0.45	0.46	0.00	0.01	0.01	0.00	0.01	0.01
Avail Cap(c_a), veh/h	0	0	662	0	1635	1545	0	42378	43770	0	42378	44497
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	10.9	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.2	0.0	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(85%),veh/ln	0.0	0.0	1.4	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	11.1	0.0	0.7	0.8	0.0	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	A	A	B	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h		192			1848			835			1197	
Approach Delay, s/veh		5.7			0.6			0.0			0.0	
Approach LOS		A			A			A			A	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.2	1477.0		60.4	20.2	1477.0	30.2	30.2
Change Period (Y+Rc), s	* 5.2	* 5.2		* 5.2	* 5.2	* 5.2	* 5.2	* 5.2
Max Green Setting (Gmax), s	* 25	* 25		* 25	* 25	* 25	* 25	* 25
Max Q Clear Time (g_c+I1), s	4.2	2.0		5.5	6.2	2.0	30.7	122.0
Green Ext Time (p_c), s	0.1	8.1		15.6	0.1	5.2	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	0.5
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	296	6	12	1637	178	0	0	0	0	0	27
Future Vol, veh/h	0	296	6	12	1637	178	0	0	0	0	0	27
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	322	7	13	1779	193	0	0	0	0	0	29

Major/Minor	Major1			Major2				Minor2		
Conflicting Flow All	-	0	0	329	0	0		-	-	986
Stage 1	-	-	-	-	-	-		-	-	-
Stage 2	-	-	-	-	-	-		-	-	-
Critical Hdwy	-	-	-	4.14	-	-		-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-		-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-		-	-	-
Follow-up Hdwy	-	-	-	2.22	-	-		-	-	3.32
Pot Cap-1 Maneuver	0	-	-	1227	-	-		0	0	247
Stage 1	0	-	-	-	-	-		0	0	-
Stage 2	0	-	-	-	-	-		0	0	-
Platoon blocked, %		-	-		-	-				
Mov Cap-1 Maneuver	-	-	-	1227	-	-		-	0	247
Mov Cap-2 Maneuver	-	-	-	-	-	-		-	0	-
Stage 1	-	-	-	-	-	-		-	0	-
Stage 2	-	-	-	-	-	-		-	0	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0.1	21.5
HCM LOS			C

Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	1227	-	-	247
HCM Lane V/C Ratio	-	-	0.011	-	-	0.119
HCM Control Delay (s)	-	-	8	-	-	21.5
HCM Lane LOS	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	-	0	-	-	0.4

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	18	269	4	4	1644	7	23	0	12	6	0	40
Future Vol, veh/h	18	269	4	4	1644	7	23	0	12	6	0	40
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	20	292	4	4	1787	8	25	0	13	7	0	43

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1795	0	0	296	0	0	1236	2137	148	1985	2135	898
Stage 1	-	-	-	-	-	-	334	334	-	1799	1799	-
Stage 2	-	-	-	-	-	-	902	1803	-	186	336	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	340	-	-	1262	-	-	132	48	872	36	49	282
Stage 1	-	-	-	-	-	-	653	642	-	83	130	-
Stage 2	-	-	-	-	-	-	299	130	-	798	640	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	340	-	-	1262	-	-	106	45	872	34	46	282
Mov Cap-2 Maneuver	-	-	-	-	-	-	106	45	-	34	46	-
Stage 1	-	-	-	-	-	-	614	604	-	78	130	-
Stage 2	-	-	-	-	-	-	252	130	-	740	602	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	0	36.4	42.4
HCM LOS			E	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	152	340	-	-	1262	-	-	145
HCM Lane V/C Ratio	0.25	0.058	-	-	0.003	-	-	0.345
HCM Control Delay (s)	36.4	16.2	-	-	7.9	-	-	42.4
HCM Lane LOS	E	C	-	-	A	-	-	E
HCM 95th %tile Q(veh)	0.9	0.2	-	-	0	-	-	1.4

HCM 6th Signalized Intersection Summary
2: Fairfax Ave & Adams Blvd

11/27/2019

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	872	34	35	146	106	23	1162	144	150	786	40
Future Volume (veh/h)	6	872	34	35	146	106	23	1162	144	150	786	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	7	948	37	38	159	115	25	1263	157	163	854	43
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	41	1353	61	377	1394	948	377	9999	3461	411	9999	1527
Arrive On Green	0.46	0.46	0.46	0.17	0.69	0.69	0.17	1.00	1.00	0.19	1.00	1.00
Sat Flow, veh/h	0	2914	132	1781	2024	1376	1781	3182	394	1781	3443	173
Grp Volume(v), veh/h	522	0	470	38	138	136	25	703	717	163	441	456
Grp Sat Flow(s),veh/h/ln	1368	0	1679	1781	1777	1623	1781	1777	1799	1781	1777	1839
Q Serve(g_s), s	50.5	0.0	18.7	3.0	2.4	2.6	2.0	0.0	0.0	14.3	0.0	0.0
Cycle Q Clear(g_c), s	50.5	0.0	18.7	3.0	2.4	2.6	2.0	0.0	0.0	14.3	0.0	0.0
Prop In Lane	0.01		0.08	1.00		0.85	1.00		0.22	1.00		0.09
Lane Grp Cap(c), veh/h	0	0	780	0	1224	1118	0	15615	15813	0	15649	16198
V/C Ratio(X)	0.00	0.00	0.60	0.00	0.11	0.12	0.00	0.05	0.05	0.00	0.03	0.03
Avail Cap(c_a), veh/h	0	0	780	0	1224	1118	0	15615	15813	0	15649	16198
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	17.9	0.0	4.7	4.8	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	2.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(85%),veh/ln	0.0	0.0	10.1	0.0	1.4	1.4	0.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	19.9	0.0	4.8	4.9	0.0	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	A	A	B	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h		992			312			1445			1060	
Approach Delay, s/veh		9.4			4.2			0.0			0.0	
Approach LOS		A			A			A			A	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.2	817.9		67.2	21.9	816.2	20.2	47.0
Change Period (Y+Rc), s	* 5.2	* 5.2		* 5.2	* 5.2	* 5.2	* 5.2	* 5.2
Max Green Setting (Gmax), s	* 38	* 38		* 42	* 38	* 38	* 42	* 42
Max Q Clear Time (g_c+I1), s	4.0	2.0		4.6	16.3	2.0	5.0	52.5
Green Ext Time (p_c), s	0.0	6.8		3.4	0.4	13.8	0.2	0.0

Intersection Summary	
HCM 6th Ctrl Delay	2.8
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1136	8	7	258	22	0	0	0	0	0	23
Future Vol, veh/h	0	1136	8	7	258	22	0	0	0	0	0	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1235	9	8	280	24	0	0	0	0	0	25

Major/Minor	Major1			Major2				Minor2		
Conflicting Flow All	-	0	0	1244	0	0		-	-	152
Stage 1	-	-	-	-	-	-		-	-	-
Stage 2	-	-	-	-	-	-		-	-	-
Critical Hdwy	-	-	-	4.14	-	-		-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-		-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-		-	-	-
Follow-up Hdwy	-	-	-	2.22	-	-		-	-	3.32
Pot Cap-1 Maneuver	0	-	-	555	-	-		0	0	867
Stage 1	0	-	-	-	-	-		0	0	-
Stage 2	0	-	-	-	-	-		0	0	-
Platoon blocked, %		-	-		-	-				
Mov Cap-1 Maneuver	-	-	-	555	-	-		-	0	867
Mov Cap-2 Maneuver	-	-	-	-	-	-		-	0	-
Stage 1	-	-	-	-	-	-		-	0	-
Stage 2	-	-	-	-	-	-		-	0	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0.3	9.3
HCM LOS			A

Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	555	-	-	867
HCM Lane V/C Ratio	-	-	0.014	-	-	0.029
HCM Control Delay (s)	-	-	11.6	-	-	9.3
HCM Lane LOS	-	-	B	-	-	A
HCM 95th %tile Q(veh)	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	18	1317	10	8	282	12	6	0	17	9	0	6
Future Vol, veh/h	18	1317	10	8	282	12	6	0	17	9	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	20	1432	11	9	307	13	7	0	18	10	0	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	320	0	0	1443	0	0	1650	1816	722	1088	1815	160
Stage 1	-	-	-	-	-	-	1478	1478	-	332	332	-
Stage 2	-	-	-	-	-	-	172	338	-	756	1483	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1237	-	-	466	-	-	65	77	369	170	77	857
Stage 1	-	-	-	-	-	-	132	188	-	655	643	-
Stage 2	-	-	-	-	-	-	813	639	-	366	187	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1237	-	-	466	-	-	60	69	369	149	69	857
Mov Cap-2 Maneuver	-	-	-	-	-	-	60	69	-	149	69	-
Stage 1	-	-	-	-	-	-	121	173	-	601	631	-
Stage 2	-	-	-	-	-	-	791	627	-	319	172	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.3	32.2	22.4
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	157	1237	-	-	466	-	-	223
HCM Lane V/C Ratio	0.159	0.016	-	-	0.019	-	-	0.073
HCM Control Delay (s)	32.2	8	-	-	12.9	-	-	22.4
HCM Lane LOS	D	A	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0.6	0	-	-	0.1	-	-	0.2

HCM 6th Signalized Intersection Summary
2: Fairfax Ave & Adams Blvd

11/27/2019

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	141	38	401	952	419	39	836	47	73	1160	7
Future Volume (veh/h)	4	141	38	401	952	419	39	836	47	73	1160	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	153	41	436	1035	455	42	909	51	79	1261	8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	63	989	268	862	2225	958	565	9999	4577	565	9999	548
Arrive On Green	0.42	0.42	0.42	0.42	0.92	0.92	0.25	1.00	1.00	0.25	1.00	1.00
Sat Flow, veh/h	0	2374	643	1781	2419	1041	1781	3421	192	1781	3620	23
Grp Volume(v), veh/h	97	0	101	436	755	735	42	472	488	79	619	650
Grp Sat Flow(s),veh/h/ln	1431	0	1587	1781	1777	1683	1781	1777	1836	1781	1777	1866
Q Serve(g_s), s	120.0	0.0	2.4	30.8	3.5	3.7	2.3	0.0	0.0	4.4	0.0	0.0
Cycle Q Clear(g_c), s	120.0	0.0	2.4	30.8	3.5	3.7	2.3	0.0	0.0	4.4	0.0	0.0
Prop In Lane	0.04		0.41	1.00		0.62	1.00		0.10	1.00		0.01
Lane Grp Cap(c), veh/h	0	0	661	0	1635	1548	0	42378	43784	0	42378	44510
V/C Ratio(X)	0.00	0.00	0.15	0.00	0.46	0.48	0.00	0.01	0.01	0.00	0.01	0.01
Avail Cap(c_a), veh/h	0	0	661	0	1635	1548	0	42378	43784	0	42378	44510
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	10.9	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.2	0.0	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(85%),veh/ln	0.0	0.0	1.4	0.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	11.1	0.0	0.8	0.8	0.0	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	A	A	B	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h		198			1926			1002			1348	
Approach Delay, s/veh		5.7			0.6			0.0			0.0	
Approach LOS		A			A			A			A	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.2	1477.0		60.4	20.2	1477.0	30.2	30.2
Change Period (Y+Rc), s	* 5.2	* 5.2		* 5.2	* 5.2	* 5.2	* 5.2	* 5.2
Max Green Setting (Gmax), s	* 25	* 25		* 25	* 25	* 25	* 25	* 25
Max Q Clear Time (g_c+I1), s	4.3	2.0		5.7	6.4	2.0	32.8	122.0
Green Ext Time (p_c), s	0.1	9.5		15.8	0.2	6.6	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	0.5
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	314	6	13	1728	187	0	0	0	0	0	7
Future Vol, veh/h	0	314	6	13	1728	187	0	0	0	0	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	341	7	14	1878	203	0	0	0	0	0	8

Major/Minor	Major1			Major2				Minor2		
Conflicting Flow All	-	0	0	348	0	0		-	-	1041
Stage 1	-	-	-	-	-	-		-	-	-
Stage 2	-	-	-	-	-	-		-	-	-
Critical Hdwy	-	-	-	4.14	-	-		-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-		-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-		-	-	-
Follow-up Hdwy	-	-	-	2.22	-	-		-	-	3.32
Pot Cap-1 Maneuver	0	-	-	1208	-	-		0	0	227
Stage 1	0	-	-	-	-	-		0	0	-
Stage 2	0	-	-	-	-	-		0	0	-
Platoon blocked, %		-	-		-	-				
Mov Cap-1 Maneuver	-	-	-	1208	-	-		-	0	227
Mov Cap-2 Maneuver	-	-	-	-	-	-		-	0	-
Stage 1	-	-	-	-	-	-		-	0	-
Stage 2	-	-	-	-	-	-		-	0	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0.1	21.4
HCM LOS			C

Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	1208	-	-	227
HCM Lane V/C Ratio	-	-	0.012	-	-	0.034
HCM Control Delay (s)	-	-	8	-	-	21.4
HCM Lane LOS	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	292	4	4	1735	5	24	0	13	4	0	42
Future Vol, veh/h	13	292	4	4	1735	5	24	0	13	4	0	42
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	317	4	4	1886	5	26	0	14	4	0	46

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1891	0	0	321	0	0	1298	2246	161	2084	2246	946
Stage 1	-	-	-	-	-	-	347	347	-	1897	1897	-
Stage 2	-	-	-	-	-	-	951	1899	-	187	349	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	312	-	-	1236	-	-	119	41	855	30	41	262
Stage 1	-	-	-	-	-	-	642	633	-	72	116	-
Stage 2	-	-	-	-	-	-	279	116	-	797	632	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	312	-	-	1236	-	-	95	39	855	28	39	262
Mov Cap-2 Maneuver	-	-	-	-	-	-	95	39	-	28	39	-
Stage 1	-	-	-	-	-	-	613	605	-	69	116	-
Stage 2	-	-	-	-	-	-	230	116	-	749	604	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	0	41.5	39.9
HCM LOS			E	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	138	312	-	-	1236	-	-	152
HCM Lane V/C Ratio	0.291	0.045	-	-	0.004	-	-	0.329
HCM Control Delay (s)	41.5	17.1	-	-	7.9	-	-	39.9
HCM Lane LOS	E	C	-	-	A	-	-	E
HCM 95th %tile Q(veh)	1.1	0.1	-	-	0	-	-	1.3

HCM 6th Signalized Intersection Summary
2: Fairfax Ave & Adams Blvd

11/27/2019

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	912	36	45	151	105	24	1321	155	158	948	42
Future Volume (veh/h)	7	912	36	45	151	105	24	1321	155	158	948	42
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	8	991	39	49	164	114	26	1436	168	172	1030	46
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	41	1336	62	377	1417	929	377	9999	3808	429	9999	1587
Arrive On Green	0.46	0.46	0.46	0.17	0.69	0.69	0.17	1.00	1.00	0.20	1.00	1.00
Sat Flow, veh/h	0	2876	133	1781	2057	1348	1781	3208	372	1781	3465	155
Grp Volume(v), veh/h	546	0	492	49	140	138	26	790	814	172	528	548
Grp Sat Flow(s),veh/h/ln	1331	0	1678	1781	1777	1628	1781	1777	1803	1781	1777	1843
Q Serve(g_s), s	53.9	0.0	20.0	3.9	2.4	2.6	2.1	0.0	0.0	15.2	0.0	0.0
Cycle Q Clear(g_c), s	53.9	0.0	20.0	3.9	2.4	2.6	2.1	0.0	0.0	15.2	0.0	0.0
Prop In Lane	0.01		0.08	1.00		0.83	1.00		0.21	1.00		0.08
Lane Grp Cap(c), veh/h	0	0	780	0	1224	1121	0	18179	18450	0	18231	18905
V/C Ratio(X)	0.00	0.00	0.63	0.00	0.11	0.12	0.00	0.04	0.04	0.00	0.03	0.03
Avail Cap(c_a), veh/h	0	0	780	0	1224	1121	0	18179	18450	0	18231	18905
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	18.3	0.0	4.7	4.8	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	2.3	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(85%),veh/ln	0.0	0.0	10.7	0.0	1.4	1.4	0.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	20.6	0.0	4.8	4.9	0.0	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	A	A	C	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h		1038			327			1630			1248	
Approach Delay, s/veh		9.8			4.1			0.0			0.0	
Approach LOS		A			A			A			A	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.2	952.7		67.2	22.8	950.0	20.2	47.0
Change Period (Y+Rc), s	* 5.2	* 5.2		* 5.2	* 5.2	* 5.2	* 5.2	* 5.2
Max Green Setting (Gmax), s	* 38	* 38		* 42	* 38	* 38	* 42	* 42
Max Q Clear Time (g_c+I1), s	4.1	2.0		4.6	17.2	2.0	5.9	55.9
Green Ext Time (p_c), s	0.0	8.8		3.5	0.4	16.8	0.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	2.7
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1194	8	7	281	23	0	0	0	0	1	13
Future Vol, veh/h	0	1194	8	7	281	23	0	0	0	0	1	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1298	9	8	305	25	0	0	0	0	1	14

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	-	0	0	1307	0	0	-	1641	165
Stage 1	-	-	-	-	-	-	-	334	-
Stage 2	-	-	-	-	-	-	-	1307	-
Critical Hdwy	-	-	-	4.14	-	-	-	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	5.54	-
Follow-up Hdwy	-	-	-	2.22	-	-	-	4.02	3.32
Pot Cap-1 Maneuver	0	-	-	525	-	-	0	99	850
Stage 1	0	-	-	-	-	-	0	642	-
Stage 2	0	-	-	-	-	-	0	228	-
Platoon blocked, %		-	-		-	-			
Mov Cap-1 Maneuver	-	-	-	525	-	-	-	0	850
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	0	-
Stage 1	-	-	-	-	-	-	-	0	-
Stage 2	-	-	-	-	-	-	-	0	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0.3	9.3
HCM LOS			A

Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	525	-	-	850
HCM Lane V/C Ratio	-	-	0.014	-	-	0.017
HCM Control Delay (s)	-	-	12	-	-	9.3
HCM Lane LOS	-	-	B	-	-	A
HCM 95th %tile Q(veh)	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	1392	11	8	306	11	6	0	18	8	0	6
Future Vol, veh/h	11	1392	11	8	306	11	6	0	18	8	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	1513	12	9	333	12	7	0	20	9	0	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	345	0	0	1525	0	0	1728	1906	763	1138	1906	173
Stage 1	-	-	-	-	-	-	1543	1543	-	357	357	-
Stage 2	-	-	-	-	-	-	185	363	-	781	1549	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1211	-	-	433	-	-	57	68	347	156	68	840
Stage 1	-	-	-	-	-	-	120	175	-	633	627	-
Stage 2	-	-	-	-	-	-	799	623	-	354	174	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1211	-	-	433	-	-	55	66	347	144	66	840
Mov Cap-2 Maneuver	-	-	-	-	-	-	55	66	-	144	66	-
Stage 1	-	-	-	-	-	-	119	173	-	627	614	-
Stage 2	-	-	-	-	-	-	776	610	-	331	172	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.3	34.2	22.3
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	149	1211	-	-	433	-	-	223
HCM Lane V/C Ratio	0.175	0.01	-	-	0.02	-	-	0.068
HCM Control Delay (s)	34.2	8	-	-	13.5	-	-	22.3
HCM Lane LOS	D	A	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0.6	0	-	-	0.1	-	-	0.2

HCM 6th Signalized Intersection Summary
2: Fairfax Ave & Adams Blvd

11/27/2019

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	144	38	405	956	430	39	836	50	73	1160	7
Future Volume (veh/h)	4	144	38	405	956	430	39	836	50	73	1160	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	157	41	440	1039	467	42	909	54	79	1261	8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	63	998	264	862	2210	971	565	9999	4829	565	9999	548
Arrive On Green	0.42	0.42	0.42	0.42	0.92	0.92	0.25	1.00	1.00	0.25	1.00	1.00
Sat Flow, veh/h	0	2395	633	1781	2402	1055	1781	3408	202	1781	3620	23
Grp Volume(v), veh/h	99	0	103	440	762	744	42	474	489	79	619	650
Grp Sat Flow(s),veh/h/ln	1439	0	1589	1781	1777	1680	1781	1777	1834	1781	1777	1866
Q Serve(g_s), s	120.0	0.0	2.4	31.2	3.6	3.8	2.3	0.0	0.0	4.4	0.0	0.0
Cycle Q Clear(g_c), s	120.0	0.0	2.4	31.2	3.6	3.8	2.3	0.0	0.0	4.4	0.0	0.0
Prop In Lane	0.04		0.40	1.00		0.63	1.00		0.11	1.00		0.01
Lane Grp Cap(c), veh/h	0	0	662	0	1635	1546	0	42378	43739	0	42378	44510
V/C Ratio(X)	0.00	0.00	0.16	0.00	0.47	0.48	0.00	0.01	0.01	0.00	0.01	0.01
Avail Cap(c_a), veh/h	0	0	662	0	1635	1546	0	42378	43739	0	42378	44510
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	10.9	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	0.2	0.0	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(85%),veh/ln	0.0	0.0	1.4	0.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	11.1	0.0	0.8	0.8	0.0	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	A	A	B	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h		202			1946			1005			1348	
Approach Delay, s/veh		5.7			0.6			0.0			0.0	
Approach LOS		A			A			A			A	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.2	1477.0		60.4	20.2	1477.0	30.2	30.2
Change Period (Y+Rc), s	* 5.2	* 5.2		* 5.2	* 5.2	* 5.2	* 5.2	* 5.2
Max Green Setting (Gmax), s	* 25	* 25		* 25	* 25	* 25	* 25	* 25
Max Q Clear Time (g_c+I1), s	4.3	2.0		5.8	6.4	2.0	33.2	122.0
Green Ext Time (p_c), s	0.1	9.5		15.9	0.2	6.7	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	0.5
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	320	6	13	1728	187	0	0	0	0	0	27
Future Vol, veh/h	0	320	6	13	1728	187	0	0	0	0	0	27
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	348	7	14	1878	203	0	0	0	0	0	29

Major/Minor	Major1			Major2				Minor2		
Conflicting Flow All	-	0	0	355	0	0		-	-	1041
Stage 1	-	-	-	-	-	-		-	-	-
Stage 2	-	-	-	-	-	-		-	-	-
Critical Hdwy	-	-	-	4.14	-	-		-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-		-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-		-	-	-
Follow-up Hdwy	-	-	-	2.22	-	-		-	-	3.32
Pot Cap-1 Maneuver	0	-	-	1200	-	-		0	0	227
Stage 1	0	-	-	-	-	-		0	0	-
Stage 2	0	-	-	-	-	-		0	0	-
Platoon blocked, %		-	-		-	-				
Mov Cap-1 Maneuver	-	-	-	1200	-	-		-	0	227
Mov Cap-2 Maneuver	-	-	-	-	-	-		-	0	-
Stage 1	-	-	-	-	-	-		-	0	-
Stage 2	-	-	-	-	-	-		-	0	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0.1	23.2
HCM LOS			C

Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	1200	-	-	227
HCM Lane V/C Ratio	-	-	0.012	-	-	0.129
HCM Control Delay (s)	-	-	8	-	-	23.2
HCM Lane LOS	-	-	A	-	-	C
HCM 95th %tile Q(veh)	-	-	0	-	-	0.4

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	292	4	4	1735	7	24	0	13	6	0	42
Future Vol, veh/h	19	292	4	4	1735	7	24	0	13	6	0	42
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	317	4	4	1886	8	26	0	14	7	0	46

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1894	0	0	321	0	0	1312	2263	161	2099	2261	947
Stage 1	-	-	-	-	-	-	361	361	-	1898	1898	-
Stage 2	-	-	-	-	-	-	951	1902	-	201	363	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	311	-	-	1236	-	-	116	40	855	30	40	262
Stage 1	-	-	-	-	-	-	630	624	-	72	116	-
Stage 2	-	-	-	-	-	-	279	116	-	782	623	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	311	-	-	1236	-	-	91	37	855	28	37	262
Mov Cap-2 Maneuver	-	-	-	-	-	-	91	37	-	28	37	-
Stage 1	-	-	-	-	-	-	587	582	-	67	116	-
Stage 2	-	-	-	-	-	-	230	116	-	717	581	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	0	43.4	51.2
HCM LOS			E	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	133	311	-	-	1236	-	-	128
HCM Lane V/C Ratio	0.302	0.066	-	-	0.004	-	-	0.408
HCM Control Delay (s)	43.4	17.4	-	-	7.9	-	-	51.2
HCM Lane LOS	E	C	-	-	A	-	-	F
HCM 95th %tile Q(veh)	1.2	0.2	-	-	0	-	-	1.7

HCM 6th Signalized Intersection Summary
2: Fairfax Ave & Adams Blvd

11/27/2019

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	916	36	47	153	111	24	1321	159	158	948	42
Future Volume (veh/h)	7	916	36	47	153	111	24	1321	159	158	948	42
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	8	996	39	51	166	121	26	1436	173	172	1030	46
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	41	1336	62	377	1388	953	377	9999	3919	429	9999	1593
Arrive On Green	0.46	0.46	0.46	0.17	0.69	0.69	0.17	1.00	1.00	0.20	1.00	1.00
Sat Flow, veh/h	0	2877	132	1781	2015	1383	1781	3197	382	1781	3465	155
Grp Volume(v), veh/h	549	0	494	51	145	142	26	793	816	172	528	548
Grp Sat Flow(s),veh/h/ln	1331	0	1679	1781	1777	1621	1781	1777	1802	1781	1777	1843
Q Serve(g_s), s	54.2	0.0	20.1	4.1	2.5	2.7	2.1	0.0	0.0	15.2	0.0	0.0
Cycle Q Clear(g_c), s	54.2	0.0	20.1	4.1	2.5	2.7	2.1	0.0	0.0	15.2	0.0	0.0
Prop In Lane	0.01		0.08	1.00		0.85	1.00		0.21	1.00		0.08
Lane Grp Cap(c), veh/h	0	0	780	0	1224	1117	0	18239	18494	0	18291	18967
V/C Ratio(X)	0.00	0.00	0.63	0.00	0.12	0.13	0.00	0.04	0.04	0.00	0.03	0.03
Avail Cap(c_a), veh/h	0	0	780	0	1224	1117	0	18239	18494	0	18291	18967
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	0.0	0.0	18.3	0.0	4.7	4.8	0.0	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	2.4	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(85%),veh/ln	0.0	0.0	10.8	0.0	1.4	1.4	0.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	0.0	20.7	0.0	4.8	4.9	0.0	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	A	A	C	A	A	A	A	A	A	A	A	A
Approach Vol, veh/h		1043			338			1635			1248	
Approach Delay, s/veh		9.8			4.1			0.0			0.0	
Approach LOS		A			A			A			A	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.2	955.8		67.2	22.8	953.2	20.2	47.0
Change Period (Y+Rc), s	* 5.2	* 5.2		* 5.2	* 5.2	* 5.2	* 5.2	* 5.2
Max Green Setting (Gmax), s	* 38	* 38		* 42	* 38	* 38	* 42	* 42
Max Q Clear Time (g_c+I1), s	4.1	2.0		4.7	17.2	2.0	6.1	56.2
Green Ext Time (p_c), s	0.0	8.8		3.6	0.4	16.9	0.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	2.7
HCM 6th LOS	A

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1202	8	7	281	23	0	0	0	0	1	24
Future Vol, veh/h	0	1202	8	7	281	23	0	0	0	0	1	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1307	9	8	305	25	0	0	0	0	1	26

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	-	0	0	1316	0	0	-	1650	165
Stage 1	-	-	-	-	-	-	-	334	-
Stage 2	-	-	-	-	-	-	-	1316	-
Critical Hdwy	-	-	-	4.14	-	-	-	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	5.54	-
Follow-up Hdwy	-	-	-	2.22	-	-	-	4.02	3.32
Pot Cap-1 Maneuver	0	-	-	521	-	-	0	98	850
Stage 1	0	-	-	-	-	-	0	642	-
Stage 2	0	-	-	-	-	-	0	226	-
Platoon blocked, %		-	-		-	-			
Mov Cap-1 Maneuver	-	-	-	521	-	-	-	0	850
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	0	-
Stage 1	-	-	-	-	-	-	-	0	-
Stage 2	-	-	-	-	-	-	-	0	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0.3	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	521	-	-	850
HCM Lane V/C Ratio	-	-	0.015	-	-	0.031
HCM Control Delay (s)	-	-	12	-	-	9.4
HCM Lane LOS	-	-	B	-	-	A
HCM 95th %tile Q(veh)	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	1392	11	8	306	13	6	0	18	9	0	6
Future Vol, veh/h	19	1392	11	8	306	13	6	0	18	9	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	1513	12	9	333	14	7	0	20	10	0	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	347	0	0	1525	0	0	1746	1926	763	1157	1925	174
Stage 1	-	-	-	-	-	-	1561	1561	-	358	358	-
Stage 2	-	-	-	-	-	-	185	365	-	799	1567	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1209	-	-	433	-	-	55	66	347	151	66	839
Stage 1	-	-	-	-	-	-	117	171	-	633	626	-
Stage 2	-	-	-	-	-	-	799	622	-	345	170	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1209	-	-	433	-	-	53	63	347	138	63	839
Mov Cap-2 Maneuver	-	-	-	-	-	-	53	63	-	138	63	-
Stage 1	-	-	-	-	-	-	115	168	-	622	613	-
Stage 2	-	-	-	-	-	-	776	609	-	320	167	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.3	35.2	23.9
HCM LOS			E	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	145	1209	-	-	433	-	-	207
HCM Lane V/C Ratio	0.18	0.017	-	-	0.02	-	-	0.079
HCM Control Delay (s)	35.2	8	-	-	13.5	-	-	23.9
HCM Lane LOS	E	A	-	-	B	-	-	C
HCM 95th %tile Q(veh)	0.6	0.1	-	-	0.1	-	-	0.3

Appendix D

VMT Analysis Worksheets

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

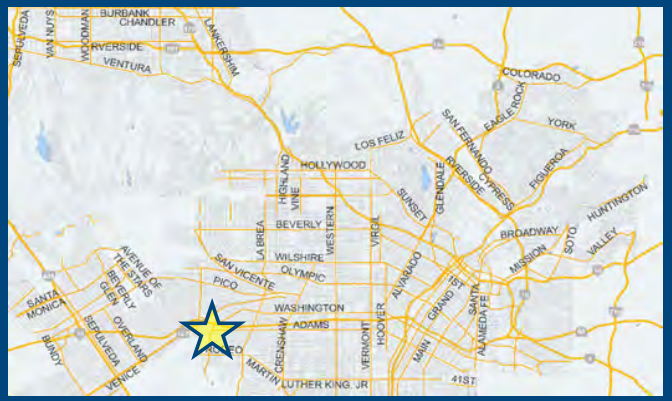
Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: J1747 - 5775 W Adams

Scenario:

Address: 5775 W ADAMS BLVD, 90016



If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Retail | Auto Repair	1.54	ksf
Retail | Auto Repair	1.54	ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Multi-Family	55	DU
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Affordable Housing - Family	10	DU

☐ Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed Project
34 Daily Vehicle Trips	486 Daily Vehicle Trips
234 Daily VMT	2,760 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	452 Net Daily Trips
The net increase in daily VMT ≤ 0	2,526 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	2.500 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

12/13/2019

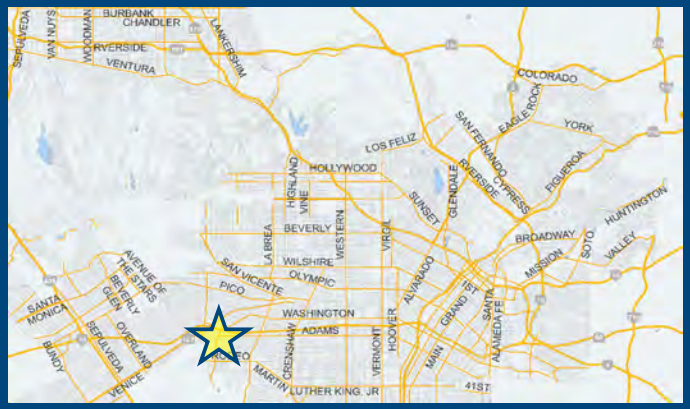
CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

Project Information

Project: J1747 - 5775 W Adams

Scenario:

Address: 5775 W ADAMS BLVD, 90016



Proposed Project Land Use Type	Value	Unit
Housing | Multi-Family	55	DU
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Affordable Housing - Family	10	DU

TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	**No**	**No**
Max Work Based TDM Achieved?	**No**	**No**

A Parking

Reduce Parking Supply
☑ Proposed Prj ☐ Mitigation
- 90 city code parking provision for the project site
- 44 actual parking provision for the project site

Unbundle Parking
☑ Proposed Prj ☐ Mitigation
- 100 monthly parking cost (dollar) for the project site

Parking Cash-Out
☐ Proposed Prj ☐ Mitigation
- 50 percent of employees eligible

Price Workplace Parking
☐ Proposed Prj ☐ Mitigation
- 6.00 daily parking charge (dollar)
- 25 percent of employees subject to priced parking

Residential Area Parking Permits
☐ Proposed Prj ☐ Mitigation
- 200 cost (dollar) of annual permit

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
397 Daily Vehicle Trips	**397** Daily Vehicle Trips
2,276 Daily VMT	**2,276** Daily VMT
5.9 Household VMT per Capita	**5.9** Household VMT per Capita
N/A Work VMT per Employee	**N/A** Work VMT per Employee

Significant VMT Impact?

Household: No Threshold = 6.0 15% Below APC	**Household: No** Threshold = 6.0 15% Below APC
Work: N/A Threshold = 11.6 15% Below APC	**Work: N/A** Threshold = 11.6 15% Below APC

Measuring the Miles

12/13/2019

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: December 13, 2019
Project Name: J1747 - 5775 W Adams
Project Scenario:
Project Address: 5775 W ADAMS BLVD, 90016

Version 1.2

Project Information

Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	55	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	10	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	0.000	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	0.000	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
	High-Turnover Sit-Down Restaurant	2.500	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	0.000	ksf
	Medical Office	0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other		0	Trips

Analysis Results

Total Employees: 10
Total Population: 155

Proposed Project		*With Mitigation*	
397	Daily Vehicle Trips	397	Daily Vehicle Trips
2,276	Daily VMT	2,276	Daily VMT
5.9	Household VMT per Capita	5.9	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee

Significant VMT Impact?

APC: South Los Angeles

Impact Threshold: 15% Below APC Average
Household = 6.0
Work = 11.6

Proposed Project		*With Mitigation*	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 6.0	No	Household > 6.0	No
Work > 11.6	N/A	Work > 11.6	N/A

TDM Strategy Inputs

Strategy Type		Description	Proposed Project	Mitigations
Parking	Reduce parking supply	City code parking provision (spaces)	90	90
		Actual parking provision (spaces)	44	44
	Unbundle parking	Monthly cost for parking ($)	$100	$100
	Parking cash-out	*Employees eligible (%)*	*0%*	*0%*
	Price workplace parking	*Daily parking charge ($)*	*$0.00*	*$0.00*
		Employees subject to priced parking (%)	*0%*	*0%*
	Residential area parking permits	*Cost of annual permit ($)*	*$0*	*$0*

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Transit	*Reduce transit headways*	*Reduction in headways (increase in frequency) (%)*	*0%*	*0%*
		Existing transit mode share (as a percent of total daily trips) (%)	*0%*	*0%*
		Lines within project site improved (<50%, >=50%)	*0*	*0*
	Implement neighborhood shuttle	*Degree of implementation (low, medium, high)*	*0*	*0*
		Employees and residents eligible (%)	*0%*	*0%*
	Transit subsidies	*Employees and residents eligible (%)*	*0%*	*0%*
		Amount of transit subsidy per passenger (daily equivalent) ($)	*$0.00*	*$0.00*
Education & Encouragement	*Voluntary travel behavior change program*	*Employees and residents participating (%)*	*0%*	*0%*
	Promotions and marketing	*Employees and residents participating (%)*	*0%*	*0%*

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Commute Trip Reductions	*Required commute trip reduction program*	*Employees participating (%)*	*0%*	*0%*
	Alternative Work Schedules and Telecommute	*Employees participating (%)*	*0%*	*0%*
		Type of program	*0*	*0*
	Employer sponsored vanpool or shuttle	*Degree of implementation (low, medium, high)*	*0*	*0*
		Employees eligible (%)	*0%*	*0%*
		Employer size (small, medium, large)	*0*	*0*
	Ride-share program	*Employees eligible (%)*	*0%*	*0%*
Shared Mobility	*Car share*	*Car share project setting (Urban, Suburban, All Other)*	*0*	*0*
	Bike share	*Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)*	*0*	*0*
	School carpool program	*Level of implementation (Low, Medium, High)*	*0*	*0*

(cont. on following page)

TDM Strategy Inputs, Cont.

Strategy Type		Description	Proposed Project	Mitigations
Bicycle Infrastructure	*Implement/Improve on-street bicycle facility*	*Provide bicycle facility along site (Yes/No)*	*0*	*0*
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	*Includes indoor bike parking/lockers, showers, & repair station (Yes/No)*	*0*	*0*
Neighborhood Enhancement	*Traffic calming improvements*	*Streets with traffic calming improvements (%)*	*0%*	*0%*
		Intersections with traffic calming improvements (%)	*0%*	*0%*
	Pedestrian network improvements	*Included (within project and connecting off-site/within project only)*	*0*	*0*

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: December 13, 2019
Project Name: J1747 - 5775 W Adams
Project Scenario:
Project Address: 5775 W ADAMS BLVD, 90016

Version 1.2

TDM Adjustments by Trip Purpose & Strategy

Place type: Compact Infill

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	12%	12%	0%	0%	12%	12%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Shared Mobility	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Compact Infill

		Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*		*Source*
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Neighborhood Enhancement	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2
	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

Final Combined & Maximum TDM Effect

	Home Based Work Production		*Home Based Work Attraction*		*Home Based Other Production*		*Home Based Other Attraction*		*Non-Home Based Other Production*		*Non-Home Based Other Attraction*	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	*23%*	*23%*	*13%*	*13%*	*23%*	*23%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*
MAX. TDM EFFECT	*23%*	*23%*	*13%*	*13%*	*23%*	*23%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*

= Minimum (X%, 1-[(1-A)*(1-B)…])
where X%=

PLACE	*urban*	*75%*
TYPE	compact infill	*40%*
MAX:	*suburban center*	*20%*
	suburban	*15%*

Note: (1-[(1-A)*(1-B)…]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G)* for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: December 13, 2019
Project Name: J1747 - 5775 W Adams
Project Scenario:
Project Address: 5775 W ADAMS BLVD, 90016

Version 1.2

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	87	-16.1%	73	5.3	461	387
Home Based Other Production	234	-22.2%	182	4.4	1,030	801
Non-Home Based Other Production	46	-8.7%	42	8.0	368	336
Home-Based Work Attraction	15	-33.3%	10	8.7	131	87
Home-Based Other Attraction	149	-22.8%	115	5.7	849	656
Non-Home Based Other Attraction	70	-8.6%	64	7.7	539	493

MXD Methodology with TDM Measures

	Proposed Project			*Project with Mitigation Measures*		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-23.5%	56	296	-23.5%	56	296
Home Based Other Production	-23.5%	139	613	-23.5%	139	613
Non-Home Based Other Production	-13.0%	37	292	-13.0%	37	292
Home-Based Work Attraction	-13.0%	9	76	-13.0%	9	76
Home-Based Other Attraction	-13.0%	100	570	-13.0%	100	570
Non-Home Based Other Attraction	-13.0%	56	429	-13.0%	56	429

MXD VMT Methodology Per Capita & Per Employee

Total Population: 155
Total Employees: 10
APC: South Los Angeles

	Proposed Project	*Project with Mitigation Measures*
Total Home Based Production VMT	**909**	**909**
Total Home Based Work Attraction VMT	**76**	**76**
Total Home Based VMT Per Capita	**5.9**	**5.9**
Total Work Based VMT Per Employee	**N/A**	**N/A**

Appendix E-2:

Transportation Assessment Letter

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

5775 W. Adams Blvd
DOT Case No. CEN 19-48812

Date: January 23, 2020

To: Debbie Lawrence, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ANALYSIS FOR THE PROPOSED MIXED USE PROJECT LOCATED AT 5775 WEST ADAMS BOULEVARD**

The Department of Transportation (DOT) has reviewed the transportation impact study, dated December 2019, prepared by Gibson Transportation Consulting, Inc. for the proposed mixed-use development, located at 5775 West Adams Boulevard. In compliance with Senate Bill 743 and the California Environmental Quality Act (CEQA), a vehicle miles traveled (VMT) analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, access to diverse land-uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in DOT's Transportation Assessment Guidelines (TAG), as described below.

DISCUSSION AND FINDINGS

A. Project Description
The project proposes to demolish an existing vacant automobile service station. The project site is bounded by South Genesee Avenue to the west, an adjacent alley to the north, residential and commercial property to the east, and West Adams Boulevard to the south. The proposed development will consist of a mixed-use project. The project will provide 65 residential apartment units, 55 of which will be market rate and 10 of which will be affordable. The project also includes 2,500 square feet of ground-floor commercial use. The project is expected to be completed by Year 2024.

B. CEQA Screening Threshold
Prior to accounting for trip reductions resulting from the application of Transportation Demand Management (TDM) Strategies, a trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers' (ITE's) Trip Generation, 9th Edition manual as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the project **does** exceed the net 250 daily vehicle trips threshold. A copy of the VMT calculator screening page, with the corresponding net daily trips estimate, is provided as **Attachment A** to this report.

Additionally, the analysis included further discussion of the transportation impact thresholds:

T-1 Conflicting with plans, programs, ordinances, or policies
T-2.1 Causing substantial vehicle miles traveled
T-2.2 Substantially inducing additional automobile travel
T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

A Project's impacts per Thresholds T-2.1 and 2.2 are determined by using the VMT calculator and are discussed above. The assessment determined that the project would **not** have a significant transportation impact under any of the above thresholds. A copy of the VMT Calculator summary reports is provided as **Attachment B** to this report.

C. Safety, Access and Circulation

During the preparation of the new CEQA guidelines, the State's Office of Planning and Research stressed that lead agencies can continue to apply traditional operational analysis requirements to inform land use decisions provided that such analyses were outside of the CEQA process. The authority for requiring non-CEQA transportation analysis and requiring improvements to address potential circulation deficiencies, lies in the City of Los Angeles' Site Plan Review authority as established in Section 16.05 of the Los Angeles Municipal Code (LAMC), Section 16.05. Therefore, DOT continues to require and review a project's site access, circulation, and operational plan to determine if any safety and access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. In accordance with this authority, the project has completed a circulation analysis using a "level of service" screening methodology. A copy of the circulation analysis table that summarizes these potential deficiencies is provided as **Attachment C** to this report.

PROJECT REQUIREMENTS

A. Highway Dedication and Street Widening Requirements

Per the Mobility Element of the General Plan, **West Adams Boulevard** has been designated as a Modified Avenue I which would require a 35-foot half-width roadway within a 47.5-foot half-width right-of-way. **South Genesee Avenue** has been designated a Local Street which would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. **South Spaulding Avenue** has been designated a Local Street which would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

B. Parking Requirements

Parking for the project will be provided on two levels, one of which will be at-grade and the other being subterranean. The proposed parking will provide 42 automobile parking spaces and 61 bicycle spaces. Of the bicycle parking, 8 spaces will be short-term and 54 spaces will be long-term. Vehicular access to the parking garage will be provided via driveways onto the

alley north of the project. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

C. Project Access and Circulation

The conceptual site plan (see **Attachment D**) is acceptable to DOT. However, the review of this study does not constitute approval of the dimensions for any new proposed driveway. This requires separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design.

D. Worksite Traffic Control Plan

DOT recommends that a construction worksite traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to http://ladot.lacity.org/what-we-do/plan-review to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours.

E. Development Review Fees

Section 19.15 of the Los Angeles Municipal Code identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Pete Eyre of my staff at (213) 972-4913.

Attachments

N:\letters\2019\CEN19_48812_5775 W Adams Blvd

c: Jordan Beroukhim, Council District 10
Bhuvan Bajaj, Hollywood / Wilshire District Office, DOT
Taimour Tanavoli, Case Management, DOT
Matthew Masuda, Central District, BOE
Lauren Mullarkey-Williams, Gibson Transportation

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: J1747 - 5775 W Adams

Scenario:

Address: 5775 W ADAMS BLVD, 90016

If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Retail | Auto Repair	1.54	ksf
Retail | Auto Repair	1.54	ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Multi-Family	55	DU
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Affordable Housing - Family	10	DU

☐ Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed Project
34 Daily Vehicle Trips	486 Daily Vehicle Trips
234 Daily VMT	2,760 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station.	☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	452 Net Daily Trips
The net increase in daily VMT ≤ 0	2,526 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	2.500 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

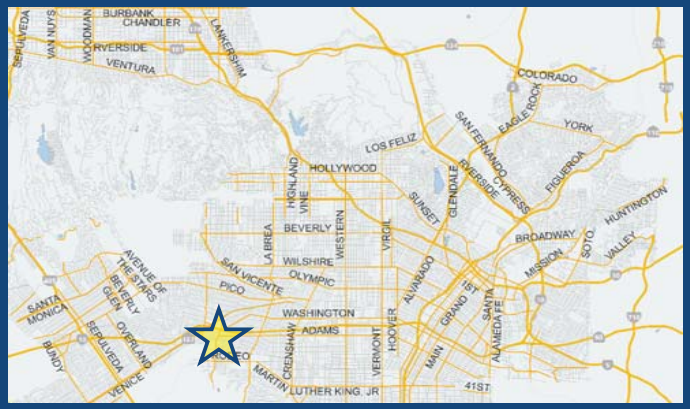
CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

Project Information

Project: J1747 - 5775 W Adams

Scenario:

Address: 5775 W ADAMS BLVD, 90016



Proposed Project Land Use Type	Value	Unit
Housing | Multi-Family	55	DU
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Affordable Housing - Family	10	DU

TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	No

A Parking

Reduce Parking Supply
☑ Proposed Prj ☐ Mitigation
- 90 city code parking provision for the project site
- 44 actual parking provision for the project site

Unbundle Parking
☑ Proposed Prj ☐ Mitigation
- 100 monthly parking cost (dollar) for the project site

Parking Cash-Out
☐ Proposed Prj ☐ Mitigation
- 50 percent of employees eligible

Price Workplace Parking
☐ Proposed Prj ☐ Mitigation
- 6.00 daily parking charge (dollar)
- 25 percent of employees subject to priced parking

Residential Area Parking Permits
☐ Proposed Prj ☐ Mitigation
- 200 cost (dollar) of annual permit

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
397 Daily Vehicle Trips	**397** Daily Vehicle Trips
2,276 Daily VMT	**2,276** Daily VMT
5.9 Household VMT per Capita	**5.9** Household VMT per Capita
N/A Work VMT per Employee	**N/A** Work VMT per Employee

Significant VMT Impact?

Household: No Threshold = 6.0 15% Below APC	**Household: No** Threshold = 6.0 15% Below APC
Work: N/A Threshold = 11.6 15% Below APC	**Work: N/A** Threshold = 11.6 15% Below APC

Measuring the Miles

TABLE 9
FUTURE WITH PROJECT CONDITIONS (YEAR 2024)
INTERSECTION LEVELS OF SERVICE

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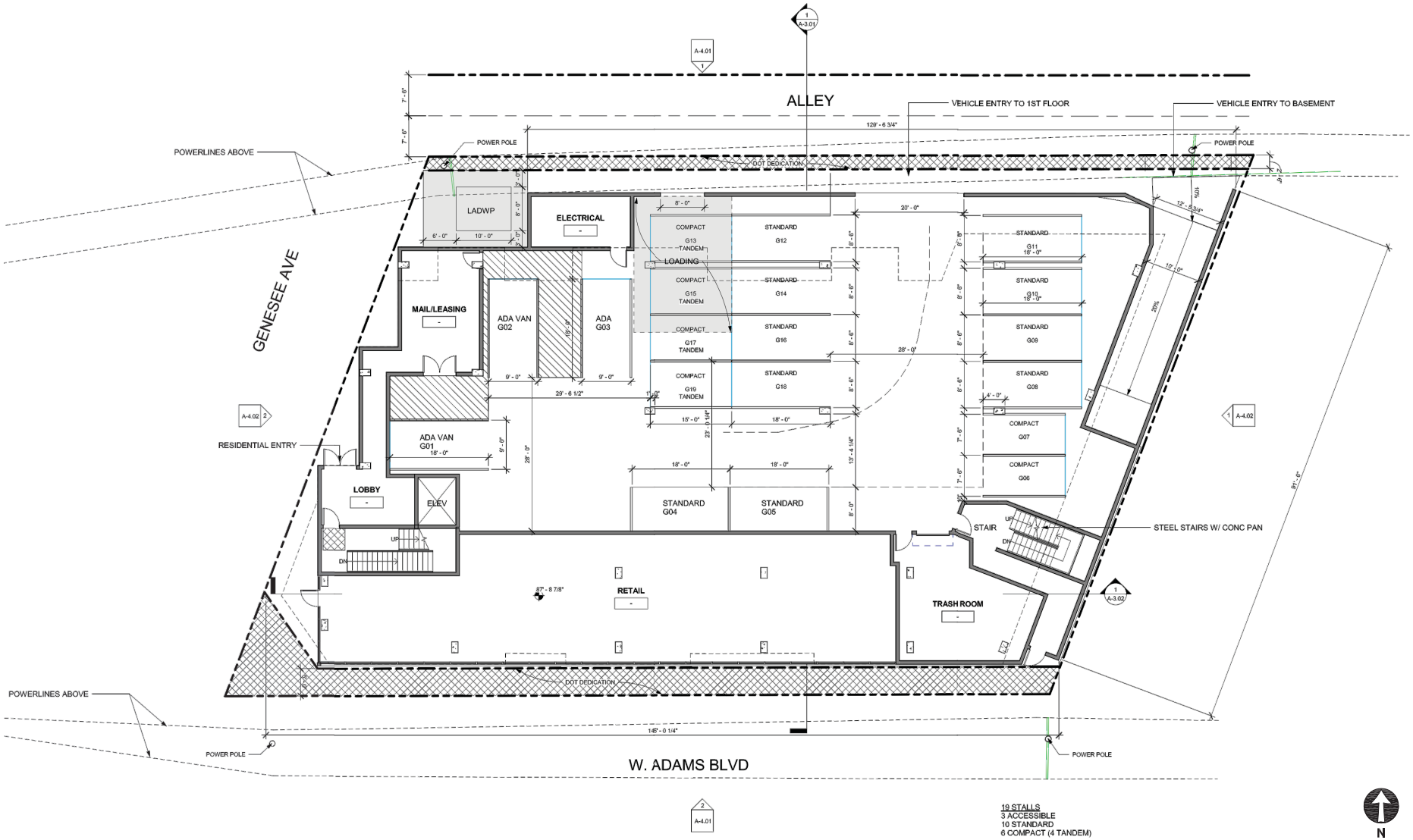
		PM	9.3	A	9.4	A
3. [a]	Spaulding Avenue & Adams Boulevard	AM	41.5	E	51.2	F
		PM	34.2	D	35.2	E

Notes
Delay is measured in seconds per vehicle
LOS = Level of service
Results per Synchro 10 (HCM methodology)
[a] Worst-case approach delay is reported for two-way stop-controlled intersections.



Source: AFH Architects. October, 2019.

PROJECT SITE PLAN

FIGURE 1

BOARD OF PUBLIC WORKS
MEMBERS

KEVIN JAMES
PRESIDENT

AURA GARCIA
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JESSICA M. CALOZA
COMMISSIONER

M. TERESA VILLEGAS
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

Armbruster Goldsmith & Devlac, LLP
Attn: Matt Dzurec
12100 Wilshire Boulevard, Suite 1600
Los Angeles, CA 90025

January 13, 2020

Dear Mr. Dzurec,

City Planning Case CPC 2019-7685 (DB/CU/WDI) was filed for property located at 5775 W. Adams Boulevard. Please be advised that Ordinance No. 184054 adopted by the City Council requires the City Engineer to collect a fee for the investigation of highway dedication and improvements requirements, processing of a report to the City Planning Department and clearance of engineering conditions. This report will provide specific recommendations of the Bureau of Engineering for this project. The total amount owed for this application (including a 3% and 7% surcharge) is $7,931.00 payable to the City of Los Angeles. Please submit two copies of Master Land Use Permit application, site plans and radius maps to begin the investigation. Further processing of this case will continue upon receipt of payment and failure to pay may delay clearance of engineering conditions required for this project. The fee may be paid in person or by mail at:

Land Development Group
Attn: Public Counter
201 N. Figueroa Street, Suite 290
Los Angeles, CA 90012

Questions may be directed to Quyen M. Phan of my staff at (213) 808-8604.

Sincerely,

Quyen Phan (for)

Edmond Yew, Division Engineer
Land Development & GIS Division
Bureau of Engineering

cc: Sergio Ibarra

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

5775 W. Adams Blvd
DOT Case No. CEN 19-48812

Date: January 23, 2020

To: Debbie Lawrence, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ANALYSIS FOR THE PROPOSED MIXED USE PROJECT LOCATED AT 5775 WEST ADAMS BOULEVARD**

The Department of Transportation (DOT) has reviewed the transportation impact study, dated December 2019, prepared by Gibson Transportation Consulting, Inc. for the proposed mixed-use development, located at 5775 West Adams Boulevard. In compliance with Senate Bill 743 and the California Environmental Quality Act (CEQA), a vehicle miles traveled (VMT) analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, access to diverse land-uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in DOT's Transportation Assessment Guidelines (TAG), as described below.

DISCUSSION AND FINDINGS

A. Project Description
The project proposes to demolish an existing vacant automobile service station. The project site is bounded by South Genesee Avenue to the west, an adjacent alley to the north, residential and commercial property to the east, and West Adams Boulevard to the south. The proposed development will consist of a mixed-use project. The project will provide 65 residential apartment units, 55 of which will be market rate and 10 of which will be affordable. The project also includes 2,500 square feet of ground-floor commercial use. The project is expected to be completed by Year 2024.

B. CEQA Screening Threshold
Prior to accounting for trip reductions resulting from the application of Transportation Demand Management (TDM) Strategies, a trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers' (ITE's) Trip Generation, 9th Edition manual as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the project **does** exceed the net 250 daily vehicle trips threshold. A copy of the VMT calculator screening page, with the corresponding net daily trips estimate, is provided as **Attachment A** to this report.

Additionally, the analysis included further discussion of the transportation impact thresholds:

T-1 Conflicting with plans, programs, ordinances, or policies
T-2.1 Causing substantial vehicle miles traveled
T-2.2 Substantially inducing additional automobile travel
T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

A Project's impacts per Thresholds T-2.1 and 2.2 are determined by using the VMT calculator and are discussed above. The assessment determined that the project would **not** have a significant transportation impact under any of the above thresholds. A copy of the VMT Calculator summary reports is provided as **Attachment B** to this report.

C. Safety, Access and Circulation

During the preparation of the new CEQA guidelines, the State's Office of Planning and Research stressed that lead agencies can continue to apply traditional operational analysis requirements to inform land use decisions provided that such analyses were outside of the CEQA process. The authority for requiring non-CEQA transportation analysis and requiring improvements to address potential circulation deficiencies, lies in the City of Los Angeles' Site Plan Review authority as established in Section 16.05 of the Los Angeles Municipal Code (LAMC), Section 16.05. Therefore, DOT continues to require and review a project's site access, circulation, and operational plan to determine if any safety and access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. In accordance with this authority, the project has completed a circulation analysis using a "level of service" screening methodology. A copy of the circulation analysis table that summarizes these potential deficiencies is provided as **Attachment C** to this report.

PROJECT REQUIREMENTS

A. Highway Dedication and Street Widening Requirements

Per the Mobility Element of the General Plan, **West Adams Boulevard** has been designated as a Modified Avenue I which would require a 35-foot half-width roadway within a 47.5-foot half-width right-of-way. **South Genesee Avenue** has been designated a Local Street which would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. **South Spaulding Avenue** has been designated a Local Street which would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

B. Parking Requirements

Parking for the project will be provided on two levels, one of which will be at-grade and the other being subterranean. The proposed parking will provide 42 automobile parking spaces and 61 bicycle spaces. Of the bicycle parking, 8 spaces will be short-term and 54 spaces will be long-term. Vehicular access to the parking garage will be provided via driveways onto the

alley north of the project. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

C. Project Access and Circulation

The conceptual site plan (see **Attachment D**) is acceptable to DOT. However, the review of this study does not constitute approval of the dimensions for any new proposed driveway. This requires separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design.

D. Worksite Traffic Control Plan

DOT recommends that a construction worksite traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to http://ladot.lacity.org/what-we-do/plan-review to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours.

E. Development Review Fees

Section 19.15 of the Los Angeles Municipal Code identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Pete Eyre of my staff at (213) 972-4913.

Attachments

N:\letters\2019\CEN19_48812_5775 W Adams Blvd

c: Jordan Beroukhim, Council District 10
Bhuvan Bajaj, Hollywood / Wilshire District Office, DOT
Taimour Tanavoli, Case Management, DOT
Matthew Masuda, Central District, BOE
Lauren Mullarkey-Williams, Gibson Transportation

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: J1747 - 5775 W Adams

Scenario:

Address: 5775 W ADAMS BLVD, 90016

If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Retail | Auto Repair	1.54	ksf
Retail | Auto Repair	1.54	ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Multi-Family	55	DU
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Affordable Housing - Family	10	DU

☐ Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed Project
34 Daily Vehicle Trips	486 Daily Vehicle Trips
234 Daily VMT	2,760 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station.	☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	452 Net Daily Trips
The net increase in daily VMT ≤ 0	2,526 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	2.500 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

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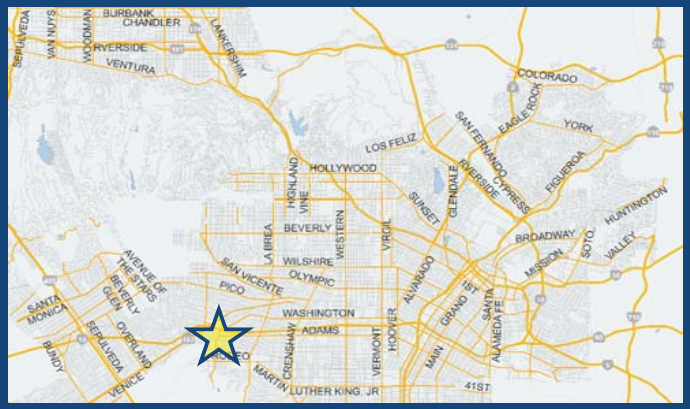

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Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

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Max Home Based TDM Achieved?	No	No
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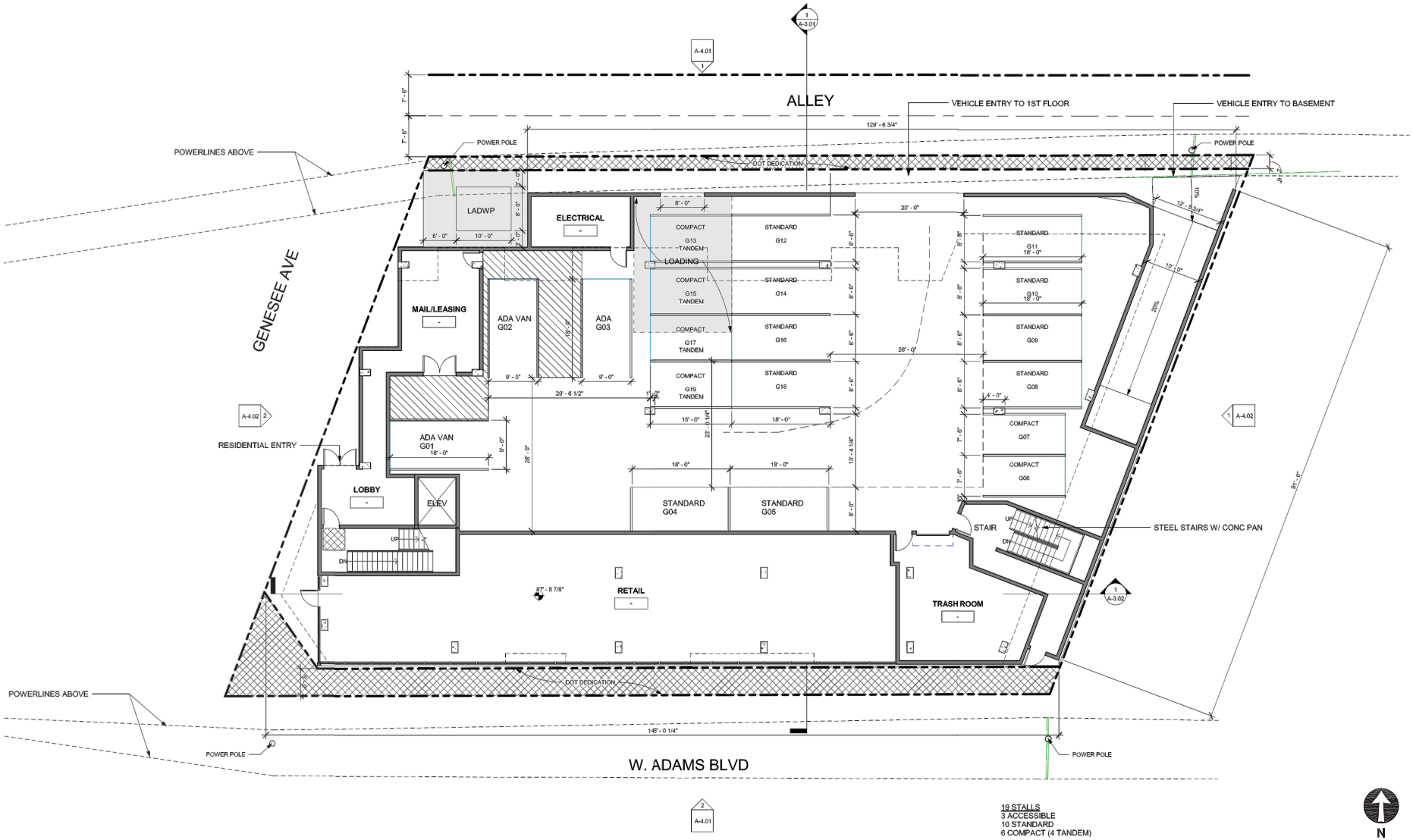

Source: AFH Architects. October, 2019.

PROJECT SITE PLAN

FIGURE 1

Connect Create Collaborate

Sergio Ibarra <sergio.ibarra@lacity.org>

CPC 2019-7685 (DB/WDI/CU): 5775-5793 W. Adams Blvd.

1 message

Quyen Phan <quyen.phan@lacity.org> Wed, Oct 21, 2020 at 10:08 AM
To: Sergio Ibarra <sergio.ibarra@lacity.org>

Hi Sergio,

Hope all is well. Attached is the BOE report.

Permit Case Management is recommending widening along Genesee Avenue. If the LOD does not list the conditions, the dedication will be subject under LAMC 12.37 R3 Ordinance (less restrictive) which means alley or local street dedication cannot be taken. The right-of-way along Genesee Avenue is deficient, substandard and does not meet Local Street standards. While BOE recognizes the Director's discretionary authority to grant the waiver based on substantial evidence pursuant to LAMC 12.37.I (2.b & 3), the improvements recommendations do bear a reasonable relationship to the project impact such as a wider roadway for traffic flow, street parking and accommodating vehicles exiting the alley and onto Genesee Ave. North and east of this property is zoned RD1.5-1 with several apartments in this area. Granting the waiver will set a precedent of a perceivable/acceptable street width, inconsistent with the intended 30-foot half right-of-way width established by Planning's Mobility Plan 2035. It will make it harder for us to justify the same requirements for dedication/improvements for future discretionary entitlements requests including subdivision in the surrounding areas. Thank you for your consideration.

Quyen Phan, P.E.
Civil Engineering Associate III
Permit Case Management Division
Bureau of Engineering | Department of Public Works
201 N. Figueroa Street, Suite 290
Los Angeles, CA 90012
Mail Stop: 901
O: 213-808-8604
Quyen.Phan@lacity.org

2 attachments

CPC197685.docx
26K

SLDG_KMC28420102009551.pdf
162K

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: 2/12/2020

To: Charlie Rausch, Senior City Planner
Department of City Planning
200 N. Spring St., 6th Floor MS-395

From: Jay Wong, Manager
Private Development Division
Bureau of Street Lighting

SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS

CITY PLANNING CASE No.: CPC 2019-7685 DB CU WDI
5775 W. Adams Blvd.

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights: one (1) on Genesee Ave. and one (1) on Adams Blvd.

NOTES:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

CC: Land Development Group MS 901
Engineering District Office: WLA

FORM GEN. 160 (Rev. 6-80)

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INTER-DEPARTMENTAL CORRESPONDENCE

Date: 2/12/2020

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Department of City Planning
200 N. Spring St., 6th Floor MS-395

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CC: Land Development Group MS 901
Engineering District Office: WLA

+FORM. GEN. 160 (Rev. 6-80) **CITY OF LOS ANGELES**

INTER-DEPARTMENTAL CORRESPONDENCE

January 28, 2020

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Sergio Ibarra

FROM: Los Angeles Fire Department

SUBJECT: **CPC-2019-7685-DB-CU-WI.: 5775 W Adams**

Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.

RECOMMENDATIONS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the

distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

c. This policy does not apply to single-family dwellings or to non-residential buildings.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

Site plans shall include all overhead utility lines adjacent to the site.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

FPB #105
5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed or their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.

D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department’s review of the plot plan.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition

compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6543**. You should advise any consultant representing you of this requirement as well.

RALPH M. TERRAZAS
Fire Chief

Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:MRC:mrc

CPC-2019-7685-DB-CU-WI.: 5775 W Adams

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: October 19, 2020

To: Mr. Vince Bertoni, Director
Department of City Planning
Attn: Sergio Ibarra (City Planner)

From: Bertram Moklebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

Subject: **Case No. CPC 2019-7685 (DB/CU/WDI): 5775-5793 West Adams Boulevard**

The following recommendations identifying the infrastructure deficiencies adjacent to the application site are submitted for your use for the approval a Density Bonus, Conditional Use Permit and Waiver of Dedication and Improvements adjoining the area involved:

1. Dedication Required:

   Adams Boulevard (Modified Avenue I) – None.

   Genesee Avenue (Local Street) – A 5-foot wide strip of land along the property frontage to complete a 30-foot half right-of-way in accordance with Local Street standards of Mobility Plan 2035 and a 15-foot by 15-foot corner cut the intersection with Adams Boulevard.

   Alley – A 2.5-foot wide strip of land along the property frontage to complete a 10-foot half right-of-way in accordance to Alley standards.

2. Improvements Required:

   Adams Boulevard – Repair and or replace all broken, off-grade or bad order concrete curb, gutter, sidewalk and roadway pavement along the property frontage. Upgrade all driveways to comply with BOE standards and ADA requirements and close unused driveways with standard curb height, gutter, and sidewalk. All new proposed driveways will require LADOT's approval.

   Genesee Avenue – Construct suitable surfacing along the property frontage to provide an 18-foot wide half roadway, including concrete pavement, integral concrete curb, and a 12-foot full-width concrete sidewalk. Reconstruct the curb ramp at the intersection with Adams Boulevard to BOE

standards and ADA requirements. These improvements should suitably transition to join the existing improvements.

Alley – Reconstruct the alley pavement and longitudinal concrete gutter along the property frontage. Reconstruct the alley intersection at Genesee Avenue to BOE's requirements. Remove both gates at the end of the alley or provide a valid permit for gates to remain.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077 (email: aaron.hernandez@lacity.org).

Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Water and Power regarding power pole relocation (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (213) 482-6543.

Contact the Department of Transportation regarding any conflicts with traffic signals, signs, parking spaces, colored curbs, meters or traffic control devices (213) 482-7024.

3. Catch basins exist in Adams Boulevard and Genesee Avenue. Relocate catch basins on Genesee Avenue. per B-Permit plan check requirements. Roof drainage and surface run-off from the property shall be collected and treated

at the site and drained to the streets through drain pipes constructed under the sidewalk or through curb drains connected to the catch basins.

4. Sewer lines exist in Adams Boulevard, Genesee Avenue and in the Alley. Extension of the house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit (email: Eng.CenInfo@lacity.org).

5. The applicant shall file a request with the Bureau of Engineering Central District Office to verify that the existing sewer lines have enough capacity to handle the additional flow generated by the proposed development (213) 482-7030 (email: Eng.CenInfo@lacity.org).

6. A Revocable Permit from the Central District Office of the Bureau of Engineering will be required for any walls, fences, gates, non-standard concrete pavers or landscaping to remain in the dedicated right-of-way (213) 482-7030 (email: Eng.CenInfo@lacity.org).

7. Submit shoring and lateral support plans to the Excavation Counter of the Bureau of Engineering for review and approval prior to excavating adjacent to the public right-of-way (213) 352-4826 (email: Eng.CenInfo@lacity.org).

8. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to Quyen Phan of my staff at (213) 808-8604 or Quyen.Phan@lacity.org.

cc: Matt Dzurec
Central District Office

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

5775 W. Adams Blvd
DOT Case No. CEN 19-48812

Date: January 23, 2020

To: Debbie Lawrence, Senior City Planner
Department of City Planning

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION ANALYSIS FOR THE PROPOSED MIXED USE PROJECT LOCATED AT 5775 WEST ADAMS BOULEVARD**

The Department of Transportation (DOT) has reviewed the transportation impact study, dated December 2019, prepared by Gibson Transportation Consulting, Inc. for the proposed mixed-use development, located at 5775 West Adams Boulevard. In compliance with Senate Bill 743 and the California Environmental Quality Act (CEQA), a vehicle miles traveled (VMT) analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, access to diverse land-uses, and the development of multi-modal networks. The significance of a project's impact in this regard is measured against the VMT thresholds established in DOT's Transportation Assessment Guidelines (TAG), as described below.

DISCUSSION AND FINDINGS

A. Project Description
The project proposes to demolish an existing vacant automobile service station. The project site is bounded by South Genesee Avenue to the west, an adjacent alley to the north, residential and commercial property to the east, and West Adams Boulevard to the south. The proposed development will consist of a mixed-use project. The project will provide 65 residential apartment units, 55 of which will be market rate and 10 of which will be affordable. The project also includes 2,500 square feet of ground-floor commercial use. The project is expected to be completed by Year 2024.

B. CEQA Screening Threshold
Prior to accounting for trip reductions resulting from the application of Transportation Demand Management (TDM) Strategies, a trip generation analysis was conducted to determine if the project would exceed the net 250 daily vehicle trips screening threshold. Using the City of Los Angeles VMT Calculator tool, which draws upon trip rate estimates published in the Institute of Transportation Engineers' (ITE's) Trip Generation, 9th Edition manual as well as applying trip generation adjustments when applicable, based on sociodemographic data and the built environment factors of the project's surroundings, it was determined that the project **does** exceed the net 250 daily vehicle trips threshold. A copy of the VMT calculator screening page, with the corresponding net daily trips estimate, is provided as **Attachment A** to this report.

Additionally, the analysis included further discussion of the transportation impact thresholds:

T-1 Conflicting with plans, programs, ordinances, or policies
T-2.1 Causing substantial vehicle miles traveled
T-2.2 Substantially inducing additional automobile travel
T-3 Substantially increasing hazards due to a geometric design feature or incompatible use.

A Project's impacts per Thresholds T-2.1 and 2.2 are determined by using the VMT calculator and are discussed above. The assessment determined that the project would **not** have a significant transportation impact under any of the above thresholds. A copy of the VMT Calculator summary reports is provided as **Attachment B** to this report.

C. Safety, Access and Circulation

During the preparation of the new CEQA guidelines, the State's Office of Planning and Research stressed that lead agencies can continue to apply traditional operational analysis requirements to inform land use decisions provided that such analyses were outside of the CEQA process. The authority for requiring non-CEQA transportation analysis and requiring improvements to address potential circulation deficiencies, lies in the City of Los Angeles' Site Plan Review authority as established in Section 16.05 of the Los Angeles Municipal Code (LAMC), Section 16.05. Therefore, DOT continues to require and review a project's site access, circulation, and operational plan to determine if any safety and access enhancements, transit amenities, intersection improvements, traffic signal upgrades, neighborhood traffic calming, or other improvements are needed. In accordance with this authority, the project has completed a circulation analysis using a "level of service" screening methodology. A copy of the circulation analysis table that summarizes these potential deficiencies is provided as **Attachment C** to this report.

PROJECT REQUIREMENTS

A. Highway Dedication and Street Widening Requirements

Per the Mobility Element of the General Plan, **West Adams Boulevard** has been designated as a Modified Avenue I which would require a 35-foot half-width roadway within a 47.5-foot half-width right-of-way. **South Genesee Avenue** has been designated a Local Street which would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. **South Spaulding Avenue** has been designated a Local Street which would require an 18-foot half-width roadway within a 30-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

B. Parking Requirements

Parking for the project will be provided on two levels, one of which will be at-grade and the other being subterranean. The proposed parking will provide 42 automobile parking spaces and 61 bicycle spaces. Of the bicycle parking, 8 spaces will be short-term and 54 spaces will be long-term. Vehicular access to the parking garage will be provided via driveways onto the

alley north of the project. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

C. Project Access and Circulation

The conceptual site plan (see **Attachment D**) is acceptable to DOT. However, the review of this study does not constitute approval of the dimensions for any new proposed driveway. This requires separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Room 550, at 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT for driveway width and internal circulation requirements prior to the commencement of building or parking layout design.

D. Worksite Traffic Control Plan

DOT recommends that a construction worksite traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to http://ladot.lacity.org/what-we-do/plan-review to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours.

E. Development Review Fees

Section 19.15 of the Los Angeles Municipal Code identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Pete Eyre of my staff at (213) 972-4913.

Attachments

N:\letters\2019\CEN19_48812_5775 W Adams Blvd

c: Jordan Beroukhim, Council District 10
Bhuvan Bajaj, Hollywood / Wilshire District Office, DOT
Taimour Tanavoli, Case Management, DOT
Matthew Masuda, Central District, BOE
Lauren Mullarkey-Williams, Gibson Transportation

CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project: J1747 - 5775 W Adams

Scenario:

Address: 5775 W ADAMS BLVD, 90016

If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Retail | Auto Repair	1.54	ksf
Retail | Auto Repair	1.54	ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Multi-Family	55	DU
Retail | High-Turnover Sit-Down Restaurant	2.5	ksf
Housing | Affordable Housing - Family	10	DU

☐ Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed Project
34 Daily Vehicle Trips	486 Daily Vehicle Trips
234 Daily VMT	2,760 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station.	☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	452 Net Daily Trips
The net increase in daily VMT ≤ 0	2,526 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	2.500 ksf

The proposed project is required to perform VMT analysis.

Measuring the Miles

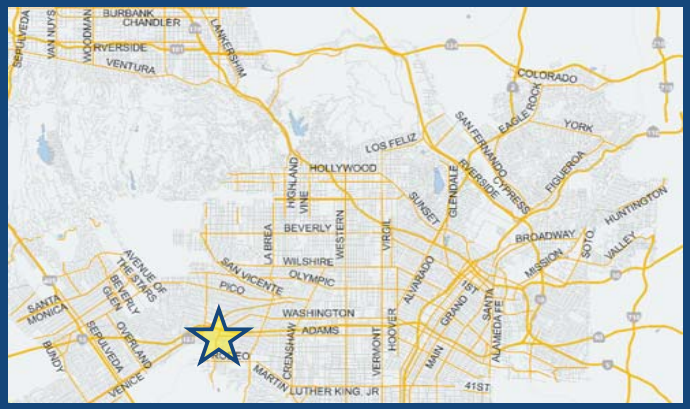
CITY OF LOS ANGELES VMT CALCULATOR Version 1.2

Project Information

Project: J1747 - 5775 W Adams

Scenario:

Address: 5775 W ADAMS BLVD, 90016



Proposed Project Land Use Type	Value	Unit
Housing | Multi-Family	55	DU
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Housing | Affordable Housing - Family	10	DU

TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	No

A Parking

Reduce Parking Supply
☑ Proposed Prj ☐ Mitigation
- 90 city code parking provision for the project site
- 44 actual parking provision for the project site

Unbundle Parking
☑ Proposed Prj ☐ Mitigation
- 100 monthly parking cost (dollar) for the project site

Parking Cash-Out
☐ Proposed Prj ☐ Mitigation
- 50 percent of employees eligible

Price Workplace Parking
☐ Proposed Prj ☐ Mitigation
- 6.00 daily parking charge (dollar)
- 25 percent of employees subject to priced parking

Residential Area Parking Permits
☐ Proposed Prj ☐ Mitigation
- 200 cost (dollar) of annual permit

B Transit

C Education & Encouragement

D Commute Trip Reductions

E Shared Mobility

F Bicycle Infrastructure

G Neighborhood Enhancement

Analysis Results

Proposed Project	With Mitigation
397 Daily Vehicle Trips	**397** Daily Vehicle Trips
2,276 Daily VMT	**2,276** Daily VMT
5.9 Household VMT per Capita	**5.9** Household VMT per Capita
N/A Work VMT per Employee	**N/A** Work VMT per Employee

Significant VMT Impact?

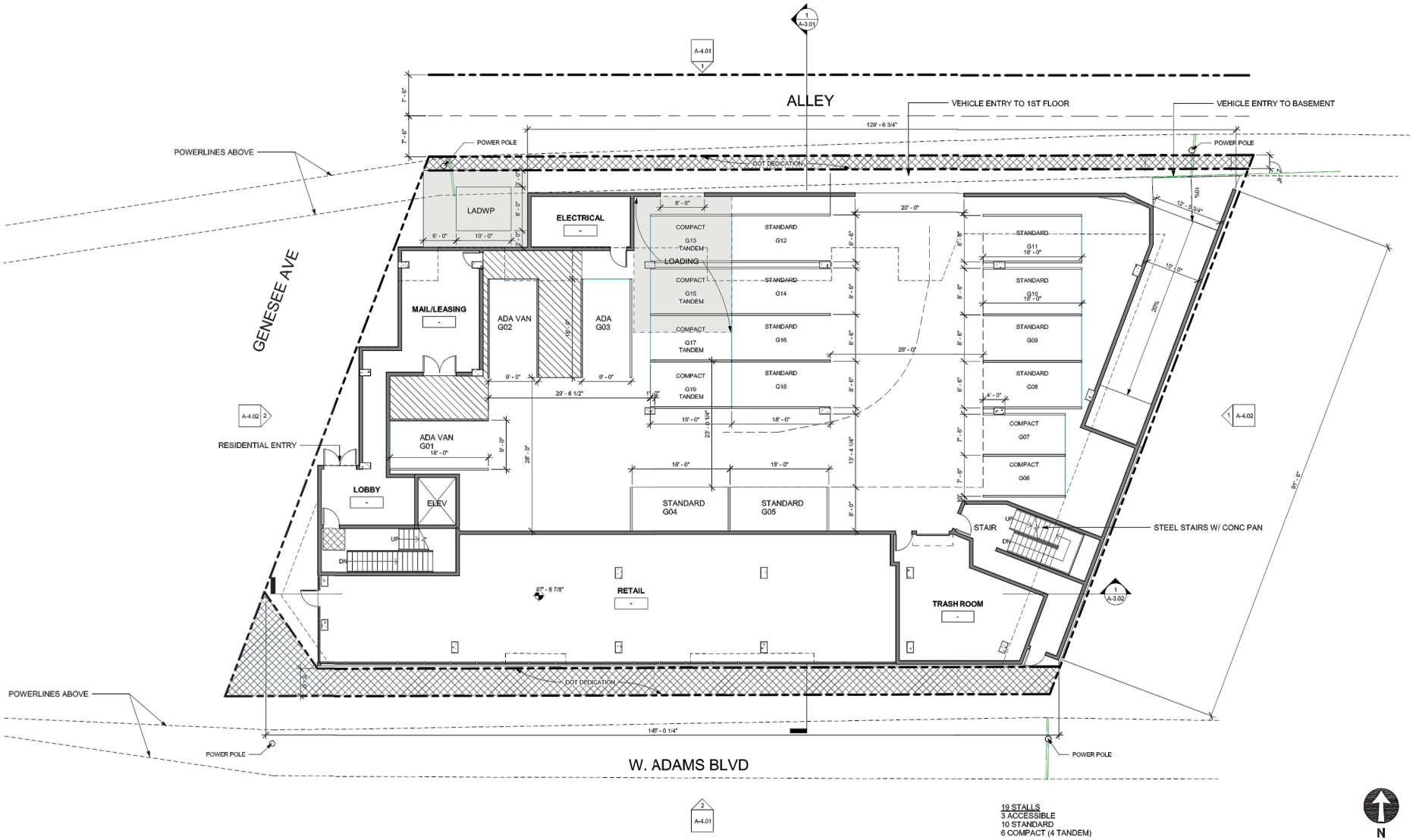
Household: No Threshold = 6.0 15% Below APC	**Household: No** Threshold = 6.0 15% Below APC
Work: N/A Threshold = 11.6 15% Below APC	**Work: N/A** Threshold = 11.6 15% Below APC

Measuring the Miles

TABLE 9
FUTURE WITH PROJECT CONDITIONS (YEAR 2024)
INTERSECTION LEVELS OF SERVICE

No	Intersection	Peak Hour	Future without Project		Future with Project	
			Delay	LOS	Delay	LOS
1.	Fairfax Avenue & Adams Boulevard	AM	0.5	A	0.5	A
		PM	2.7	A	2.7	A
2. [a]	Genessee Avenue & Adams Boulevard	AM	21.4	C	23.2	C
		PM	9.3	A	9.4	A
3. [a]	Spaulding Avenue & Adams Boulevard	AM	41.5	E	51.2	F
		PM	34.2	D	35.2	E

Notes
Delay is measured in seconds per vehicle
LOS = Level of service
Results per Synchro 10 (HCM methodology)
[a] Worst-case approach delay is reported for two-way stop-controlled intersections.



Source: AFH Architects. October, 2019.

PROJECT SITE PLAN

FIGURE 1

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: October 19, 2020

To: Mr. Vince Bertoni, Director
Department of City Planning
Attn: Sergio Ibarra (City Planner)

Thein Lucky (for)

From: Bertram Moklebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

Subject: **Case No. CPC 2019-7685 (DB/CU/WDI): 5775-5793 West Adams Boulevard**

The following recommendations identifying the infrastructure deficiencies adjacent to the application site are submitted for your use for the approval a Density Bonus, Conditional Use Permit and Waiver of Dedication and Improvements adjoining the area involved:

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standards and ADA requirements. These improvements should suitably transition to join the existing improvements.

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7. Submit shoring and lateral support plans to the Excavation Counter of the Bureau of Engineering for review and approval prior to excavating adjacent to the public right-of-way (213) 352-4826 (email: Eng.CenInfo@lacity.org).

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Any questions regarding this report may be directed to Quyen Phan of my staff at (213) 808-8604 or Quyen.Phan@lacity.org.

cc: Matt Dzurec
Central District Office

Connect Create Collaborate

Sergio Ibarra <sergio.ibarra@lacity.org>

Question on hearing we just had CPC-2019-7685-DB-CU-WD

2 messages

ernesto ramirez <aircoatinc@yahoo.com> Fri, Nov 6, 2020 at 1:03 PM
To: "sergio.ibarra@lacity.org" <sergio.ibarra@lacity.org>

Hello. This is for case
CPC-2019-7685-DB-CU-WD

This is in regrades to the project at 5773 west Adams Blvd and the zoom meeting that just completed.

One of my main question was not answered and I was hoping to get an answer and or just have it on record.
My question is if the 2500 block of Genesee from Washington blvd to Adams, on which the project will be on, will the street be fixed(repaved) since it is cracked, broken and is according to the bureau of street services back in 2014 said "This segment has a pavement condition index of 16 and is in failed condition.". It has only gotten worse since. Also, half the block, on the west side, is missing the curb as it has broken away over the years. This project will bring more traffic along with construction damaging the street even more.

Can you let me know if you have an answer or who I should address this question too as the street condition question was not answered in the zoom responses.

Thank you.
Ernesto Ramirez

Sergio Ibarra <sergio.ibarra@lacity.org> Mon, Nov 9, 2020 at 10:17 AM
To: ernesto ramirez <aircoatinc@yahoo.com>

Hi Ernesto,
Typically a proposed project is not conditioned by the Bureau of Engineering to fix street conditions in the public right of way beyond sidewalk and curbs within their property line.
[Quoted text hidden]
--

LOS ANGELES CITY PLANNING

Sergio Ibarra
City Planner
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012
Planning4LA.org
T: (213) 473-9985 | F: (213) 000-0000
E-NEWS

Connect Create Collaborate

Sergio Ibarra <sergio.ibarra@lacity.org>

Possible Contamination for a proposed residential site 5775 w Adams Bl

Chris Johnson <chris112077@gmail.com> Mon, Oct 19, 2020 at 10:13 AM
To: michelle.singh@lacity.org
Cc: sergio.ibarra@lacity.org

My name is Chris Johnson and my family own a property {2550 s Genesee Ave} adjacent to the property at 5775 w Adams Blvd. the property at 5775 W Adams Blvd is scheduled for public hearing on Nov 4, 2020 for an ok to build residential units. My concern is that property has been a gas station for the last 60 years and I'm concerned that there may have been hazardous waste leakage underground that may have leached onto my property. I want to make sure this is not the case prior to that project going forward and leaving us with a costly hazardous waste cleanup. I am voicing this formally prior to them being approved for construction. The property is held in Johnson Family Properties LLC. You can contact me via my email address at Chris112077@gmail.com or my phone 310-625-614. Sergio is the representative for your dept, however his voicemail was full. Looking forward to your feedback. My brother and sister were Bcc'd on this correspondence.

Sergio Ibarra
200 North Spring St, Room 721
Los Angeles, CA 90012

RE: **5775 West Adams Blvd**
CPC-2019-7685-DB-CU-WDI

Dear Mr. Ibarra,

As a stakeholder in West Adams, I would like to offer my support for the proposed Project located at 5775 West Adams Blvd (CPC-2019-7685-DB-CU-WDI). This Project will be a great addition to this section of Adams Blvd which will benefit from a beautifully designed, transit-friendly building. The mixed-use building will not only improve a property that is unsightly and underutilized but also provide much needed housing.

There will be 65 apartment units including 10 units designated for affordable housing. That is 25% of the base density and 15% of the total density reserved for affordable housing. Street level retail/commercial space will be included, and the project will feature a pedestrian friendly sidewalk with new trees.

The project is well located as a transit-oriented development. It is anticipated that residents will use public transit due to easy access to multiple bus stops which service the Metro Local Lines 14, 37, 38, 105, 217, Commuter Express 437 and Culver City 4 Line. Additionally, the property is a 10-minute walk and 5-minute bike ride to the Jefferson and La Cienega Light Rail Station.

I also appreciate that all vehicular access to the project is located off the alleyway and all parking is located below grade or at grade screened from view of the main streets. Further, the project will provide approximately 61 bicycle parking spaces which will have quick access to Ballona Creek Bike Path.

I hope you agree this Project will be a welcome addition to the neighborhood.

Sincerely,

Signature

Nick Stolz
Name

2922 Redondo Blvd, Los Angeles, CA 90016
Address

Sergio Ibarra
200 North Spring St, Room 721
Los Angeles, CA 90012

RE: **5775 West Adams Blvd**
CPC-2019-7685-DB-CU-WDI

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The project is well located as a transit-oriented development. It is anticipated that residents will use public transit due to easy access to multiple bus stops which service the Metro Local Lines 14, 37, 38, 105, 217, Commuter Express 437 and Culver City 4 Line. Additionally, the property is a 10-minute walk and 5-minute bike ride to the Jefferson and La Cienega Light Rail Station.

I also appreciate that all vehicular access to the project is located off the alleyway and all parking is located below grade or at grade screened from view of the main streets. Further, the project will provide approximately 61 bicycle parking spaces which will have quick access to Ballona Creek Bike Path.

I hope you agree this Project will be a welcome addition to the neighborhood.

Sincerely,

Danielle Yeretzian

1930 W 36th Street
Los Angeles, CA 90018

Sergio Ibarra
200 North Spring St, Room 721
Los Angeles, CA 90012

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CPC-2019-7685-DB-CU-WDI

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I hope you agree this Project will be a welcome addition to the neighborhood.

Sincerely,

Brian Yeretzian

1930 W 36th Street
Los Angeles, CA 90018

Sergio Ibarra
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As a stakeholder in West Adams, I would like to offer my support for the proposed Project located at 5775 West Adams Blvd (CPC-2019-7685-DB-CU-WDI). This Project will be a great addition to this section of Adams Blvd which will benefit from a beautifully designed, transit-friendly building. The mixed-use building will not only improve a property that is unsightly and underutilized but also provide much needed housing.

There will be 65 apartment units including 10 units designated for affordable housing. That is 25% of the base density and 15% of the total density reserved for affordable housing. Street level retail/commercial space will be included, and the project will feature a pedestrian friendly sidewalk with new trees.

The project is well located as a transit-oriented development. It is anticipated that residents will use public transit due to easy access to multiple bus stops which service the Metro Local Lines 14, 37, 38, 105, 217, Commuter Express 437 and Culver City 4 Line. Additionally, the property is a 10-minute walk and 5-minute bike ride to the Jefferson and La Cienega Light Rail Station.

I also appreciate that all vehicular access to the project is located off the alleyway and all parking is located below grade or at grade screened from view of the main streets. Further, the project will provide approximately 61 bicycle parking spaces which will have quick access to Ballona Creek Bike Path.

I hope you agree this Project will be a welcome addition to the neighborhood.

Sincerely,

Signature

Name EVA Aubry

Address 2910 Westview St
LA 90016

Sergio Ibarra
200 North Spring St, Room 721
Los Angeles, CA 90012

RE: **5775 West Adams Blvd**
CPC-2019-7685-DB-CU-WDI

Dear Mr. Ibarra,

As a stakeholder in West Adams, I would like to offer my support for the proposed Project located at 5775 West Adams Blvd (CPC-2019-7685-DB-CU-WDI). This Project will be a great addition to this section of Adams Blvd which will benefit from a beautifully designed, transit-friendly building. The mixed-use building will not only improve a property that is unsightly and underutilized but also provide much needed housing.

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I hope you agree this Project will be a welcome addition to the neighborhood.

Sincerely,

Claire Lissone
5408 W Adams Blvd.
Los Angeles, CA 90016

Sergio Ibarra <sergio.ibarra@lacity.org>

5773 W Adams

2 messages

Starr, Sarah <Sarah_Starr@spe.sony.com> Fri, Nov 6, 2020 at 3:40 PM
To: "sergio.ibarra@lacity.org" <sergio.ibarra@lacity.org>

Hi Sergio –

Just adding to my comment in today's meeting about the 7 Story Multi Use project at 5773 W Adams.

Attached are pictures of Adams Blvd at 7:30 am. when people are working from offices and in school.

I live on Spaulding, back track to Clyde, hoping that someone will let me cut in on Adams and proceed to Fairfax.

Our city council persons office has told us in Neighborhood meetings that people traditionally have more cars.

So there's nothing we can do about the parking situation.

Today we're told that building new residences without adequate parking is ok with the city.

That people will use alternate travel. I hope these are the only people that are renting the new units.

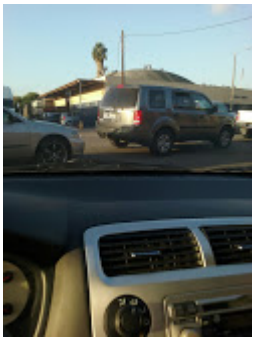
Especially since LADOT is taking lanes away from Adams.

Thank you,

Sarah Starr

Spaulding Ave

2 attachments



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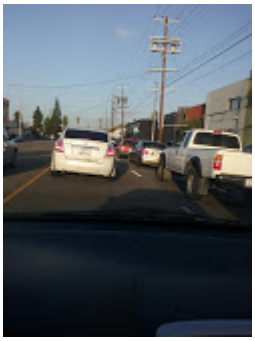

Sergio Ibarra <sergio.ibarra@lacity.org> Mon, Nov 9, 2020 at 10:13 AM
To: "Starr, Sarah" <Sarah_Starr@spe.sony.com>

Your comment has been received.
[Quoted text hidden]
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Sergio Ibarra
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E-NEWS